

BUILT TO SUIT OPPORTUNITY  
**FOR LEASE**  
20 THOMLISON AVENUE, RED DEER



**TIMBERLANDS STATION**

PRESENTED BY

**CAM TOMALTY**

403.350.0075

cam@remaxcprd.com

**JEREMY MAKILA**

403.373.7333

jeremy@remaxcprd.com

**CHRIS LEVIA**

403.506.2751

chris@remaxcprd.com



# THE PROPERTY

20 THOMLISON AVENUE

## Timberlands Station

Brand new Class A retail and office development in an expanding part of East Red Deer . Located in the new Timber Ridge residential subdivision just North of the existing Rose-dale residential subdivision, this development is anchored by tenants like Tim Horton's, Pizza Hut, Fas Gas and Wendy's. Join these tenants in this new development with various sizes available starting as low as 1,300 SF with ample parking capacity. This location has high visibility from Highway 11, and has great signage available.



C5- Zoning



89,204 SF



8 Buildings



Market Rates



403.986.7777 | [WWW.REDDERCOMMERCIAL.COM](http://WWW.REDDERCOMMERCIAL.COM)

**RE/MAX**  
COMMERCIAL  
PROPERTIES

THE INFORMATION CONTAINED HERE IN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/ TENANT.



# AREA DEVELOPMENT/ DETAILS



## EAST RED DEER

The Timber Ridge area is nearing the completion of its Phase 3 residential development, with two additional residential phases planned for the future. An approved middle school is also slated for construction next to Timberlands Station. Additionally, the Timber Pointe apartment complex has begun construction and is expected to be completed by 2025.

## PROPERTY DETAILS

<b>MUNICIPAL:</b>	20 Thomlison Avenue, Red Deer
<b>LEGAL LAND DESCRIPTION:</b>	Plan: 1623342, Block: 12, Lot: 3
<b>TOTAL SIZE:</b>	Total Site Area = ± <b>282,970 SF</b> Total Leasable Area = ± <b>89,204 SF</b>
<b>ZONING:</b>	C5 - General Commercial District
<b>PARKING:</b>	292 ± Parking Stalls Available
<b>LEASE PRICE:</b>	<b>Market Rates</b>
<b>NNN:</b>	\$11.00 Per SF (Estimated 2024)





# SITE PLAN

Thomlison Avenue



Highway 11 (55th Street)



Developed building with multiple units available now starting as low as 1,300 SF

Fully Leased. Anchor tenants include: Tim Horton's, Fas Gas, Pizza Hut and Wendy's

Proposed buildings / Not yet built. Pre-leasing available with TI negotiations

Building	Size Available	Status
A		Fully Leased
B		Fully Leased
C		Fully Leased
D		Fully Leased
E	17,760 SF (1st Floor) 5,920 SF (2nd Floor)	Pre-Leasing
F	5,440 SF	Pre-Leasing
G	1,350 SF (1st Floor) 1,600 SF and 1,300 SF (2nd Floor)	Available now
H	4,500 SF	Pre-Leasing
J	1,500 to 6,000 SF	Pre-Leasing



# FLOOR PLANS



Building A & B - Fully Leased



Building C - Fully Leased





# FLOOR PLANS

## Building D - Fully Leased

- » Proposed building has started construction
- » 5,410 Square feet one storey building
- » 26 parking stalls with additional common parking
- » Wendy's Coming Soon



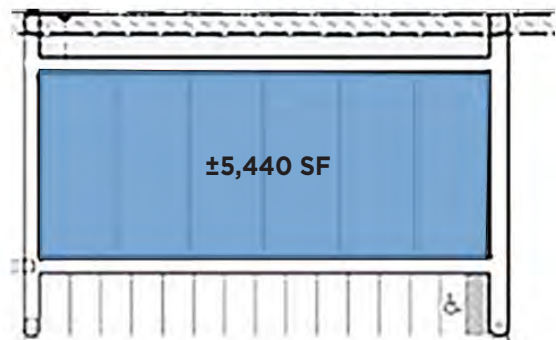
## Building E

- » Proposed building available for pre-leasing
- » Multiple sizes available starting at 2,200 SF
- » Immediate parking for 25 cars with additional parking for staff and clients



