RE/MAX COMMERCIAL PROPERTIES

WE ARE COMMERCIAL

DOWNTOWN OFFICE BUILDING

FOR LEASE

4911 51 STREET, RED DEER



MARKET RATES

Multiple Office Spaces Available

PRESENTED BY

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THE PROPERTY
4911 51 STREET

DOWNTOWN OFFICE SPACE

Multiple office spaces available for lease in a professional, secured, six-storey office building located in the heart of downtown Red Deer. Highly visible location, one block North of Ross Street, on the corner of 51st Street and 49th Avenue.

- Lease rate of $19.00/SF for the main floor and $14.00/SF for higher floors with operating costs estimated to be $11.00/SF for 2026.
- Multiple offices spaces available on the main, third, and fourth floors. Some spaces may be demised.
    - Main Floor - ± 4,534 SF
    - Third Floor - ± 2,238 SF
    - Fourth Floor - ± 6,000 SF

- Underground parkade accommodates 52 stalls and has 6’8” parkade doors
- Surface parking (Landlord owned) includes 58 stalls adjacent to the building.
- Base building upgrades in the last several years include new OTIS elevators, new glass atrium (in the proposed space), granite wall foyers and entry.



PHOTOS / DETAILS



Property Details

UNIT SIZES

± 528 SF - ± 3,800 SF

LEASE RATE

Low Introductory Rates

» Lease incentives
» Below market rates

ZONING

C1 - Commercial (City Centre)

