

PROMOTION**5 / 5 / 5**

SEE PAGE 2 FOR MORE DETAILS*

FLOOR 9
9,000 SF Available**FLOOR 8**
9,000 SF Available**FLOOR 7**
5,869 SF Available**FLOOR 5**
10,319 SF Available**FLOOR 4**
10,319 SF Available**FLOOR 2**
1,934 SF Available**FOR LEASE****EXECUTIVE PLACE**

4900 50 Street, Red Deer, AB

**SALOMONS**
COMMERCIAL

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PROMOTION

4900 50th Street

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.*

Stantec Executive Place

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

\$11.97 PSF (includes all utilities)
**does not include management fee*



UNIT SIZES

1,934 SF - 10,319 SF



SIGNAGE

Facade Available

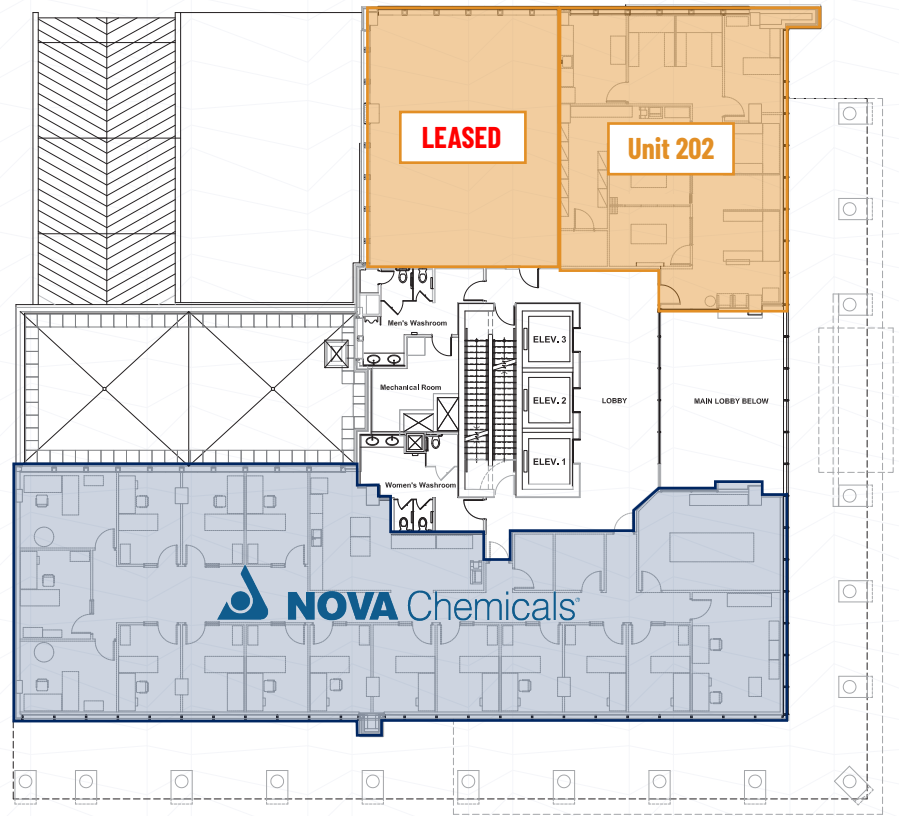


2ND FLOOR

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

SPACE FEATURES

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

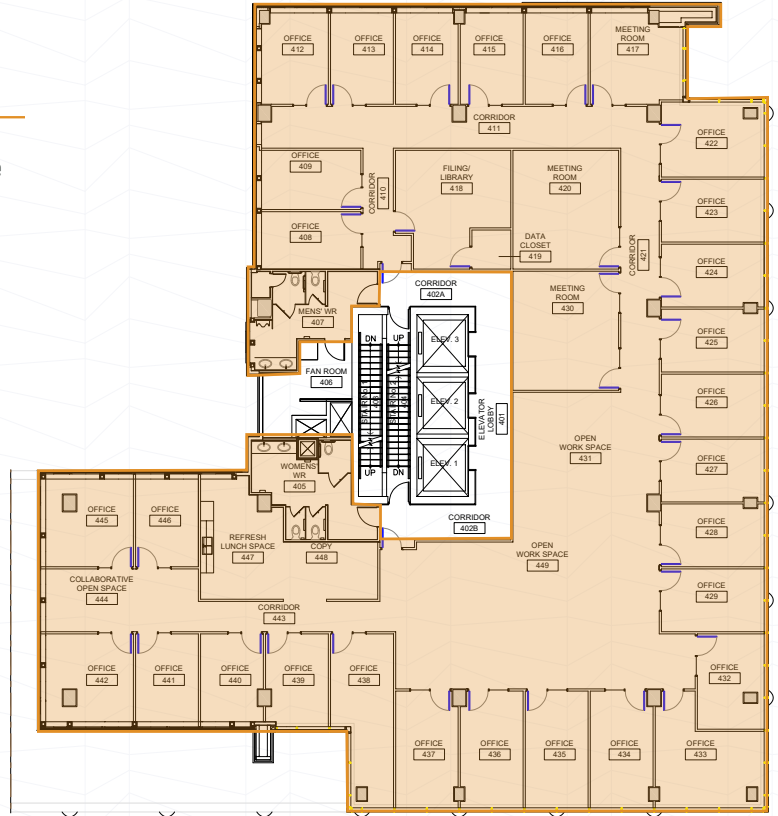


4TH FLOOR

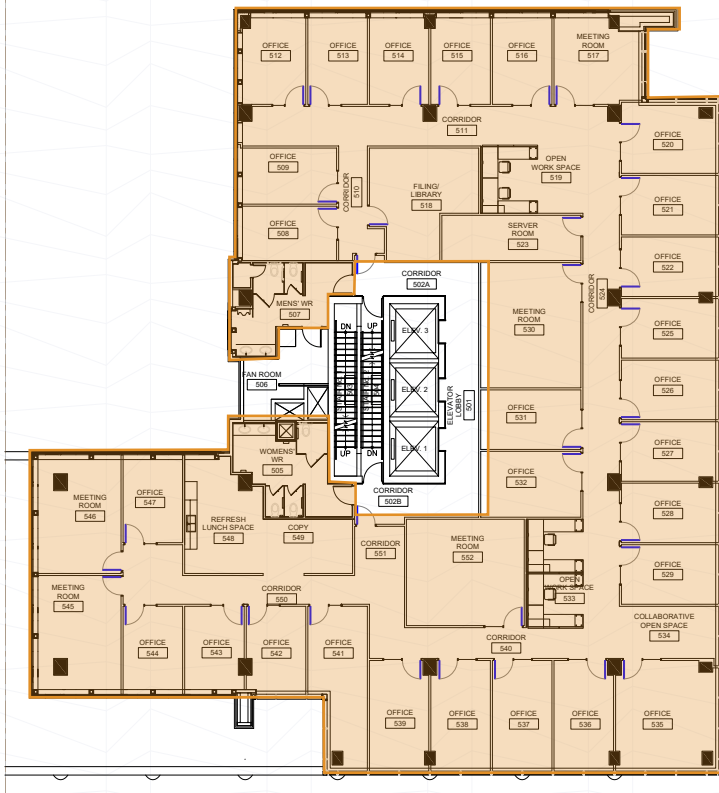
Unit	Rentable Area (SF)	Usable Area (SF)	Lease Rate	Available
401	10,319	9,175	Market	Negotiable

