



FOR LEASE

5004 48TH AVENUE, RED DEER, AB



SALOMONS
COMMERCIAL

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LOCATION

Downtown Red Deer



LEASE RATE

\$9.00 PSF



ZONING

C1 - City Centre District



LEGAL DESCRIPTION

Plan K, Block 28, Lots 15-18 & 19-20



UNIT SIZES

124 SF - 7,370 SF



PARKING

\$125 per month (underground)

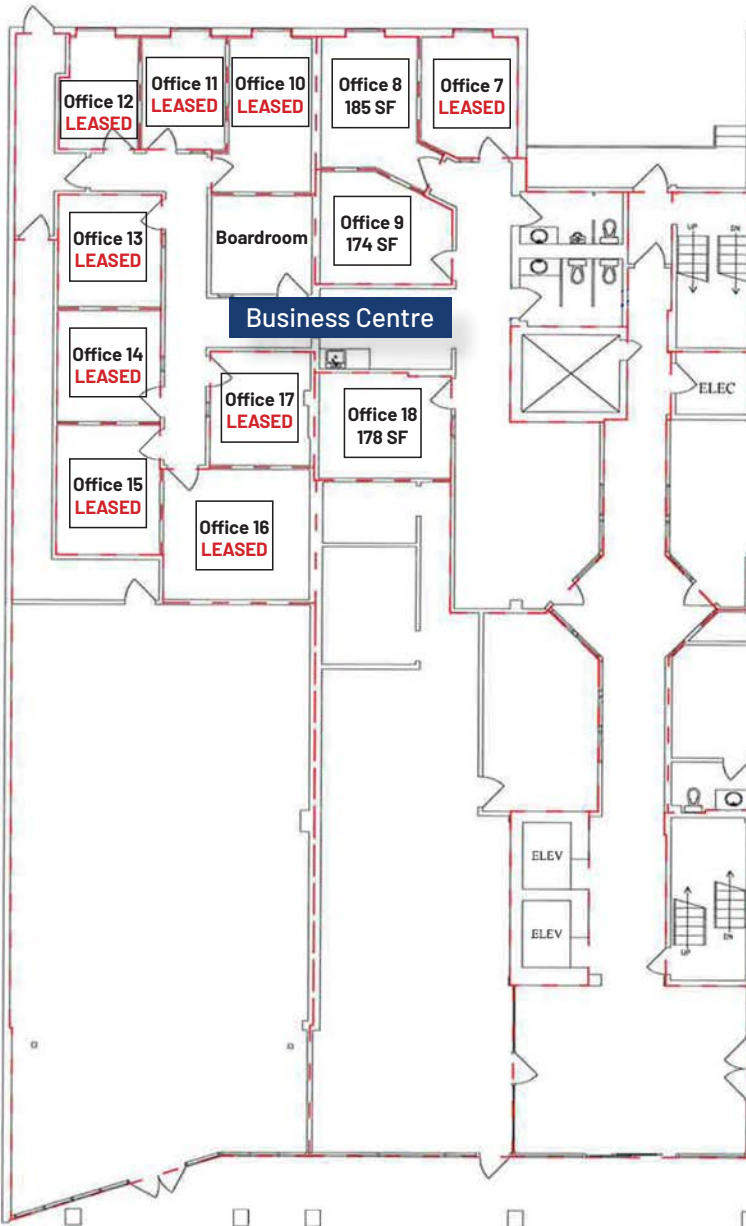
\$100 per month (surface)

PROPERTY DETAILS

Constructed in 1997, the Red Deer Professional Building is comprised of 46,277 SF and stands 6 stories tall. Prominently located in Central Downtown, adjacent to City Hall, and surrounded by Red Deer's popular shops and restaurants. Employees can enjoy access to the new on-site Caballo Blanco Bistro on the main floor. The building offers a range of sizable suites that are move-in ready or can be built out to meet tenants need. New upgrades include HVAC units replaced in 2010 and brand new elevators installed. Surface and underground parking available.

