

FOR LEASE

546 Laura Avenue

RED DEER COUNTY, AB



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PROPERTY OVERVIEW

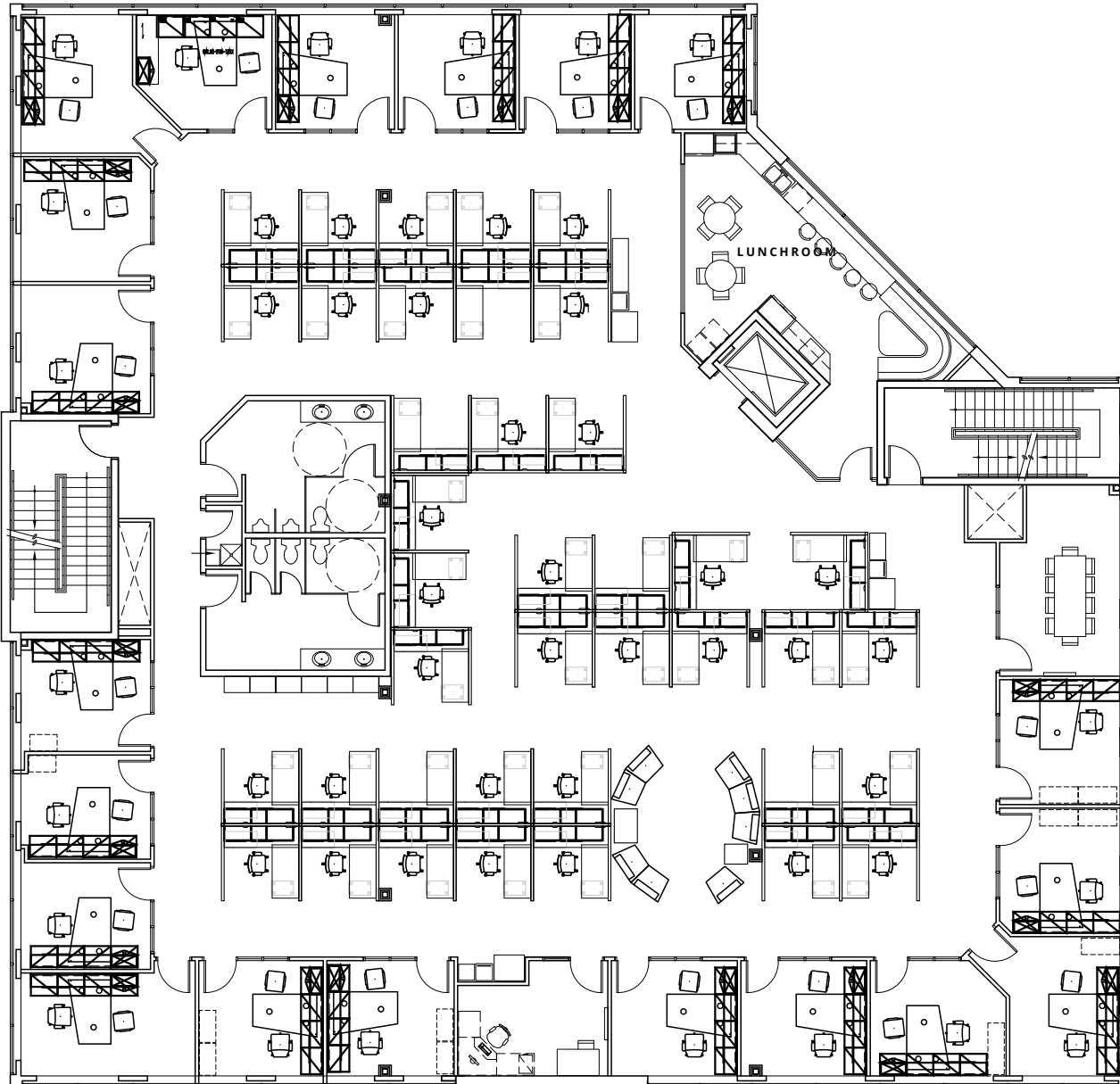
ADDRESS	546 Laura Avenue, Red Deer County, AB
PARKING	9 parkade 39 surface stalls
PARKING COST	Market Rates
BUILDING SIGNAGE	Yes
ACCESS	Elevator & Stair
ZONING	General Commercial District (C-2)
AVAILABLE SUITES	3 rd Floor - 9,733-SF <i>Leased</i> 2 nd Floor - Up to 9,733 SF
TI ALLOWANCE	Negotiable
NET RENT	Market
ADDITIONAL RENT	\$15.04 PSF (ex. Janitorial) includes utilities
AVAILABLE	September 1, 2026

COMMENTS

- High end, A-Class office
- Fully furnished opportunity including appliances
- Open concept with exterior offices on windows
- Fibre optic connectivity
- Secured fob access options
- Surface and parkade parking available at market rates
- Convenient Gasoline Alley location with easy access to HWY II



FLOORPLAN



SECOND FLOOR

- 1 lunch room
- 1 board room
- 2 interior bathrooms
- 21 Exterior offices
- 39 Cubicles

9,733
square feet
available

PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION OVERVIEW



UFA

Trail

Peavey Mart

CINEPLEX

COSTCO
WHOLESALE

staples

LANTERN ST

GASOLINE ALLEY
FARMERS'
MARKET

Ford
CAM CLARK FORD

RED DEER
TOYOTA

SUBWAY

pickleplex
SOCIAL CLUB

Starbucks

Tim Hortons

HIGHWAY 2

LAURA AVE

LEVA AVE

HIGHWAY 2

NorthStar
ACADEMY

brown

CAWSEY
LAW

SODERQUIST
APPRAISALS LTD

GASOLINE ALLEY
LAW GROUP

Canadian Natural

ADRENALIN MOTORS
STUYAN LAKE, AB

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