

FOR LEASE

4315 55 AVENUE
RED DEER, AB



***ONE YEAR FREE RENT INCENTIVE
FOR SECOND FLOOR UNIT**

About the Property

Welcome to Westview Business Centre, a premier destination for businesses seeking prime office space in Red Deer. Situated conveniently off Taylor Drive, one of the city's major arterial roads, Westview Business Centre offers unparalleled accessibility for both tenants and clients.

This modern, multi-tenant office building spans two floors, with flexible leasing options to suit various business needs. Currently, two units are available for lease, one unit is available on the main floor. The second floor provides an expansive 12,411 square feet unit, with the potential to demise into smaller units, ideal for companies of all sizes looking to establish or expand their presence in the area.

Parking is hassle-free with both common and exclusive parking options available, ensuring convenient access for employees and visitors alike.

Join a dynamic community of tenants at Westview Business Centre, including Life Force Chiropractic, Salomons Commercial, World Financial Group, Dream Massage and Safe Solace Inspired Healing. Benefit from networking opportunities and synergies with other reputable businesses in a professional and collaborative environment.

Discover the perfect space to elevate your business at Westview Business Centre—a place where accessibility, convenience, and community converge to support your success

LEGAL DESCRIPTION

Plan 862RS, Block 9, Lot 15

LEASE RATE

Market

CAM & TAXES

\$10.15 PSF

UNIT SIZES

1,739 SF - 12,411 SF

LOCATION

Riverlands

ZONING

RL-TD Riverlands Taylor Drive District

POSSESSION

Immediately

Unit 102

Property Details



UNIT SIZE
2,765 SF



LEASE RATE
Market



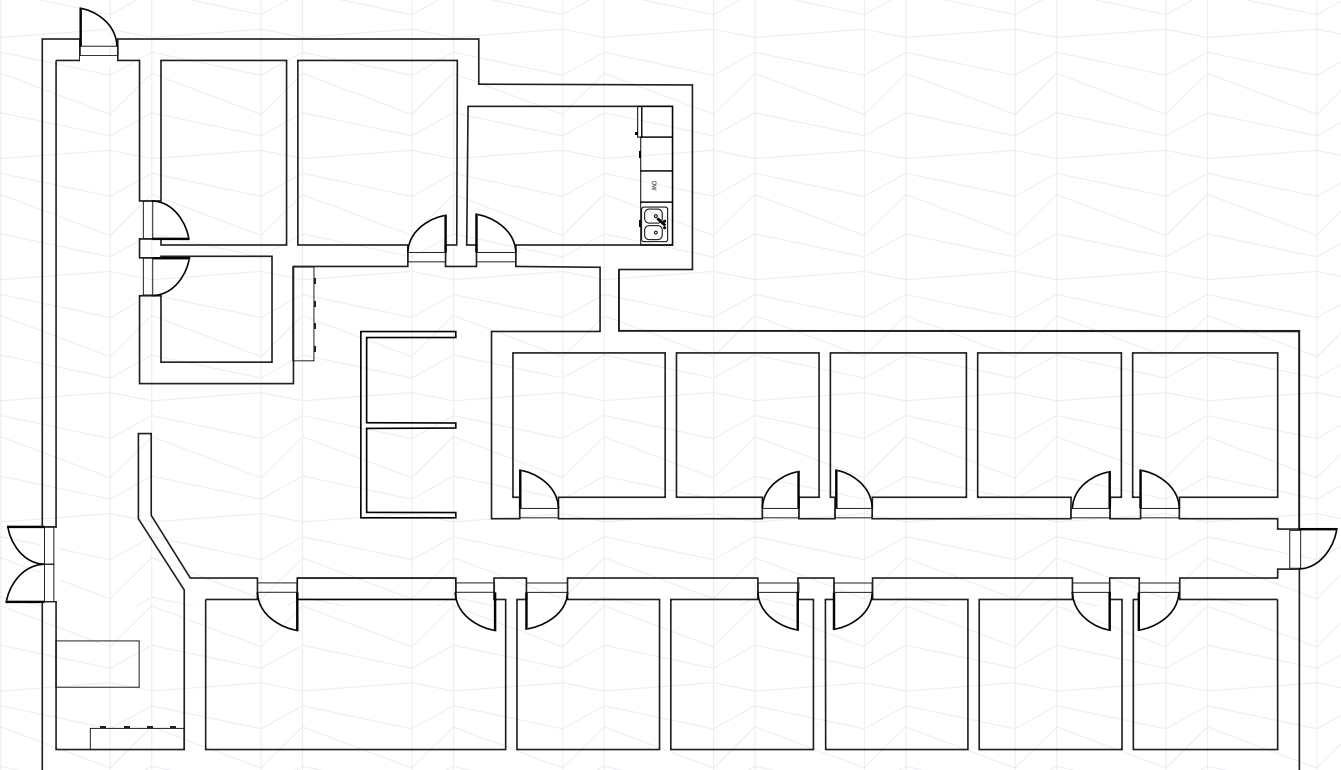
CAM & TAXES
\$10.15 PSF

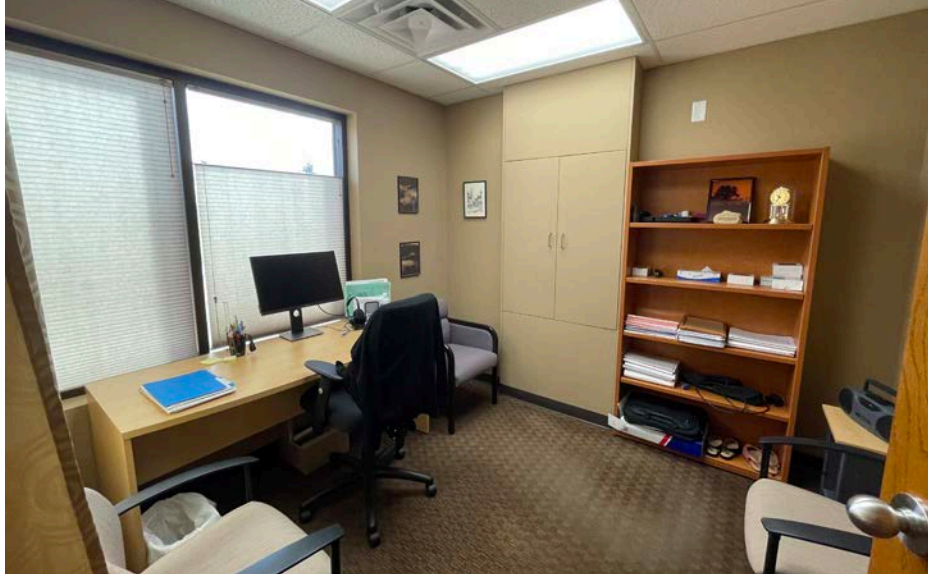


POSSESSION
Immediate

