

PROMOTION

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SEE PAGE 2 FOR MORE DETAILS*

FLOOR 9
9,000 SF Available

FLOOR 8
9,000 SF Available

FLOOR 7
7,595 SF Available

FLOOR 5
10,319 SF Available

FLOOR 4
10,319 SF Available

FLOOR 2
3,422 SF Available

FOR LEASE

EXECUTIVE PLACE

4900 50 Street, Red Deer, AB



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#103, 4315 - 55 Avenue
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PROMOTION

5

\$5.00 NET RENT
FIRST YEAR ONLY

5

5 FREE MONTHS RENT
1 Month/Per Year

5

ON A 5 YEAR TERM

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



PROPERTY DETAILS

The Executive Place, located in the heart of downtown Red Deer, is a 104,930 SF Class 'A' office building that stands 12 stories tall. Constructed in 2008, the building is equipped with three elevators and features extensive windows to maximize natural light into the workspace. Office layouts are comprised of both open work areas and private offices, imagined for today's creative workforce. The building provides a six-level secured underground parkade with easy access to 50th Street and Gaetz Avenue.

Executive Place is surrounded by all amenities including: restaurants, shopping, and banking. Public transit and additional parking are within close proximity allowing for alternative transport options.



LOCATION

Central Downtown Red Deer



LEASE RATE

Market



ZONING

C1 - Commercial (City Centre) District



POSSESSION

Negotiable & Immediate



CAM & TAXES

\$12.27 PSF (includes all utilities)
**does not include management fee*



UNIT SIZES

1,488 SF - 10,319 SF



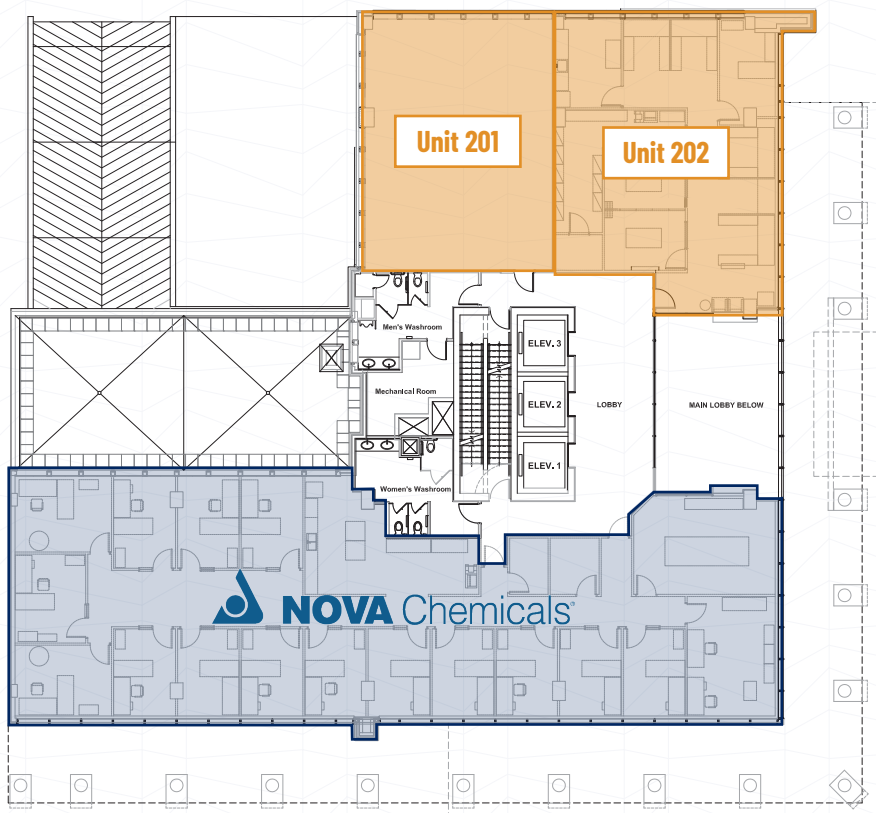
SIGNAGE

Facade Available



2ND FLOOR

Unit	Rentable Area (SF)	Usable Area (SF)	Lease Rate	Available
201	1,488	1,302	Market	Immediately
202	1,934	1,693	Market	Immediately



