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FOR LEASE

20 THOMLISON AVENUE, RED DEER



TIMBERLANDS STATION

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THE PROPERTY

20 THOMLISON AVENUE

Timberlands Station

Brand new Class A retail and office development in an expanding part of East Red Deer . Located in the new Timber Ridge residential subdivision just north of the existing Rosedale residential subdivision. This development is anchored by tenants like Tim Horton's, Pizza Hut and Fas Gas. Join these tenants in this new expanding development with various sizes available starting as low as 500 SF with ample parking capacity. This location has high visibility from Highway 11, and has great signage available.



C5- Zoning



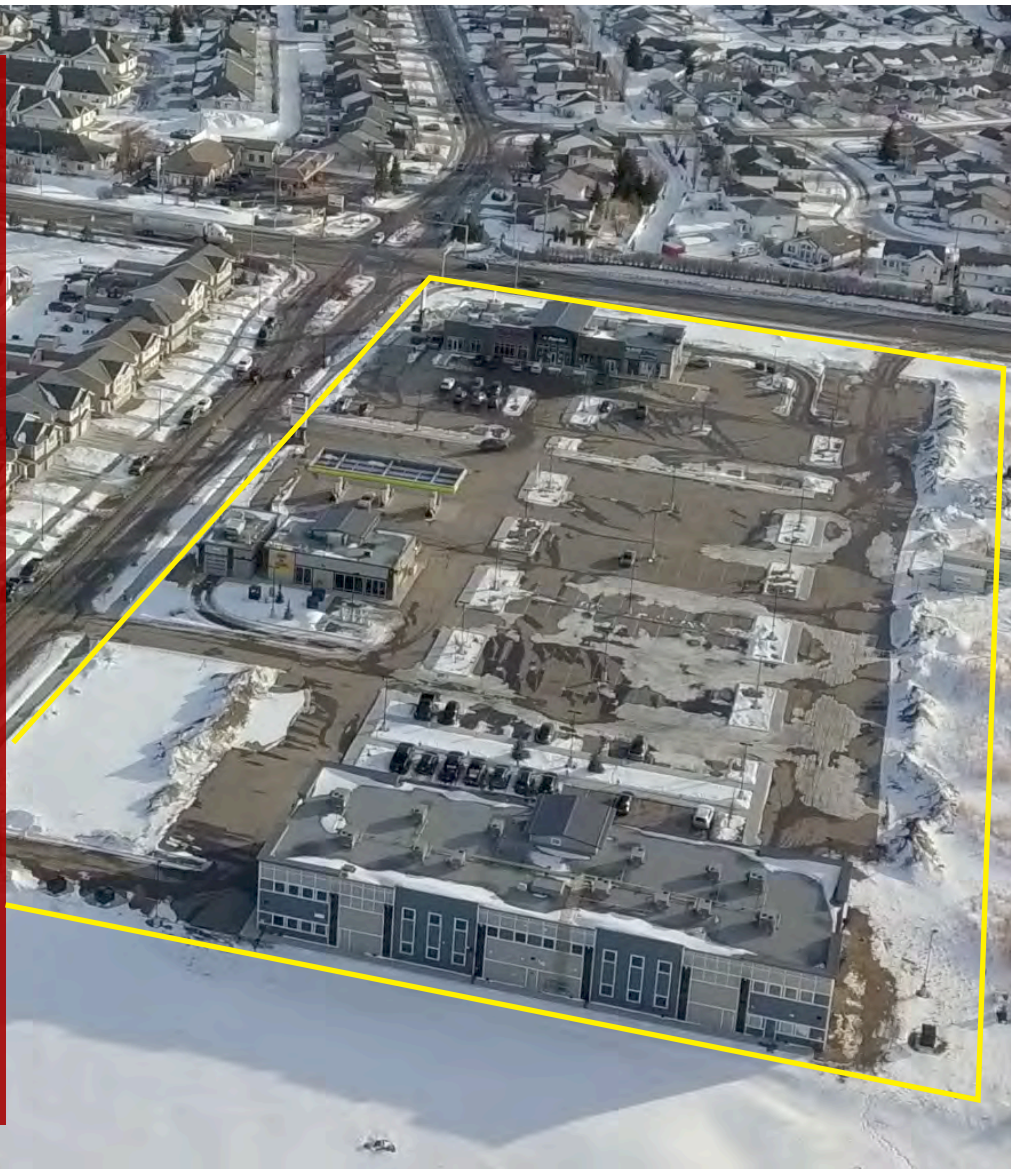
89,204 SF



8 Buildings



Market Rates



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PROPERTIES

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AREA DEVELOPMENT/ DETAILS



EAST RED DEER

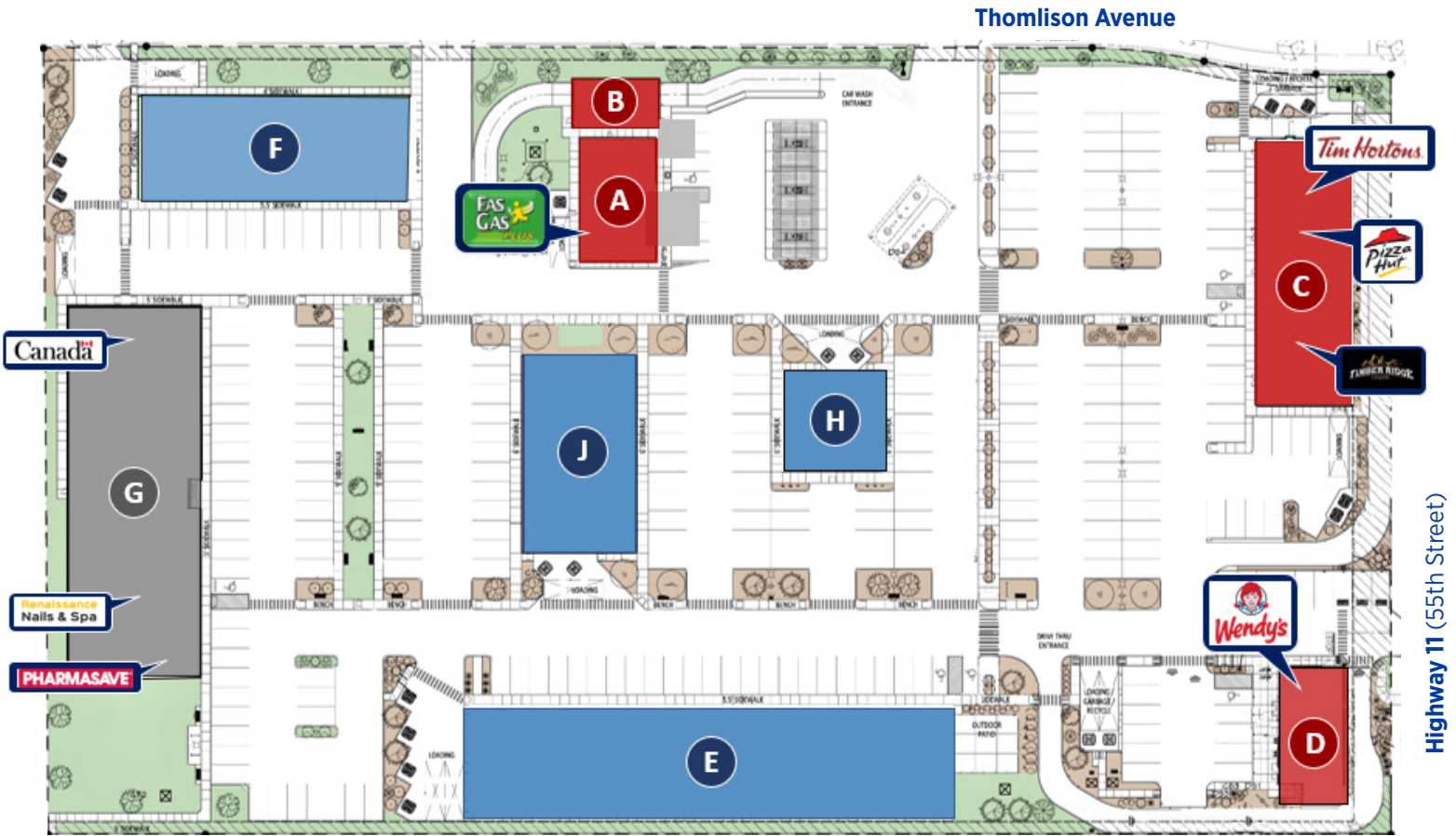
The Timber Ridge area has almost completed their phase 3 residential development with 2 more future residential developments on the way. There are also plans in place for an approved middle school and an apartment complex (Timber Pointe) that is planned to be built right beside Timberlands Station.

