



5010 43 Street Red Deer, Alberta

Centre 5010 office suites for Lease

Blair McArthur

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Property Overview

Civic Address	5010 43 Avenue Red Deer, Alberta
Location	Gaetz Avenue
Zoning	C1 Commercial (City Centre)
Renovated	2020
Rentable Area	Suite 102 - LEASED Suite 103 - 2,333 SF Suite 104 - 1,221 SF Suite 105 - 1,490 SF (can be combined with 104) Suite 160 - LEASED Suite 803 - 3,324 SF Suite 804 - 1,924 SF Suite 807 - 2,867 SF Suite 808 - 460 SF Suite 810 - 869 SF
	further demising options available
Parking	1 : 333 SF Underground - \$135 per stall, per month Surface - \$105 per stall, per month
Term	5 - 10 years
Asking Lease Rate	Market
TIA/Turnkey	Negotiable / Available
Opt. Costs	\$13.52 PSF (2021)
Available	Immediately

Highlights

- Building naming rights available
- High-profile building
- Ease of access / egress
- Building has undergone significant upgrades
- HVAC systems recently replaced
- Exterior renovations are now complete

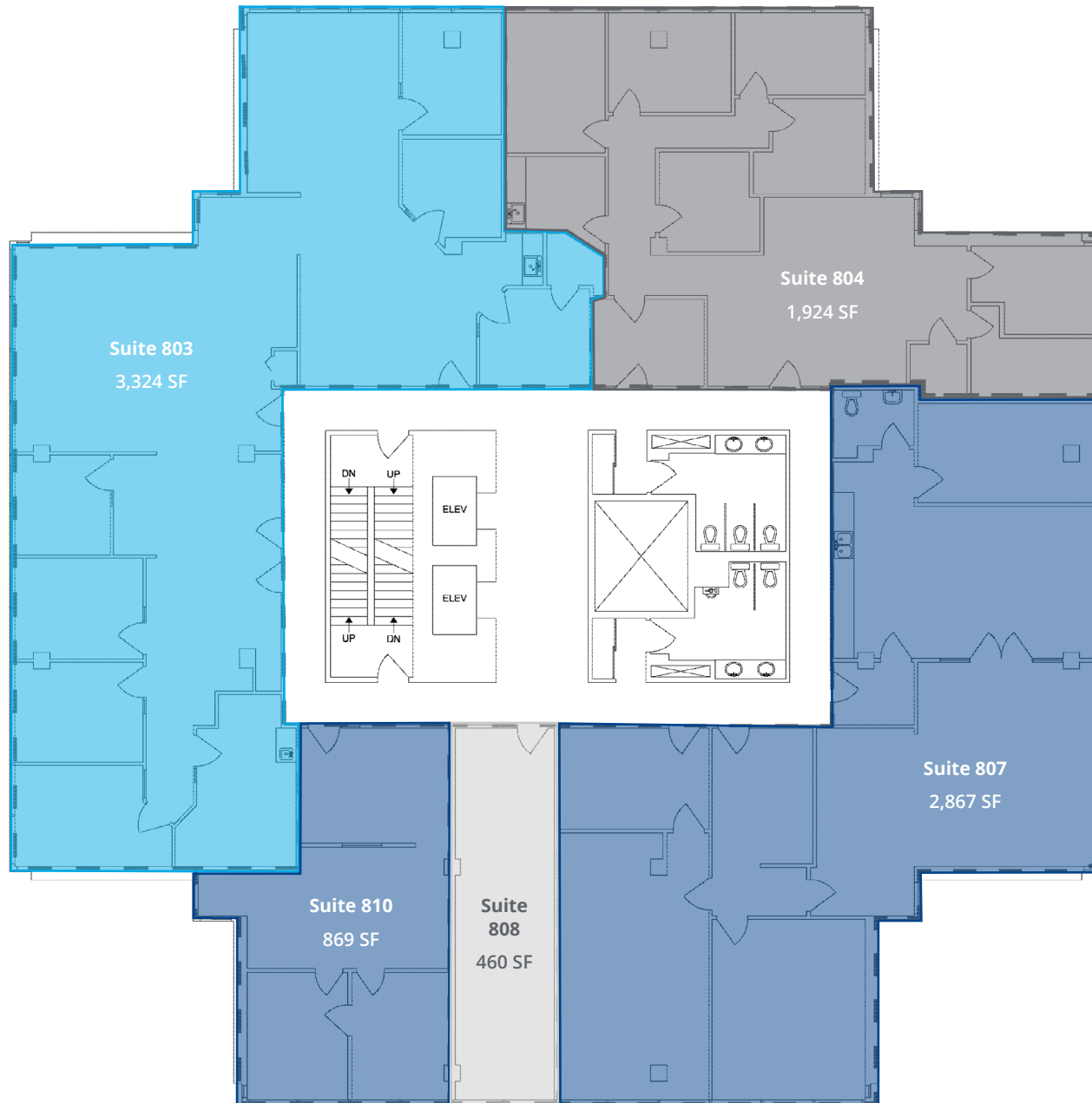
14,488
square feet
available



Main Floor



8th Floor





Colliers

Hospital

RCMP

Dairy Queen

Fire Dept.

Tim Hortons

Scotiabank

Super 8

Safeway

Starbucks

Safeway Gas Bar

Phil's Restaurant

Service Canada Centre

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