SPACE FEATURES

- > Shared Common Area
- > Boardroom/Private Office
- > Kitchenette
- > Bullpen/Open Work Area
- > Key Card Access

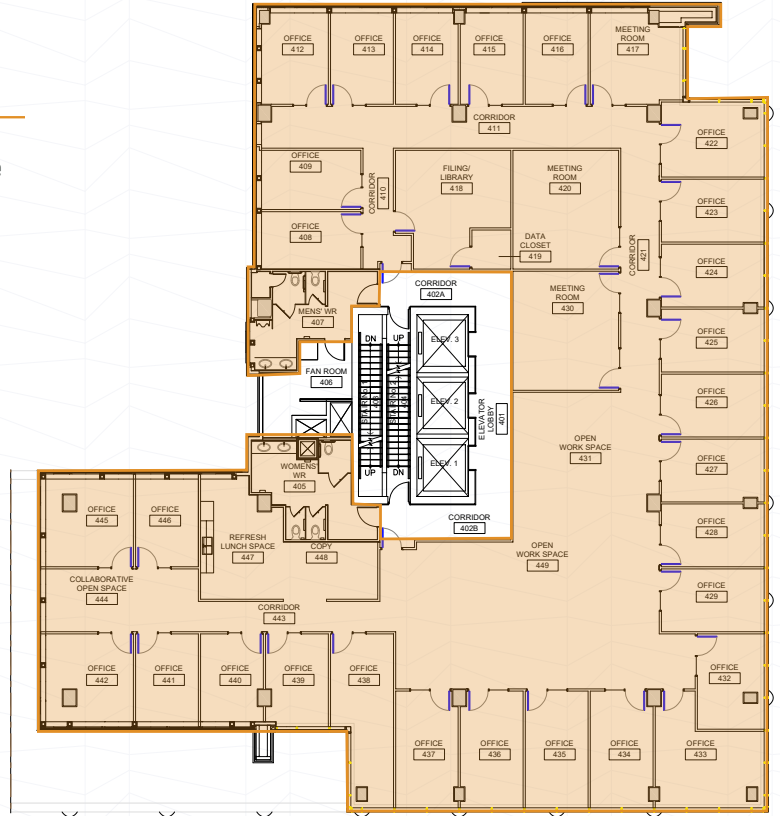


4TH FLOOR

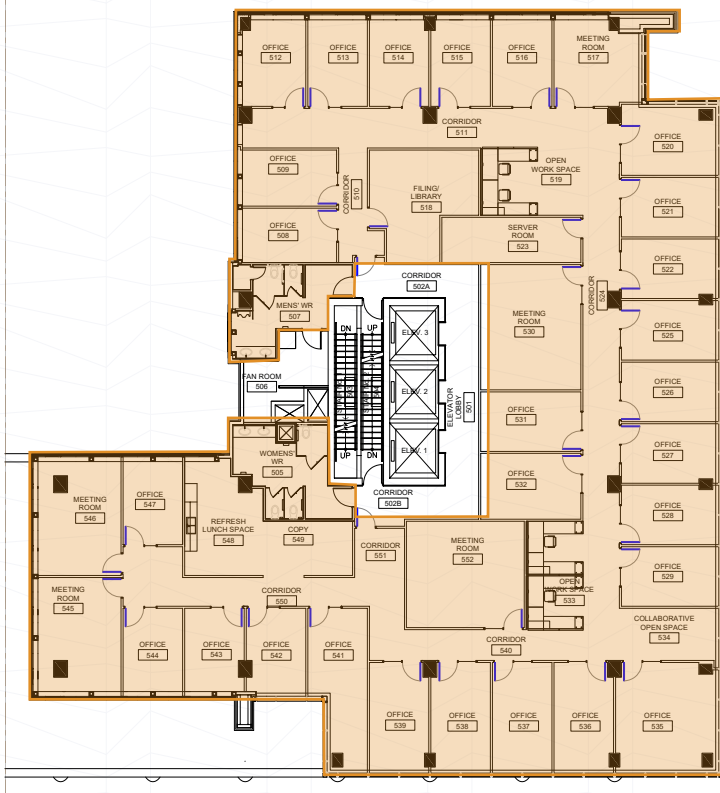
Unit	Rentable Area (SF)	Usable Area (SF)	Lease Rate	Available
401	10,319	9,175	Market	Negotiable

