

PROFESSIONAL OFFICE SPACE

# FOR LEASE

4320 50 AVENUE, RED DEER



**LOCATION:**

Downtown Red Deer



**LEASE AREA:**

5,762 Sq Ft



**ZONING:**

C1-Commercial



**LEASE RATE:**

\$20.00 Per SF

PRESENTED BY

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# THE PROPERTY

4320 50 AVENUE

## PROFESSIONAL OFFICE SPACE AVAILABLE

**FOR LEASE** - 5,762 Square feet that spans over two floors in the well maintained Creekside professional Centre. Prime location along Gaetz Avenue. This space includes:

- » Large reception / waiting area
- » Nine large offices all with windows
- » Boardroom
- » Kitchen / staff lunchroom
- » Back entrance with staff lockers
- » Additional space for more desks
- » Copy area / filing station
- » Two in unit washrooms
- » Large open space on second floor
- » Built in vacuum system
- » Ample paved parking for staff & clients
- » Close to Red Deer Regional Hospital, Tim Horton's and Freshco
- » Zoning = C1 Commercial City Centre

Operating cost is estimated at \$12.00 per square feet for the 2023 year.



# PROPERTY DETAILS



## PROPERTY DETAILS

<b>MUNICIPAL:</b>	4320 50 Ave Red Deer, AB
<b>LEGAL LAND DESCRIPTION:</b>	Plan 7821516, Block 6, Lot 17C
<b>SIZE &amp; FLOORS:</b>	Total sizes: Main floor = <b>4,633 SF</b> Second Floor = <b>1,231 SF</b>
<b>ZONING:</b>	C1 - Commercial
<b>SINAGE:</b>	Available on pylon at \$50/Month
<b>PARKING:</b>	Additional charge for designated stalls

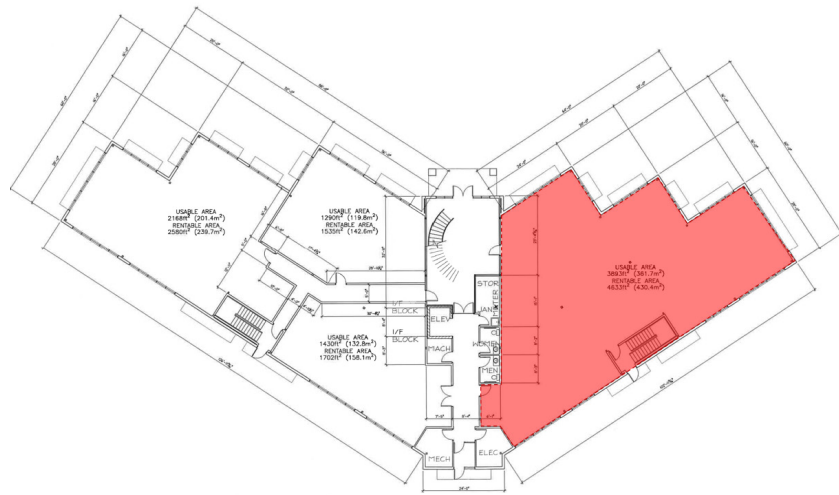
### FOR LEASE

<b>LEASE PRICE:</b>	<b>\$20.00</b> Per SF / <b>\$9,603.33</b> Monthly
<b>NNN COST:</b>	<b>\$12.00</b> Per SF / <b>\$ 5,762.00</b> Monthly
<b>TOTAL:</b>	<b>= \$15,365.33</b> Monthly

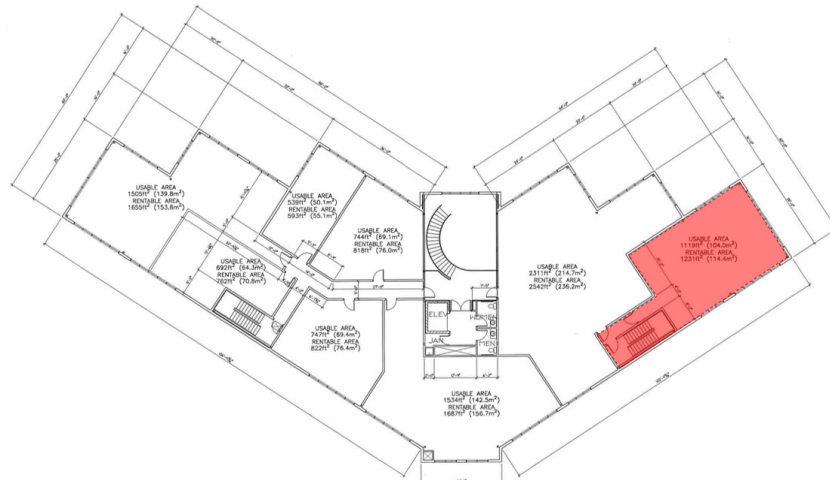
\*Tenant is responsible utilities  
\*\* Tenant is responsible for GST



### MAIN FLOOR



### SECOND FLOOR



# PROPERTY FLOOR PLANS

## MAIN FLOOR

- 7 Offices with windows
- Reception and waiting area
- Kitchen / lunch room
- Boardroom
- 2x washrooms
- Copy / filing area
- Additional space for desks



## SECOND FLOOR

- 2x offices with windows
- Large open space
- Large filing room



# MAIN FLOOR PHOTOS



# SECOND FLOOR PHOTOS



# LOCATION / MAP



403.986.7777

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