## Building F

- » Proposed building available for pre-leasing
- » 5,440 Square Feet of space planned to include drive in bays
- » Perfect for a mechanic or auto service shop
- » Immediate parking for 11 cars with additional parking for staff and clients



## Building H (2x Story)

- » Proposed building available for pre-leasing
- » 4,620 SF space with a roof top patio (1,904 SF)
- » Perfect for a restaurant or service retail

1st Floor

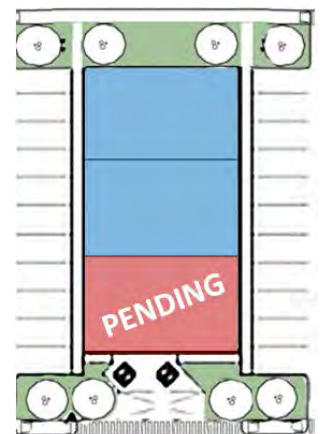


Rooftop Patio



## Building J (Multi-unit complex)

- » Proposed building available for pre-leasing
- » 1,500 SF to 6,000 SF available
- » 19 parking stalls with ample additional parking



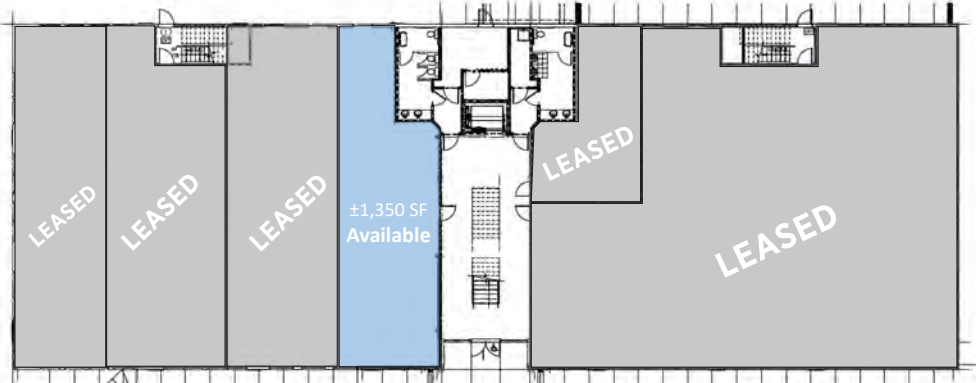
# FLOOR PLANS

## Building G (2x Story)

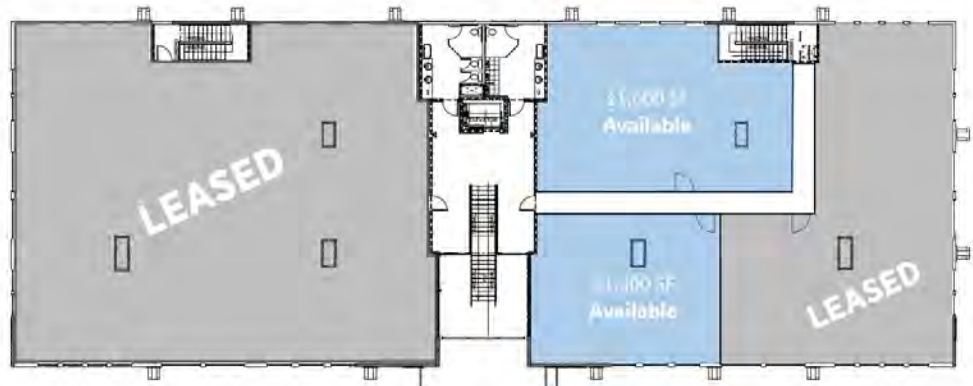
- » Existing building with multiple available units
- » Various sizes available starting as low as 1,300 SF
- » Perfect for a small to large office or retail space
- » Assigned parking is available with additional parking available for staff and clients