SPACE FEATURES

- > Boardroom
- > Private Offices
- > Open Office Spaces
- > Printer Area
- > Furnished Option Available
- > Lunchroom
- > Key Card Access
- > Smaller Demised Space Available



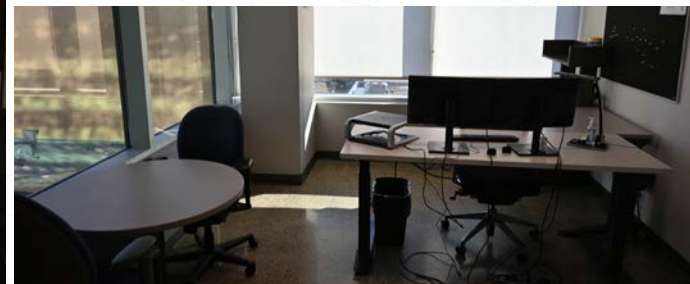
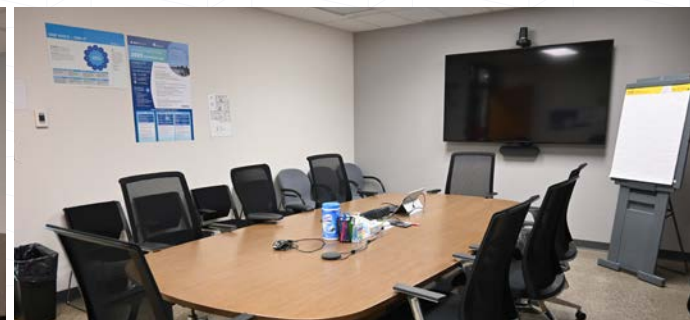
5TH FLOOR



Unit	Rentable Area (SF)	Usable Area (SF)	Lease Rate	Available
501	10,319	9,175	Market	Negotiable

SPACE FEATURES

- > Boardroom
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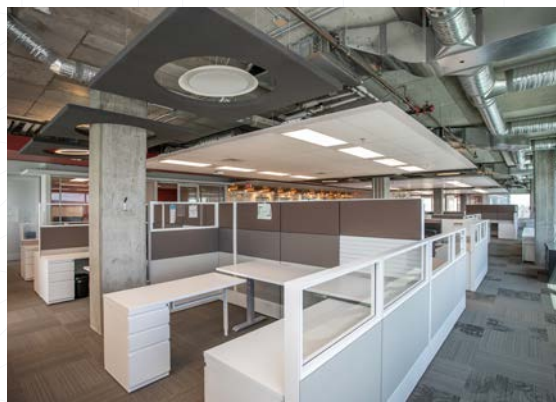
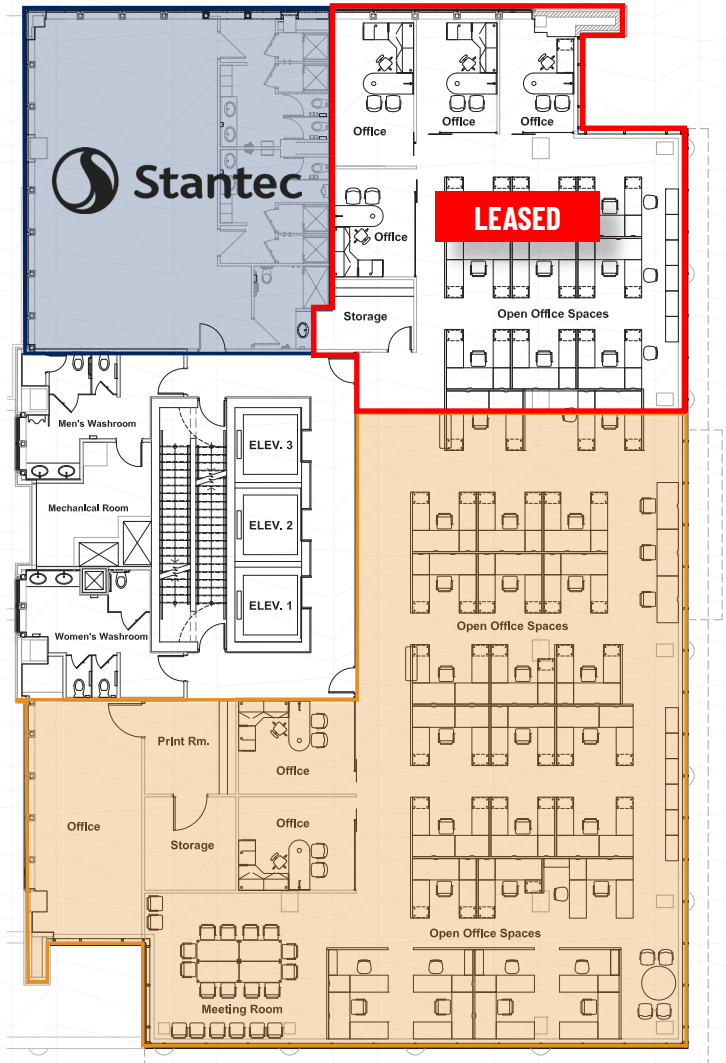