PROPERTY DETAILS

MUNICIPAL:	20 Thomlison Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 1623342, Block: 12, Lot: 3
TOTAL SIZE:	Total Site Area = ±282,970 SF Total Leasable Area = ±89,204 SF
ZONING:	C5 - General Commercial District
PARKING:	292 ± Parking Stalls Available
LEASE PRICE:	Market Rates
NNN:	\$10.00 Per SF (Estimated 2023)



SITE PLAN



Grey Developed building with multiple units available now starting as low as 500 SF

Red Fully Leased. Anchor tenants include: Tim Horton's, Fas Gas, Pizza Hut and Wendy's

Blue Proposed buildings / Not yet built. Pre-leasing available with TI negotiations

Building	Size Available	Status
A		Fully Leased
B		Fully Leased
C		Fully Leased
D		Fully Leased
E	17,760 SF (1st Floor) 5,920 SF (2nd Floor)	Pre-Leasing
F	5,440 SF	Pre-Leasing
G	1,350 SF (1st Floor) 1,600 SF and 1,300 SF (2nd Floor)	Available now
H	4,500 SF	Pre-Leasing
J	1,500 to 6,000 SF	Pre-Leasing

FLOOR PLANS



Building A & B - Fully Leased



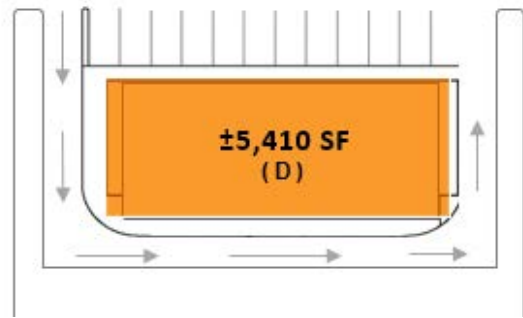
Building C - Fully Leased



FLOOR PLANS

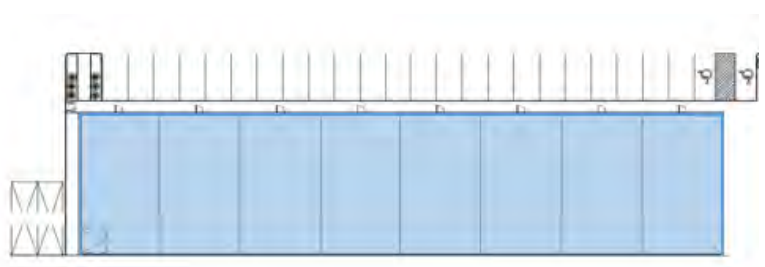
Building D - Fully Leased

- » Proposed building has started construction
- » 5,410 Square feet one storey building
- » 26 parking stalls with additional common parking
- » Drive thru plan, perfect for a quick serve or dine in restaurant



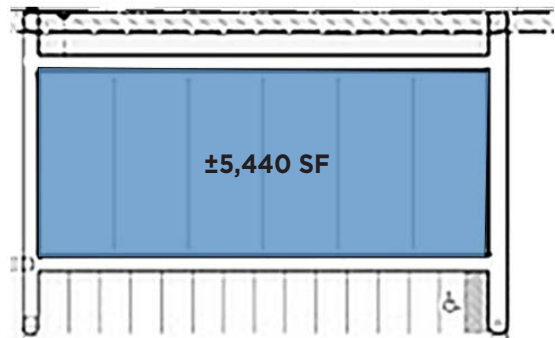
Building E

- » Proposed building available for pre-leasing
- » Multiple sizes available starting at 2,200 SF
- » Immediate parking for 25 cars with additional parking for staff and clients