BUSINESS CENTRE

RED DEER PROFESSIONAL BUILDING



MONTHLY RENT
from \$650 + GST



RENTABLE AREA
143 - 178 SF



POSSESSION
Immediate



PARKING
\$125 per month (underground)
\$100 per month (surface)

SPACE FEATURES

- › Quality office space on fourth floor business centre
- › 3 private offices remaining
- › Shared boardroom (on main floor), kitchen, reception area and washrooms



Common Area



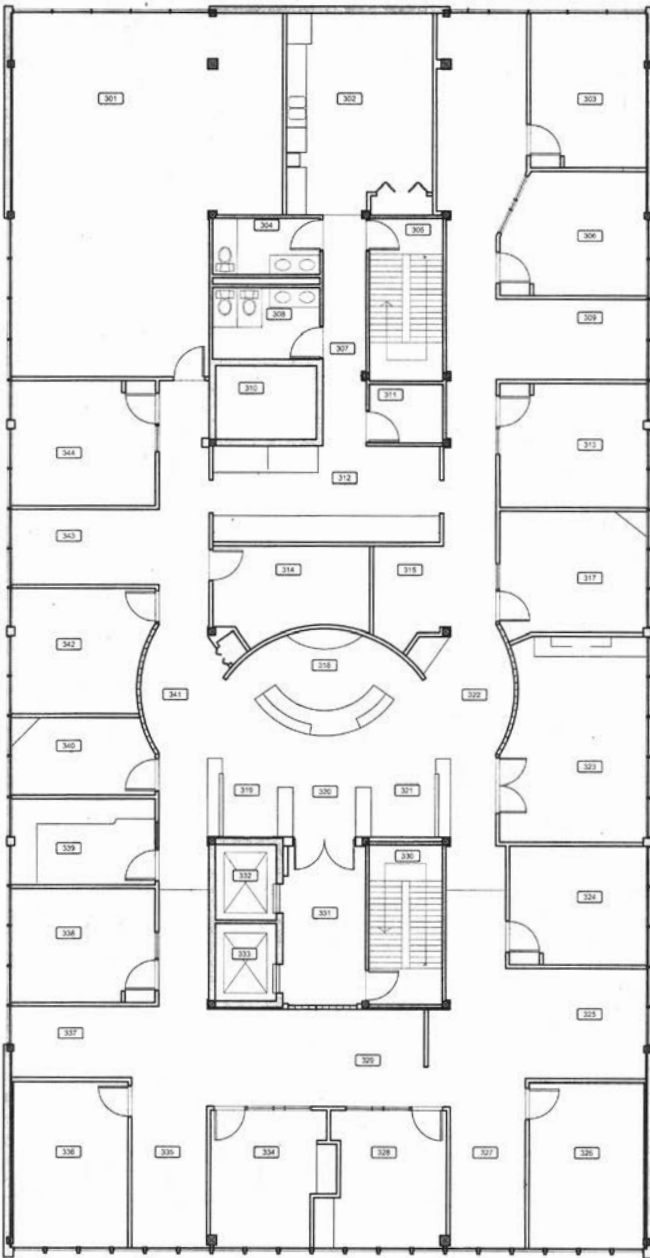
Unit 8



Common Area

3RD FLOOR

RED DEER PROFESSIONAL BUILDING



LEASE RATE
\$15.00 PSF



RENTABLE AREA
7,370 SF



OPERATING COSTS
\$15.57 PSF



POSSESSION
Immediate



PARKING
Surface and Underground Parking Available

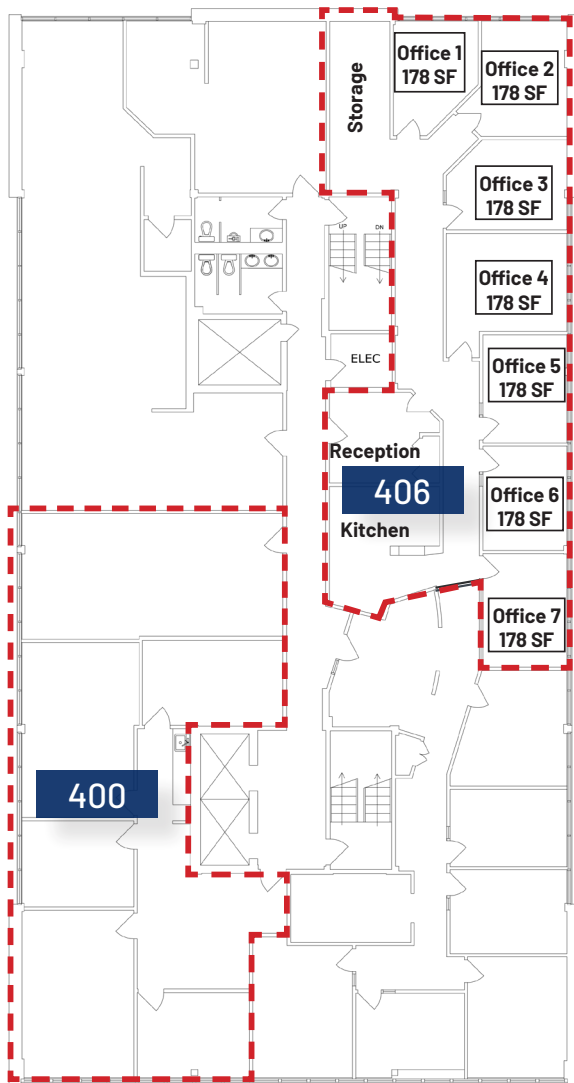
SPACE FEATURES

- > Elevator access
- > Multiple private offices, reception area, storage rooms, kitchen area, elevator access and common washrooms
- > Ready for Tenant Improvements



4TH FLOOR

RED DEER PROFESSIONAL BUILDING



MONTHLY RENT

Unit 400: \$15.00 PSF