Discover immediate leasing opportunity with this impeccably maintained, fully built-out office space, ideally situated on the main floor for maximum accessibility. Boasting immediate possession, this unit is ready to accommodate your business needs without delay. Step into a professional environment featuring over 10 private offices, a spacious boardroom, a well-equipped kitchen/lunchroom, a designated work area, and a convenient storage room. Washrooms are conveniently situated for staff and guests alike. As you enter, a welcoming reception/waiting area sets the tone for a positive first impression.

Plus, enjoy the convenience of both common and exclusive use parking options, ensuring hassle-free access for employees and visitors. Seize this opportunity to elevate your business operations in a prime location.





Unit 203

ONE YEAR FREE RENT INCENTIVE

**Subject to lease terms and tenant qualifications, landlord reserves the right to modify or cancel this promotion at any time.*

Property Details



UNIT SIZES
1,739 SF - 12,411 SF



LEASE RATE
Market



CAM & TAXES
\$10.15 PSF



POSSESSION
Immediate

Elevate your business operations with this meticulously maintained, fully built-out office space on the second floor, accessible via elevator for ease of entry. Discover a versatile layout featuring multiple private offices, a convenient lunchroom, a spacious boardroom, and a dedicated training room, offering ample space for collaboration and productivity. Up to 12,411 SF available with the potential to demise into smaller units to suit various businesses needs. Ample storage solutions are integrated throughout the space. Common bathrooms located on the second floor ensure convenience for all occupants.

Benefit from both common and exclusive use parking options, providing seamless access for employees and clients alike. Plus, take advantage of a one-year free rent incentive, making this an even more enticing opportunity to establish your business in a sought-after location.