SPACE FEATURES

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



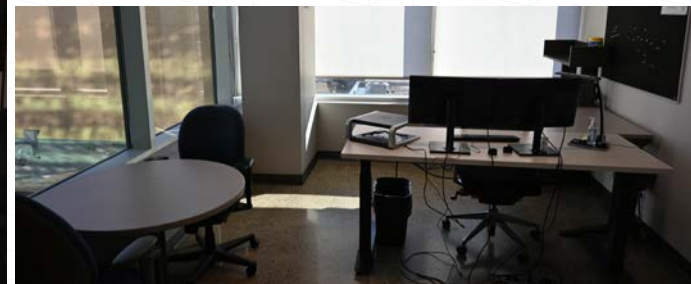
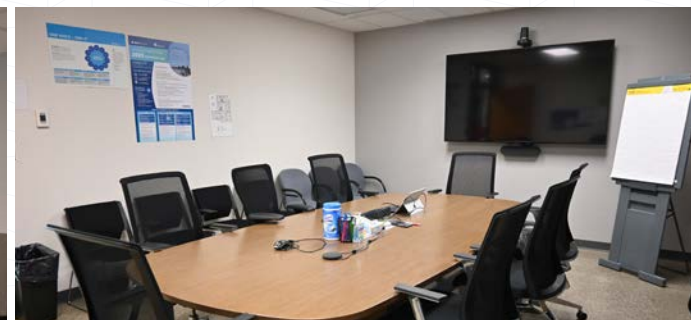
5TH FLOOR



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

SPACE FEATURES

- › Boardroom
- › Private Offices
- › Open Office Spaces
- › Lunch Room
- › Printer Area
- › Furnished Option Available
- › Key Card Access
- › Smaller Demised Space Available

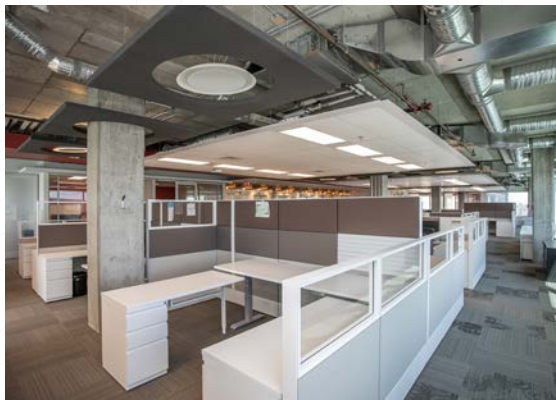
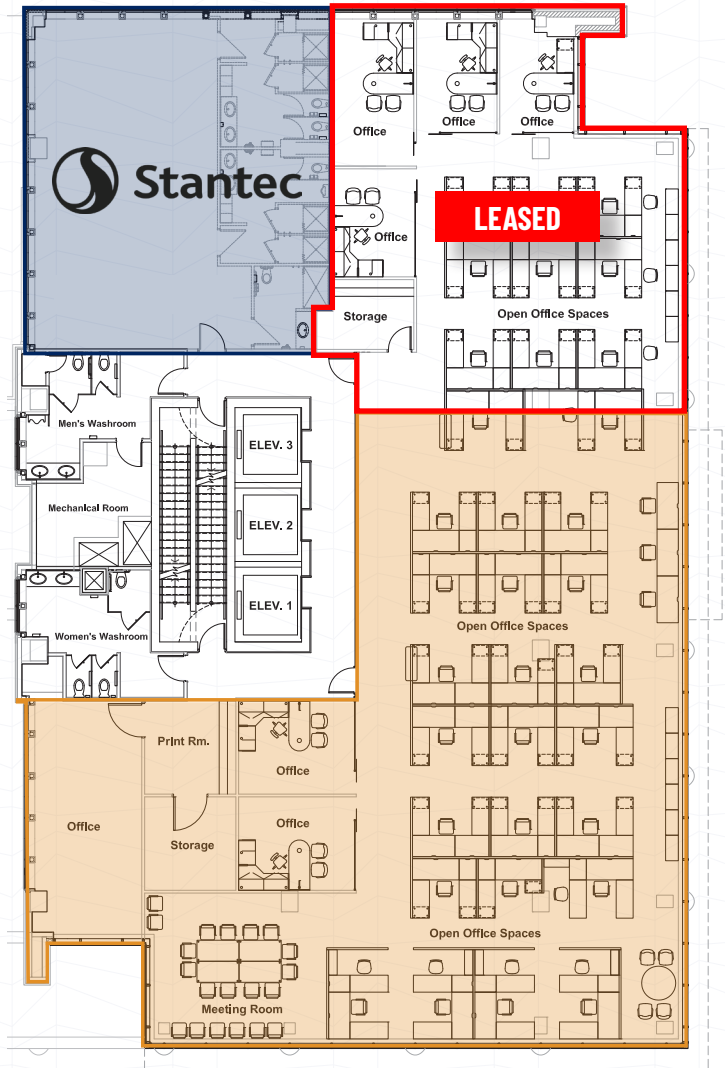