Unit 406 (Business Centre): from \$650 + GST



RENTABLE AREA

Unit 400: 1,300 SF

Unit 406 (Business Centre): 124 SF - 1,800 SF



POSSESSION

Immediate



PARKING

\$125 per month (underground)

\$100 per month (surface)

SPACE FEATURES

- > Quality office space on fourth floor business centre
- > 7 private offices available
- > Shared boardroom (on main floor), kitchen, reception area and washrooms
- > 400 - 1,330



Unit 400



Unit 400



Unit 406



Unit 400



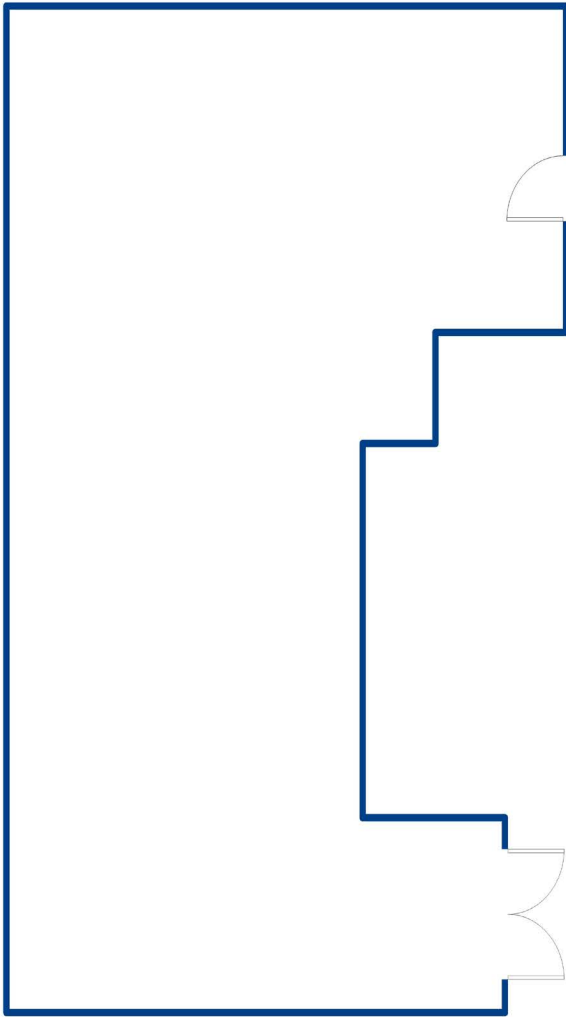
Unit 406



Unit 406

BASEMENT OFFICE

RED DEER PROFESSIONAL BUILDING



LEASE RATE
\$5.00 PSF



RENTABLE AREA
1,534 SF



OPERATING COSTS
\$16.11 PSF



POSSESSION
Immediate



PARKING
\$125 per month (underground)
\$100 per month (surface)

SPACE FEATURES

- > Wide open basement space
- > (2) private washrooms
- > Monthly Rent \$2,698.56 + GST





Central Alberta's Ambassador for Commercial Real Estate



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