

For Lease



# MILLENNIUM CENTRE

4909 49 STREET  
RED DEER, ALBERTA

## DEMOGRAPHICS



**Population**

100,418



**Median Age**

43



**Household Income**

\$93,098

## BUILDING DETAILS



**Parking**

282 stalls



**Neighbourhood**

Downtown



**Traffic Count**

20,000 vpd

## HIGHLIGHTS

- Seven-storey office and retail building prominently located across from City Hall in downtown Red Deer.
- Exceptional parking offering with 282 above-ground stalls and 53 underground stalls.
- On-site security providing a safe and well-managed environment
- Strong, diverse tenant mix including financial institutions, legal firms, and government offices
- Red Deer College off-site campus driving consistent daily foot traffic
- Building amenities include: daycare, coffee shop and restaurant.

### Rates:

Market

### Leasable Areas:

Unit 101: 2,180 sq. ft.

Unit 104B: 964 sq. ft.

Unit 106: 1,307 sq. ft.

Unit 108: 5,121 sq. ft.

Unit 109: 1,810 sq. ft.

Unit 110: 1,224 sq. ft.

### Op Costs & Taxes:

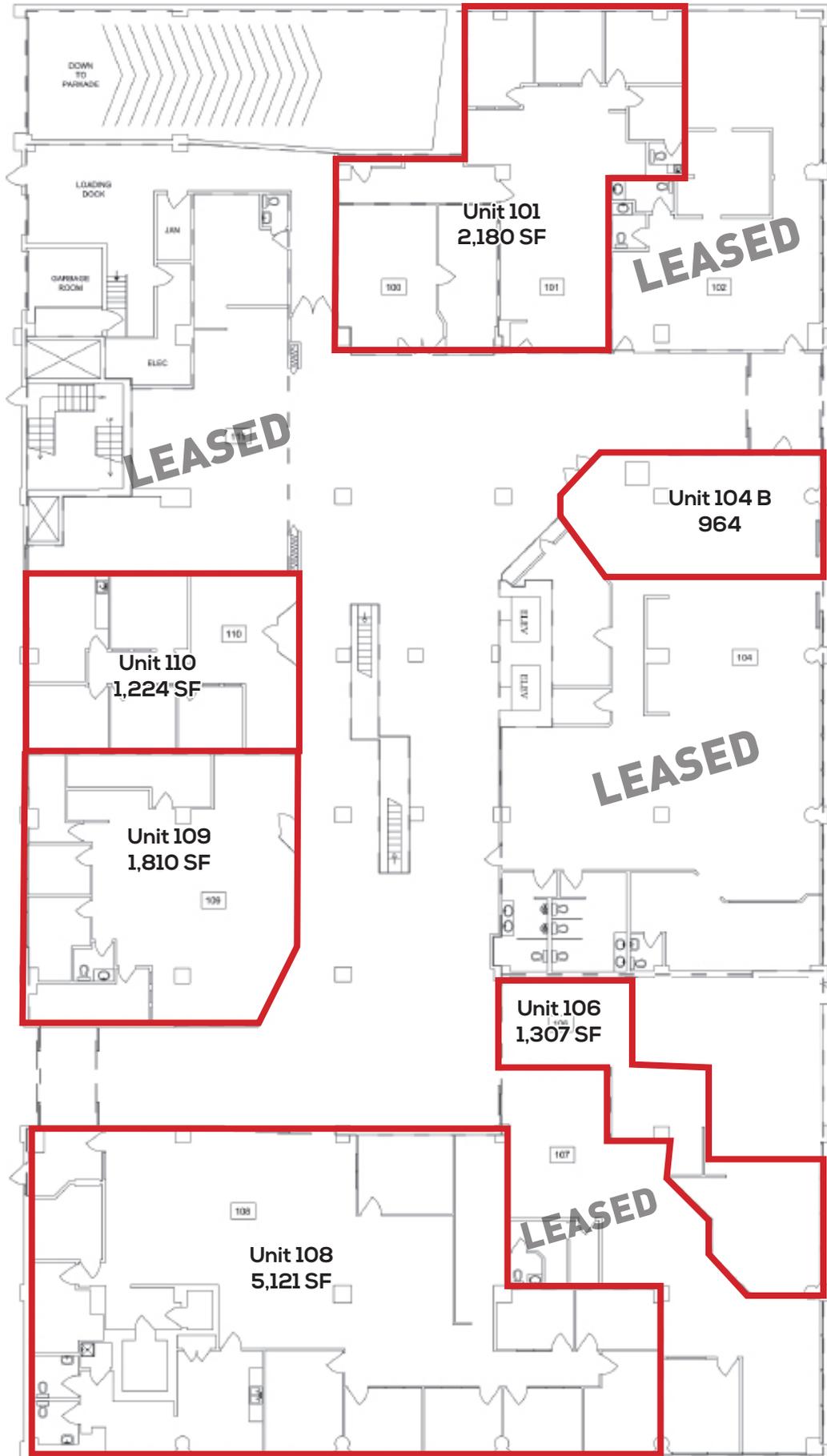
\$15.95 psf (est)

### Term:

5 - 10 years

**HEAD OFFICE**  
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**Toll Free** 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

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Suite 101 - 2,180 sq. ft. - Former Registry Office



Suite 106 - 1,307 sq. ft.



Suite 110 - 1,224 sq. ft.



# LOCATION

4909 49 Street, Red Deer, Alberta



## CHOOSE YOUR AVENUE

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**Steven Butt**

*President*

**403.802.6766**

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