Potential Demising Plan

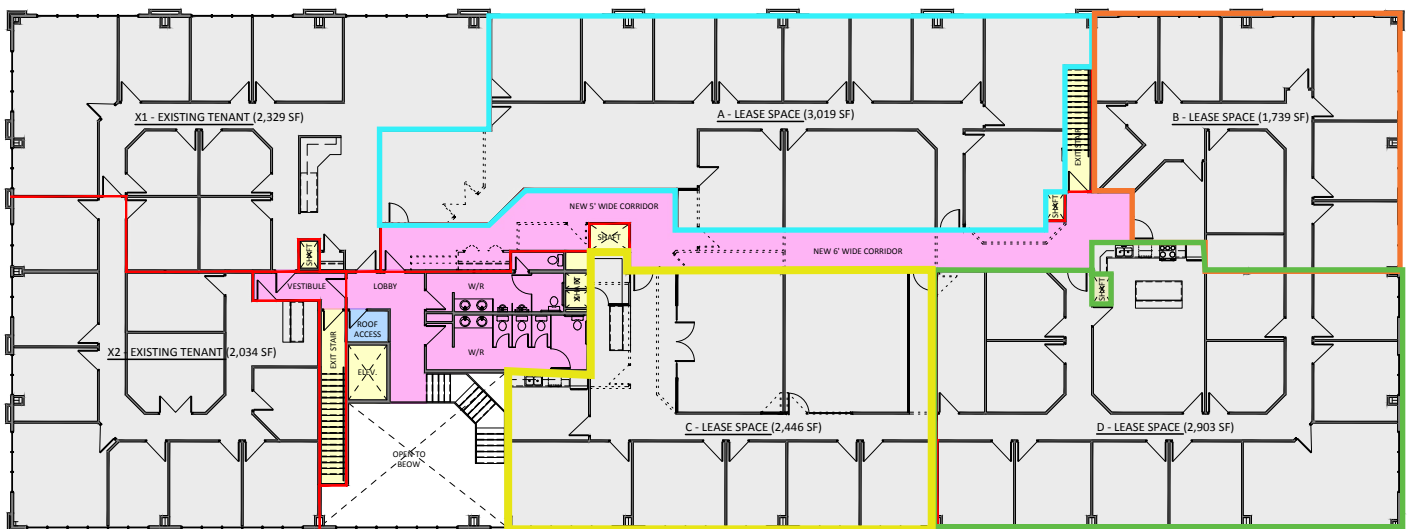
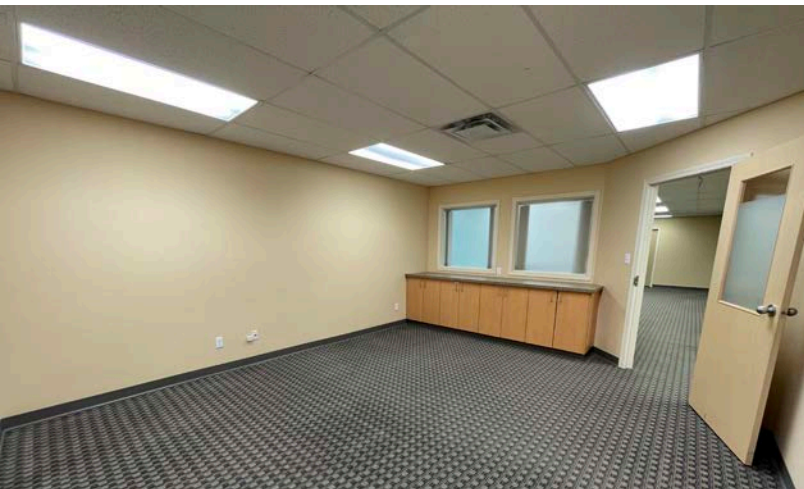
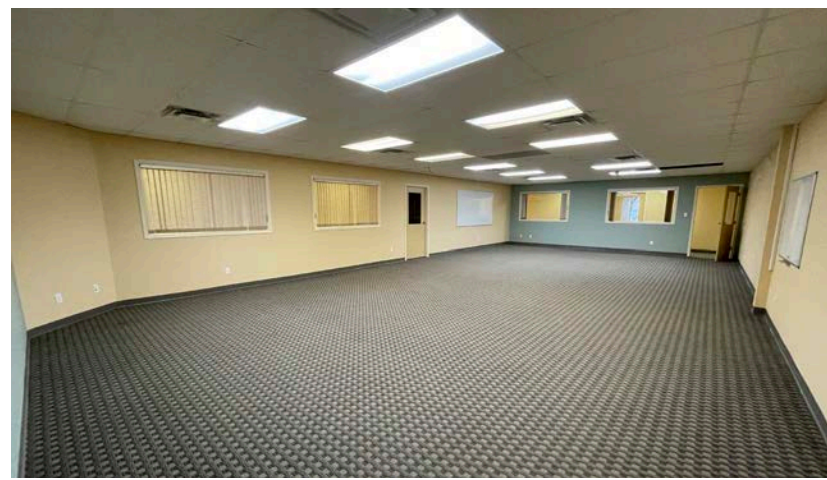
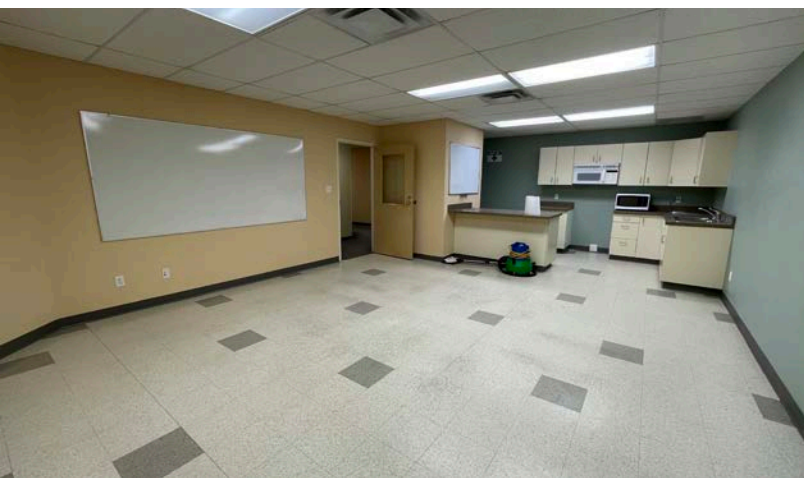


Diagram may not be accurate

Unit 203





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