

# OFFICE SPACE FOR LEASE

MILLENNIUM CENTRE  
4909 - 49<sup>TH</sup> STREET  
DOWNTOWN RED DEER



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

**Lorrie Whiteway**

*Associate*

**403.619.8255**

[lwhiteway@avenuecommercial.ca](mailto:lwhiteway@avenuecommercial.ca)

**Steven Butt**

*President*

**403.802.6766**

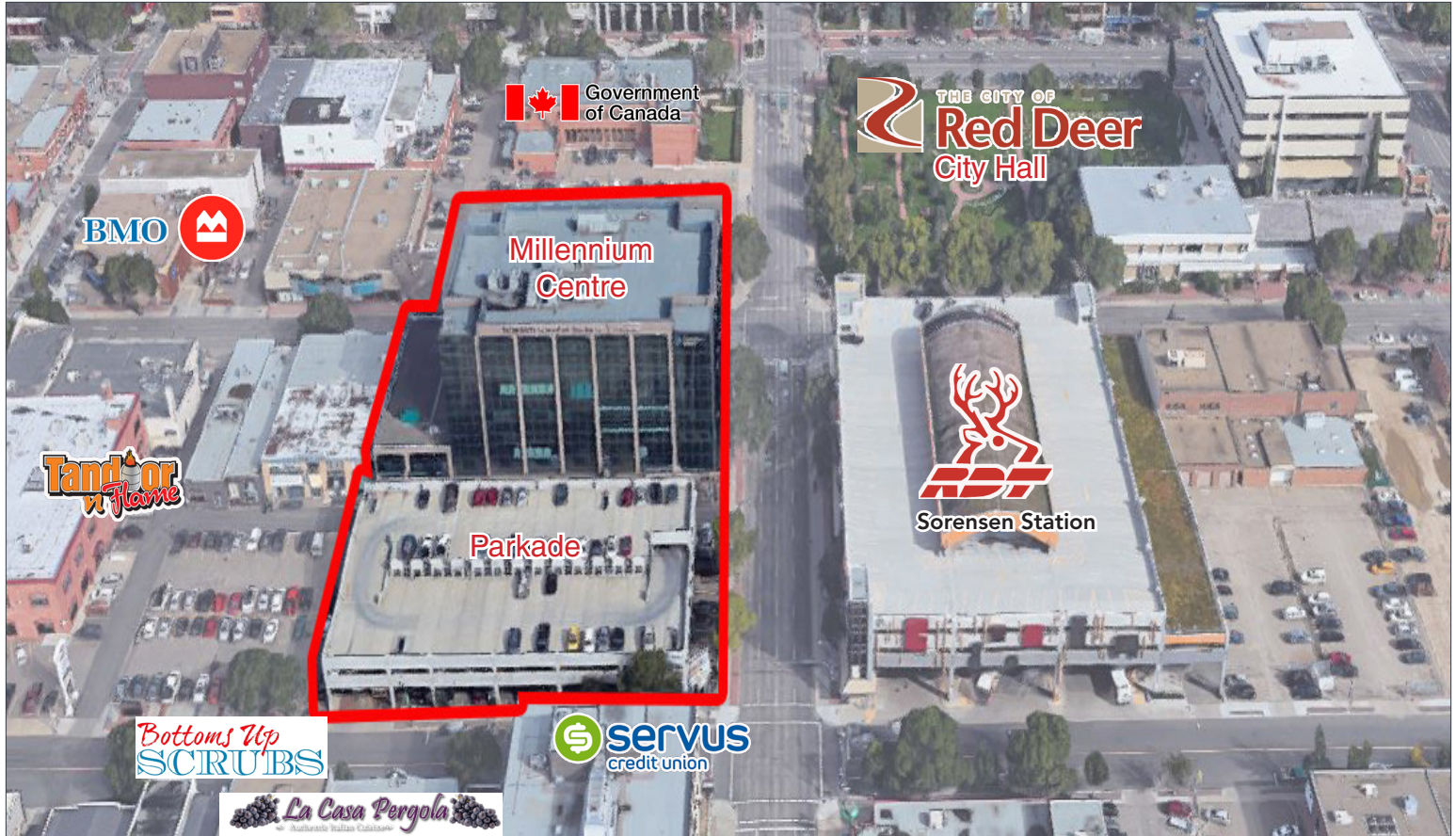
[sbutt@avenuecommercial.com](mailto:sbutt@avenuecommercial.com)