7TH FLOOR

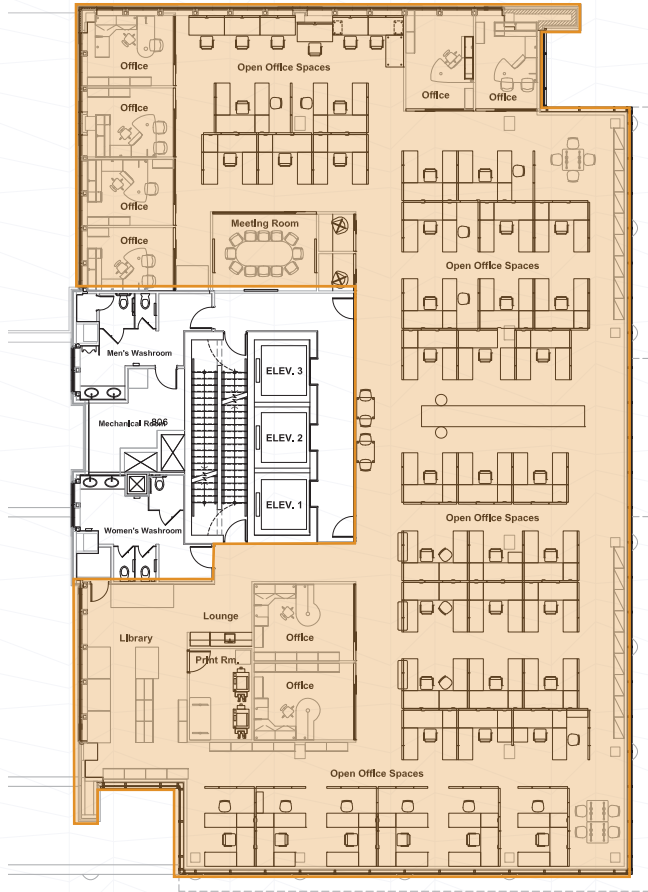
Unit	Rentable Area (SF)	Usable Area (SF)	Lease Rate	Available
701	5,869	5,240 (TBV)	Market	Negotiable

