

DOWNTOWN OFFICE BUILDING
FOR LEASE
4911 51 STREET, RED DEER



MARKET RATES
Multiple Office Spaces Available

PRESENTED BY

CAM TOMALTY
403.350.0075
cam@remaxcprd.com

JEREMY MAKILA
403.373.7333
jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

4911 51 STREET

DOWNTOWN OFFICE SPACE

Multiple office spaces available for lease in a professional, secured, six-storey office building located in the heart of downtown Red Deer. Highly visible location, one block North of Ross Street, on the corner of 51st Street and 49th Avenue.

- Lease rate of \$19.00/SF for the main floor and \$14.00/SF for higher floors with operating costs estimated to be \$11.00/SF for 2025.
- Multiple offices spaces available on the main, third, and fourth floors. Some spaces may be demised.
 - Main Floor - \pm 3,806 SF
 - Third Floor - \pm 2,238 SF
 - Fourth Floor - \pm 6,000 SF
- Underground parkade accommodates 52 stalls and has 6'8" parkade doors
- Surface parking (Landlord owned) includes 58 stalls adjacent to the building.
- Base building upgrades in the last several years include new OTIS elevators, new glass atrium (in the proposed space), granite wall foyers and entry.



PHOTOS / DETAILS



Property Details



UNIT SIZES

± 528 SF - ± 3,800 SF



LEASE RATE

Low Introductory Rates

- » Lease incentives
- » Below market rates



ZONING

C1 - Commercial (City Centre)



MUNICIPAL/LEGAL

4911 51 Street Red Deer, AB
Plan H, Block 17, Lot 21A

MAIN FLOOR

Unit 103

Area Size = \pm 528 SF



Unit 105

Area Size = \pm 2,178 SF

Multiple Offices

Staff Room

2x Washrooms



MAIN FLOOR

Unit 107

Area Size = $\pm 1,100$ SF
Multiple Offices



THIRD FLOOR

Unit 301

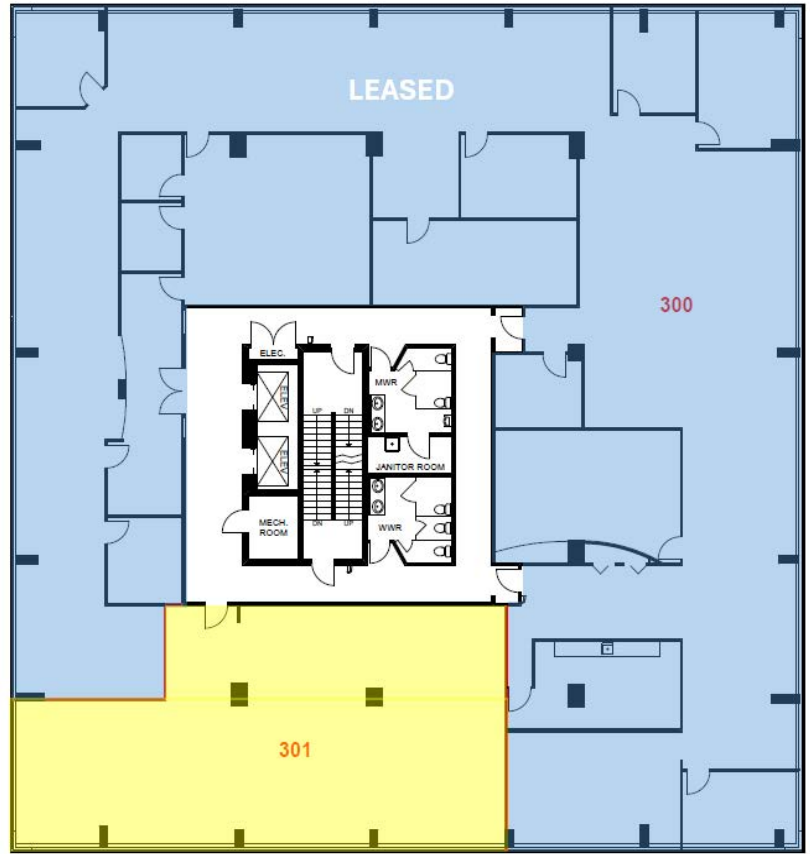
Area Size = $\pm 2,238$ SF

Clear, Open Area

Ready for Tenant Improvements

Bright Lighting

Shared Washrooms on Floor



FOURTH FLOOR

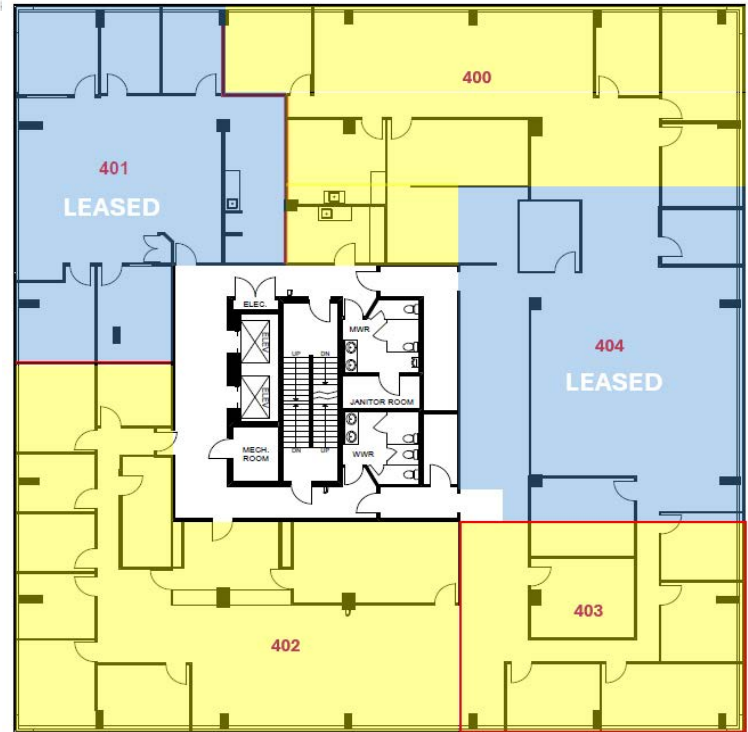
Unit 400

Area Size = \pm 2,200 SF

Multiple Offices

Lots of Lighting

Ready for Tenant Improvements



Unit 402

Area Size = \pm 2,600 SF

Multiple Offices

Boardroom



Unit 403

Area Size = \pm 1,200 SF



LOCATION / MAP



CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



YOUR RE/MAX COMMERCIAL TEAM

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

ROWAN OMILON
Licensed Assistant
rowan@remaxcprd.com

RED DEER

#401, 4911 51 Street
Red Deer, AB T4N 6V4

403.986.7777

www.reddeercommercial.com