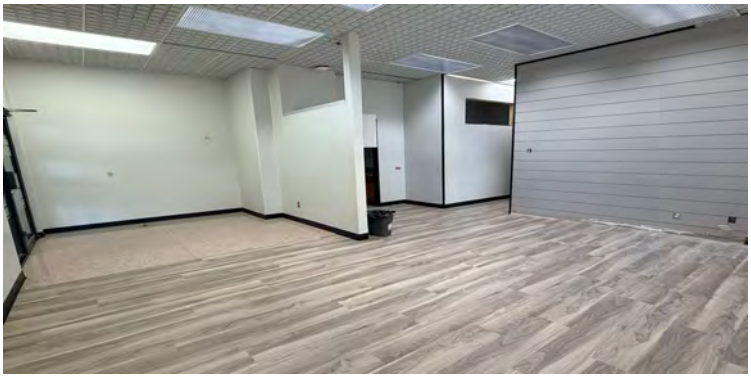
MUNICIPAL/LEGAL

4911 51 Street Red Deer, AB
Plan H, Block 17, Lot 21A

MAIN FLOOR

Unit 101

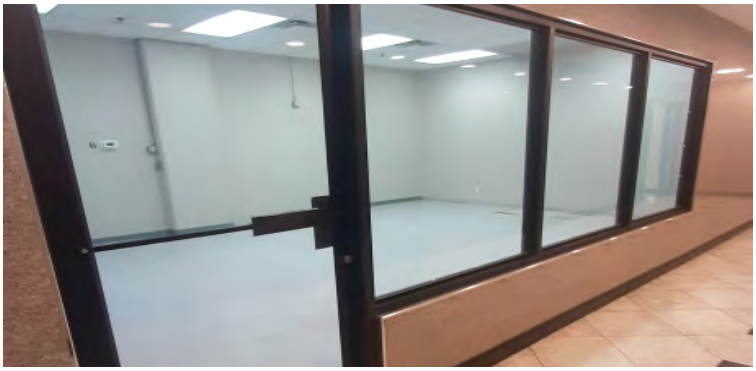
Area Size = ± 728 SF





Unit 103

Area Size = ± 528 SF





Unit 105

Area Size = ± 2,178 SF
Multiple Offices
Staff Room
2x Washrooms









MAIN FLOOR

Unit 107

Area Size = ± 1,100 SF
Multiple Offices





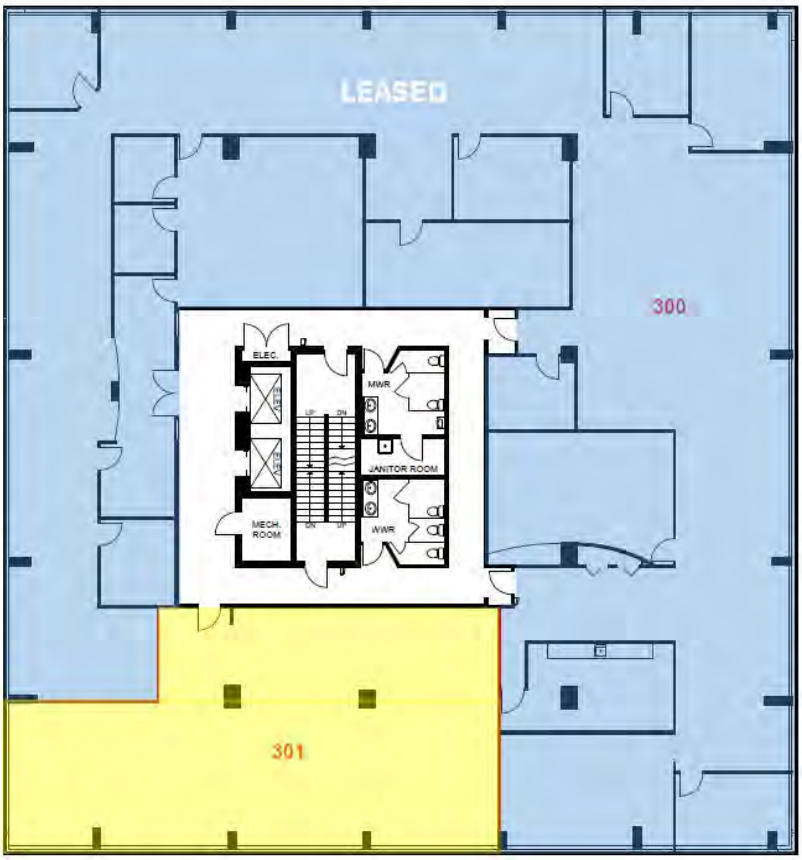


THIRD FLOOR

Unit 301

Area Size = ± 2,238 SF
Clear, Open Area
Ready for Tenant Improvements
Bright Lighting
Shared Washrooms on Floor







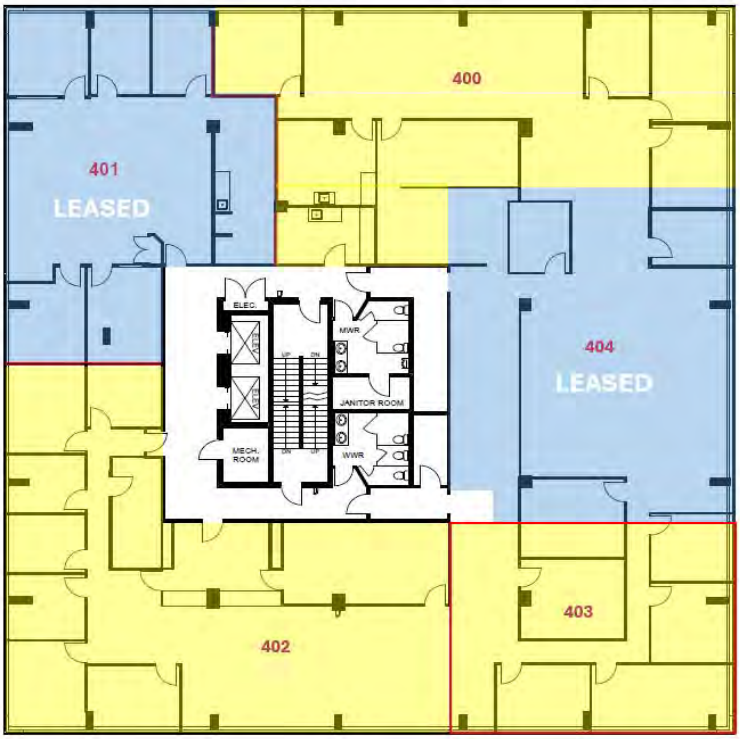


FOURTH FLOOR

Unit 400

Area Size = ± 2,200 SF
Multiple Offices
Lots of Lighting
Ready for Tenant Improvements