Building F

- » Proposed building available for pre-leasing
- » 5,440 Square Feet of space planned to include drive in bays
- » Perfect for a mechanic or auto service shop
- » Immediate parking for 11 cars with additional parking for staff and clients



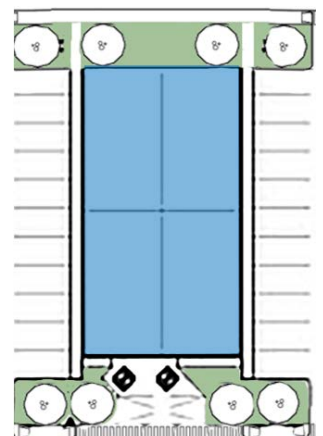
Building H (2x Story)

- » Proposed building available for pre-leasing
- » 4,620 SF space with a roof top patio (1,904 SF)
- » Perfect for a restaurant or service retail



Building J (Multi-unit complex)

- » Proposed building available for pre-leasing
- » 1,500 SF to 6,000 SF available
- » 19 parking stalls with ample additional parking



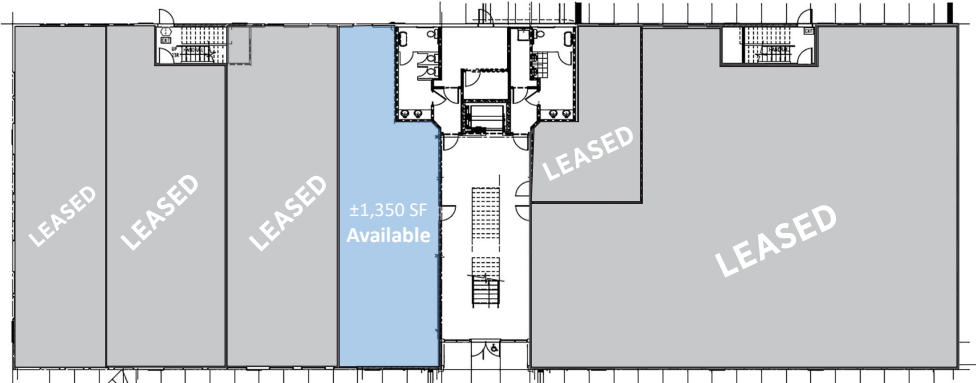
FLOOR PLANS

Building G (2x Story)

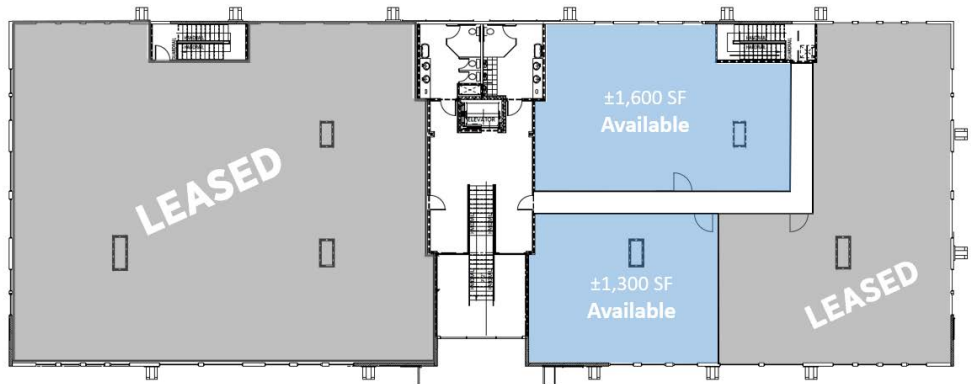
- » Existing building with multiple available units
- » Various sizes available starting as low as 500 SF
- » Perfect for a small to large office space or retail space
- » Assigned parking is available with additional parking available for staff and clients