**AVENUE**  
Commercial  
Real Estate Solutions



# HIGHLIGHTS

4909 49 Street, Red Deer, Alberta



- 7 storey downtown office/retail building located across from City Hall with on site security
- 282 above ground parking & 53 underground stalls
- Strong tenant mix from financial and legal institution to government office
- Centrally located in downtown Red Deer
- 20,000 vehicles per day drive by
- RDC off site campus
- High trafficked food court
- New major retail tenants

## PROPERTY DESCRIPTION

Rates:	Market
Leasable Areas:	Unit 200 & 201: 9,688 sq. ft.
	Unit 202B: 2,134 sq. ft.
	Unit 210: 1,863 sq. ft.
	Unit 211: 923 sq. ft.
	Unit 401: 1,262 sq. ft.
	Complete 6th Floor Available - 19,397 sq. ft. Self Contained, locked down and alarms available 6th floor can be demised if required
Op Costs & Taxes:	\$15.64 psf (est)
Term:	3 - 10 years
Available:	Immediately

**AVENUE** | Commercial  
Real Estate Solutions

### HEAD OFFICE

Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6

Main 403.802.6766  
Toll Free 800.750.6766

[AvenueCommercial.com](http://AvenueCommercial.com)

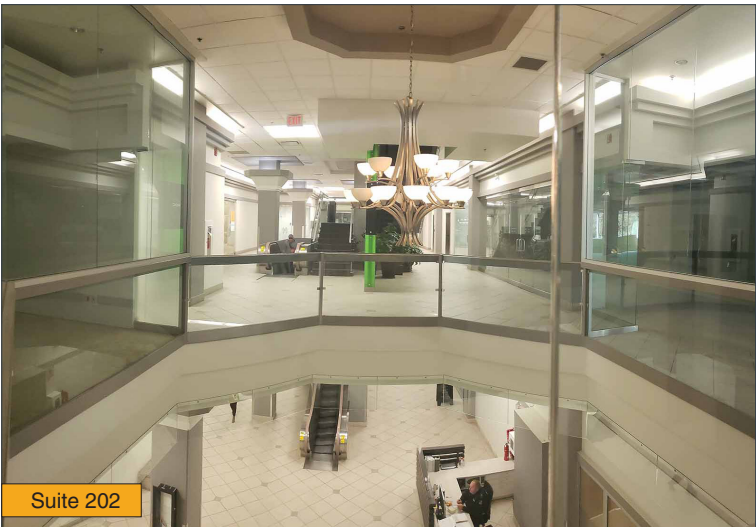
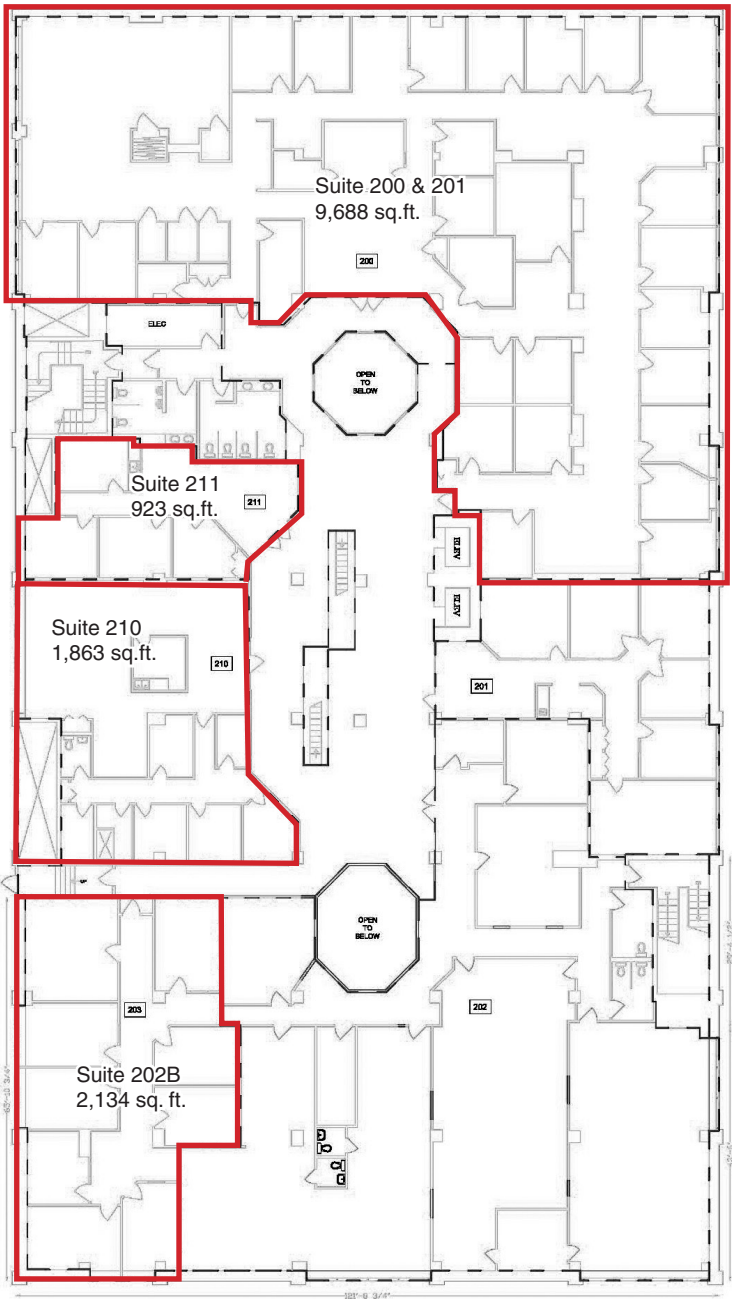