1st Floor



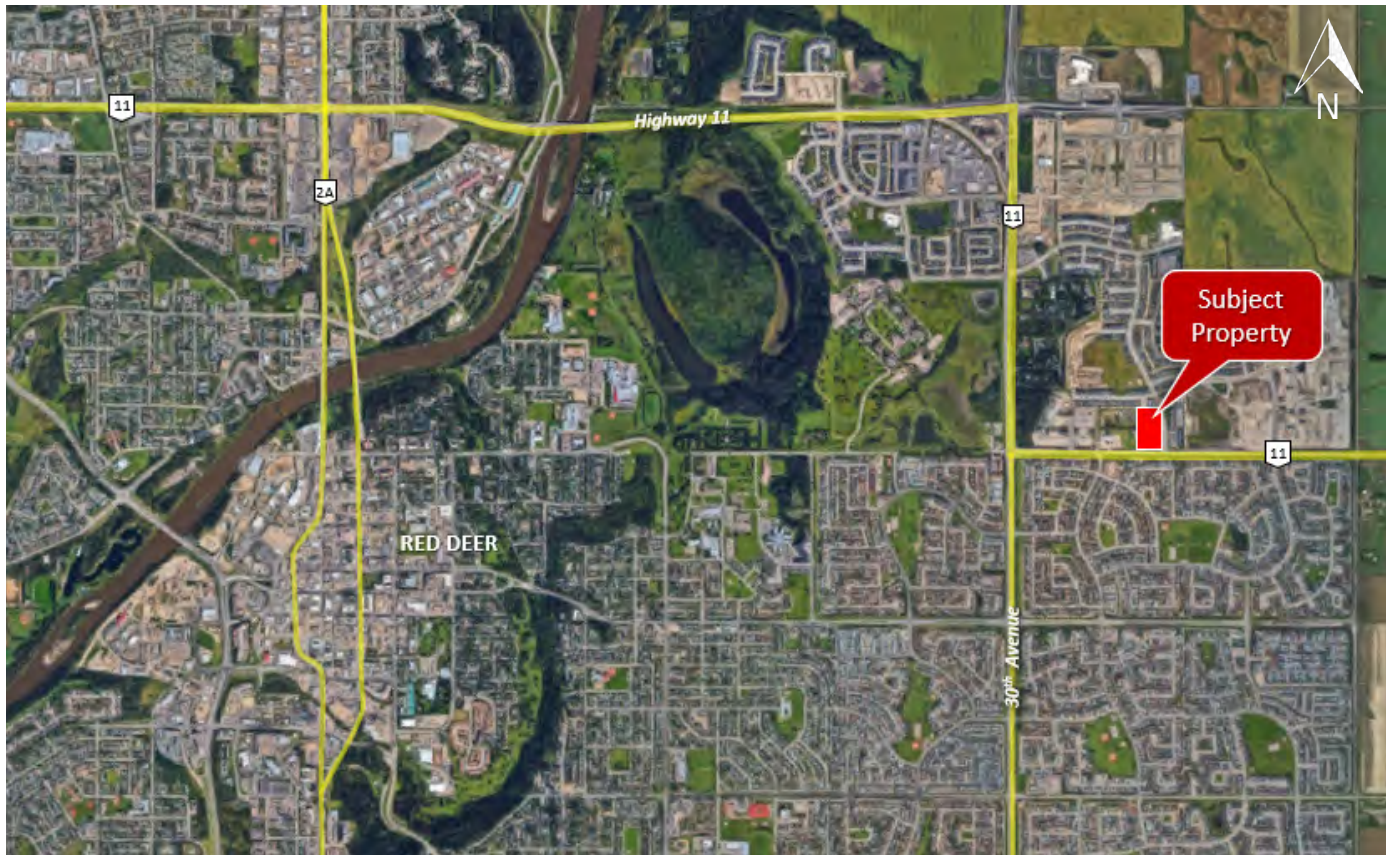
2nd Floor





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

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

**CAM TOMALTY**  
403 350 0075  
[cam@remaxcprd.com](mailto:cam@remaxcprd.com)

**JEREMY MAKILA**  
403 373 7333  
[jeremy@remaxcprd.com](mailto:jeremy@remaxcprd.com)

**CHRIS LEVIA**  
403 506 2751  
[chris@remaxcprd.com](mailto:chris@remaxcprd.com)

**ROWAN OMILON**  
Assistant/Documents  
Coordinator  
[rowan@remaxcprd.com](mailto:rowan@remaxcprd.com)

**RE/MAX**  
COMMERCIAL  
PROPERTIES

**RED DEER**  
#401, 4911 51 Street  
Red Deer, AB T4N 6V4  
403.986.7777

[www.reddeercommercial.com](http://www.reddeercommercial.com)