1st Floor

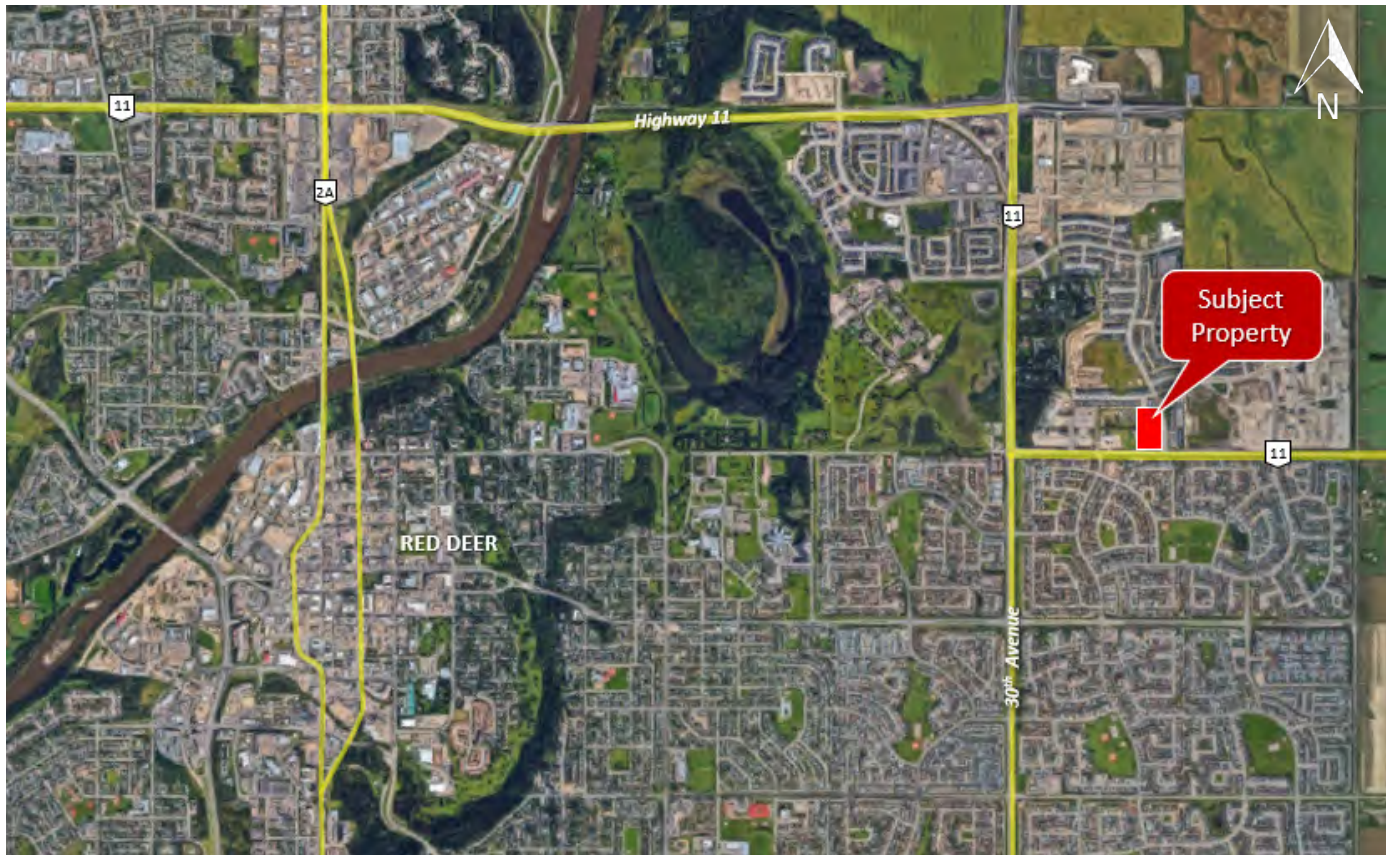


2nd Floor



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LOCATION/MAP



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