SPACE FEATURES

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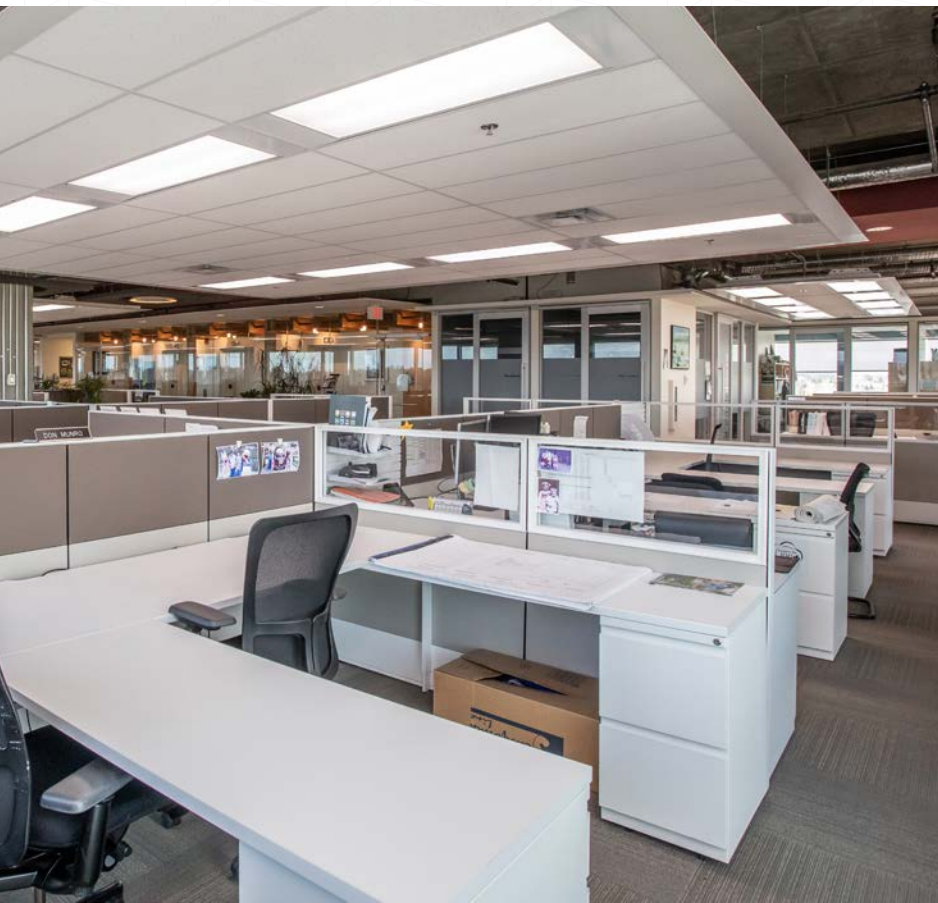
8TH FLOOR



Unit	Rentable Area (SF)	Usable Area (SF)	Lease Rate	Available
801	9,000	7,919	Market	Negotiable

SPACE FEATURES

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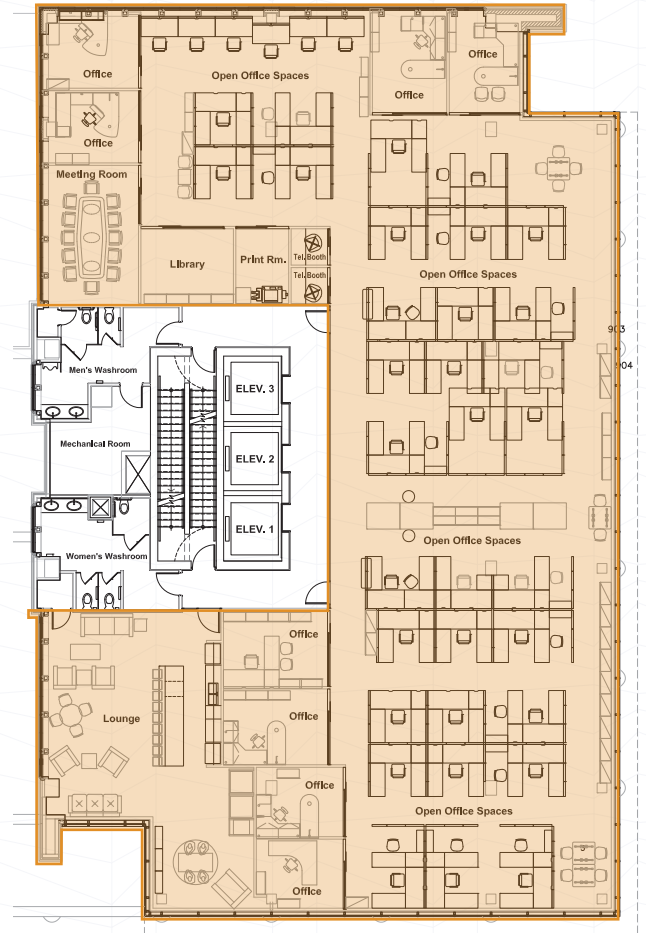