Unit 402

Area Size = ± 2,600 SF
Multiple Offices
Boardroom







Unit 403

Area Size = ± 1,200 SF



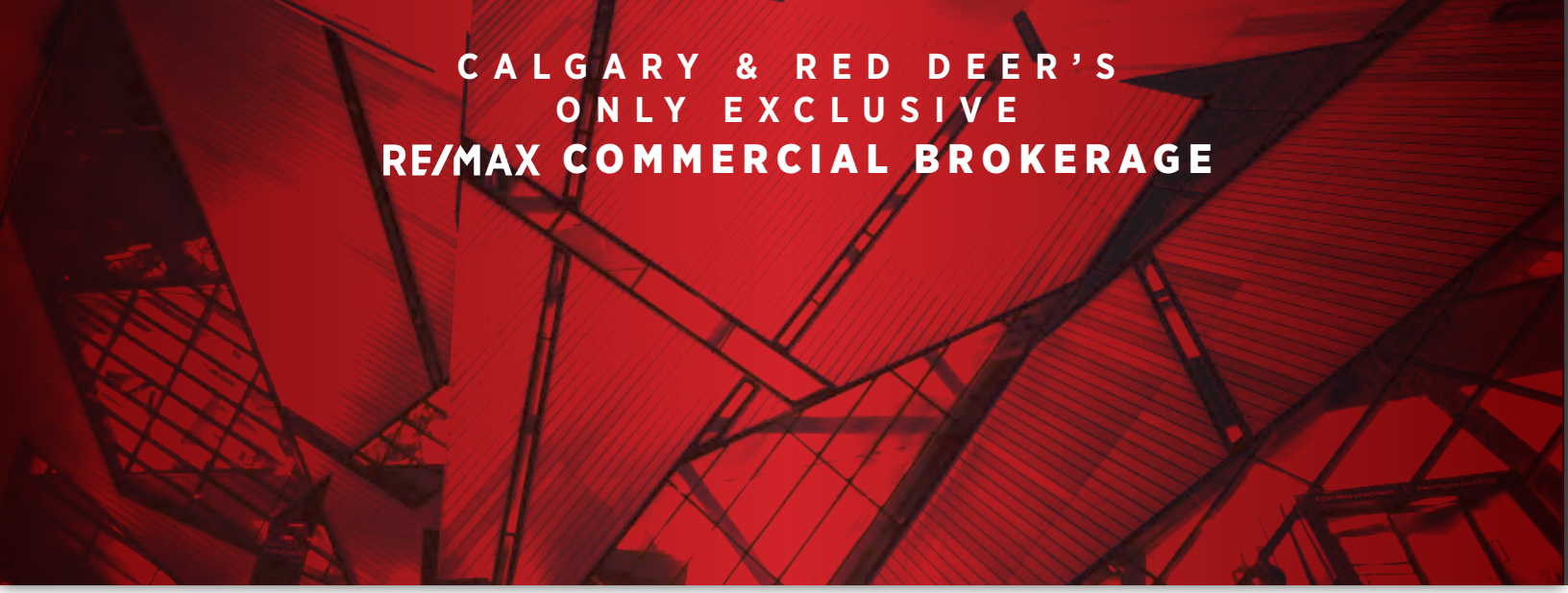


LOCATION / MAP









CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE

RE/MAX COMMERCIAL PROPERTIES

YOUR RE/MAX COMMERCIAL TEAM

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