# SECOND FLOOR

4909 49 Street, Red Deer, Alberta

## Second Floor





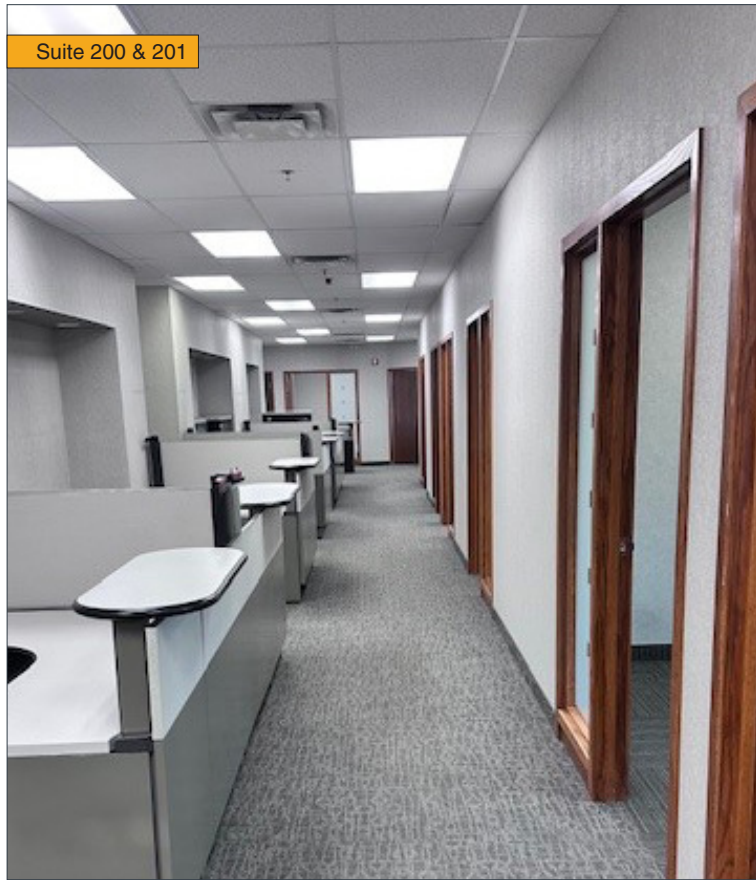
## SECOND FLOOR - 200 & 201

4909 49 Street, Red Deer, Alberta

Suite 200 & 201



Suite 200 & 201



Suite 200 & 201



Suite 200 & 201



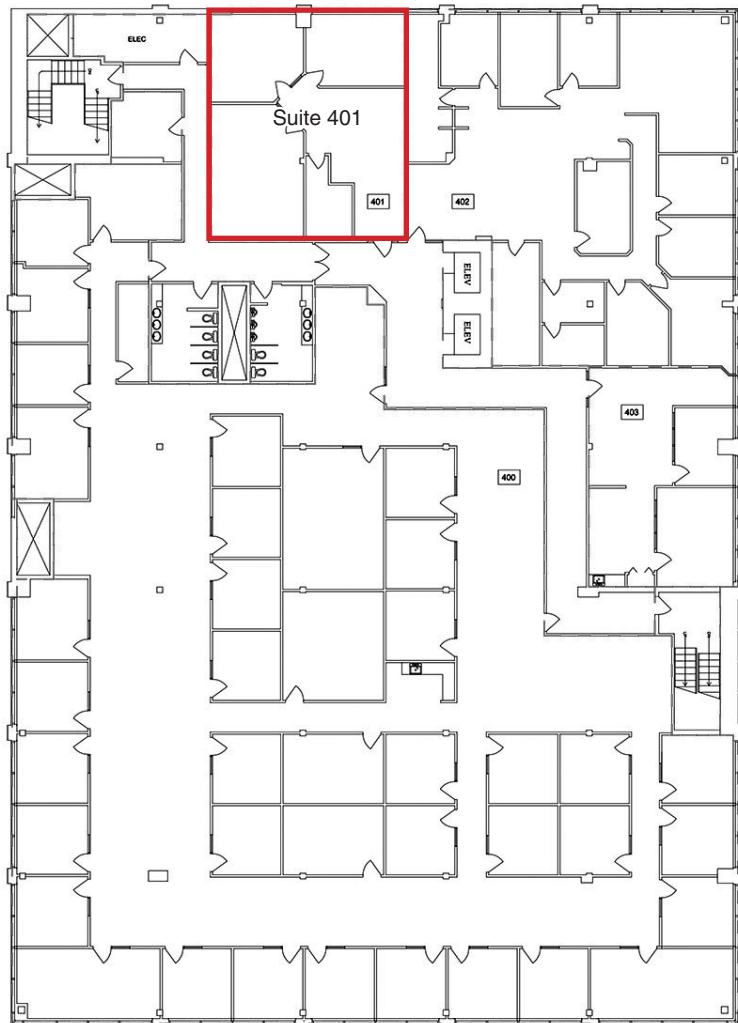
Bright Window Offices



# FOURTH FLOOR

4909 49 Street, Red Deer, Alberta

Fourth Floor - 1,262 sq. ft.



## HEAD OFFICE

Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6

**Main** 403.802.6766  
**Toll Free** 800.750.6766

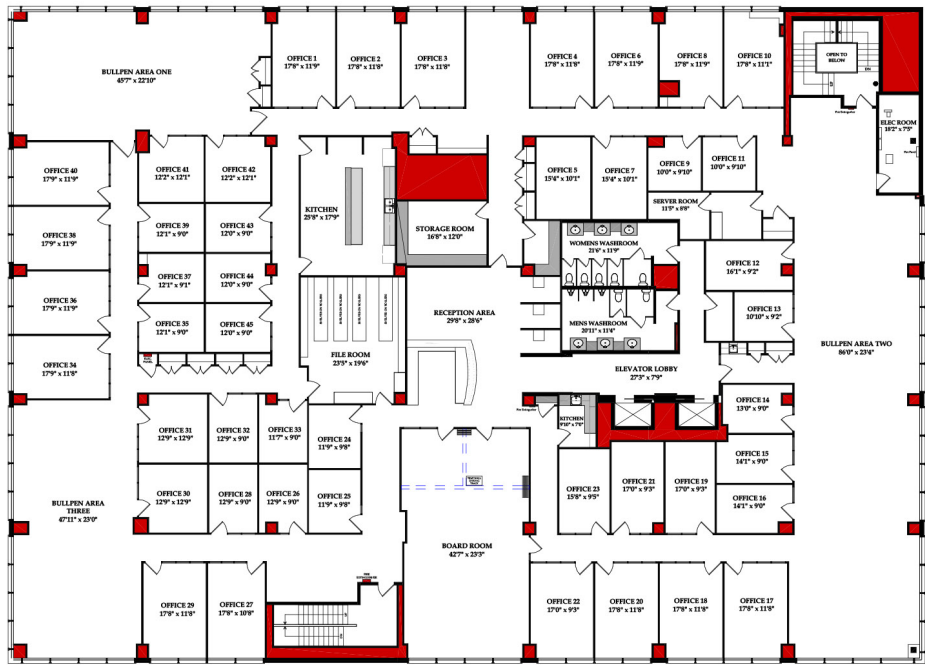
[AvenueCommercial.com](http://AvenueCommercial.com)



SIXTH FLOOR 4909 49 Street, Red Deer, Alberta

SIXTH FLOOR 4909 49 Street, Red Deer, Alberta

**Sixth Floor - 19,397 sq. ft. - Can be Demised if Required**





## SIXTH FLOOR

4909 49 Street, Red Deer, Alberta

Sixth Floor - 19,397 sq. ft. - Can be Demised if Required







## CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

**Lorrie Whiteway**

*Associate*

**403.619.8255**

[lwhiteway@avenuecommercial.ca](mailto:lwhiteway@avenuecommercial.ca)

**Steven Butt**

*President*

**403.802.6766**

[sbutt@avenuecommercial.com](mailto:sbutt@avenuecommercial.com)

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.