9TH FLOOR

Unit	Rentable Area (SF)	Usable Area (SF)	Lease Rate	Available
901	9,000	7,919	Market	Negotiable

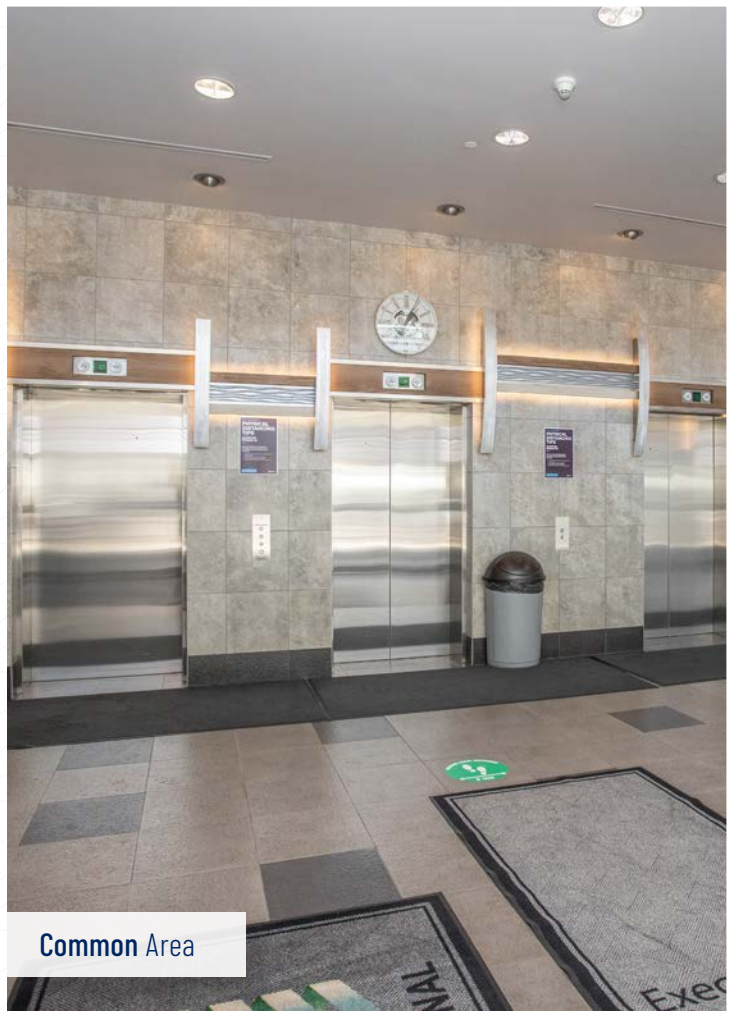
SPACE FEATURES

- > Boardroom
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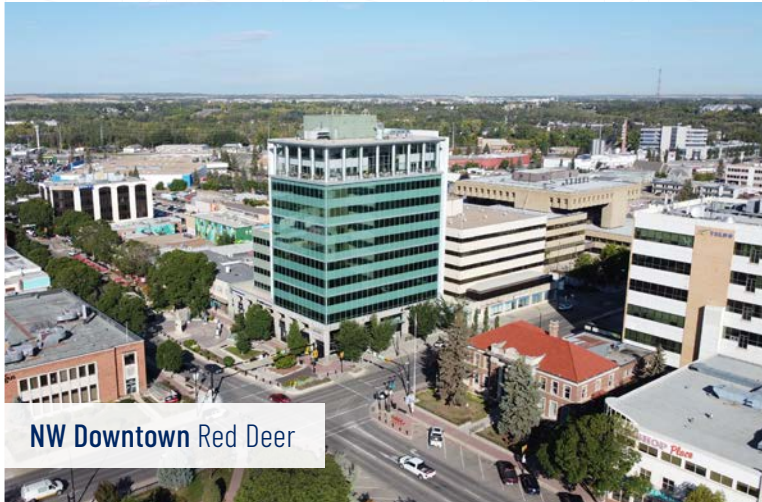




Underground Parkade



Common Area



NW Downtown Red Deer



New Courthouse

SE Downtown Red Deer



Central Alberta's Ambassador for Commercial Real Estate



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COMMERCIAL

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