7TH FLOOR

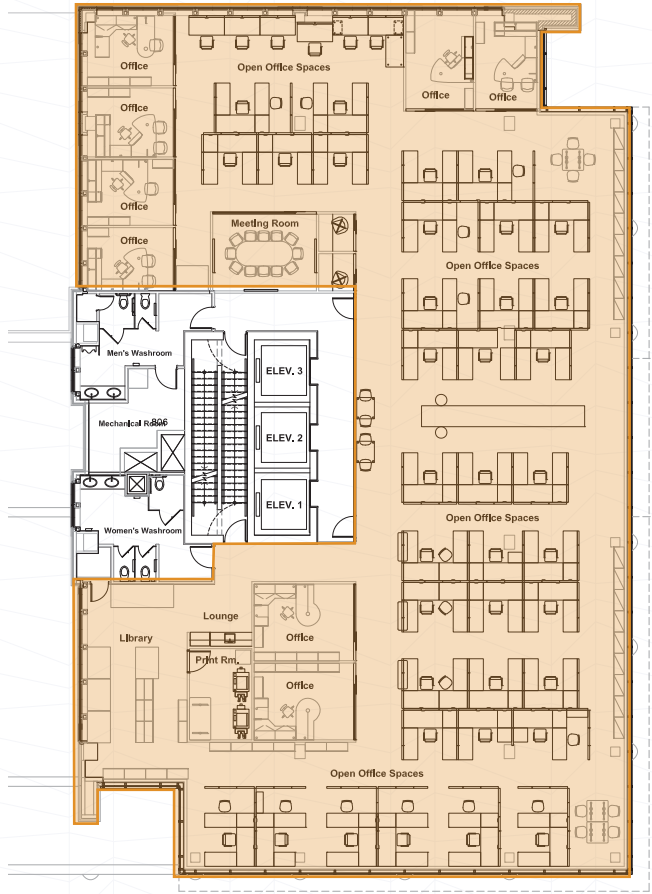
Unit	Rentable Area (SF)	Usable Area (SF)	Lease Rate	Available
701	5,869	5,240 (TBV)	Market	Negotiable

SPACE FEATURES

- › Boardroom
- › Private Offices
- › Open Office Spaces
- › Printer Room
- › Furnished Option Available
- › Key Card Access
- › Smaller Demised Space Available



8TH FLOOR



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

SPACE FEATURES

- › Boardroom
- › Private Offices
- › Open Office Spaces
- › Lounge Room
- › Furnished Option Available
- › Key Card Access
- › Smaller Demised Space Available

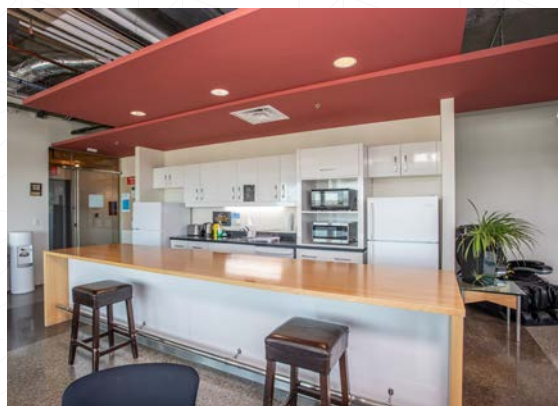
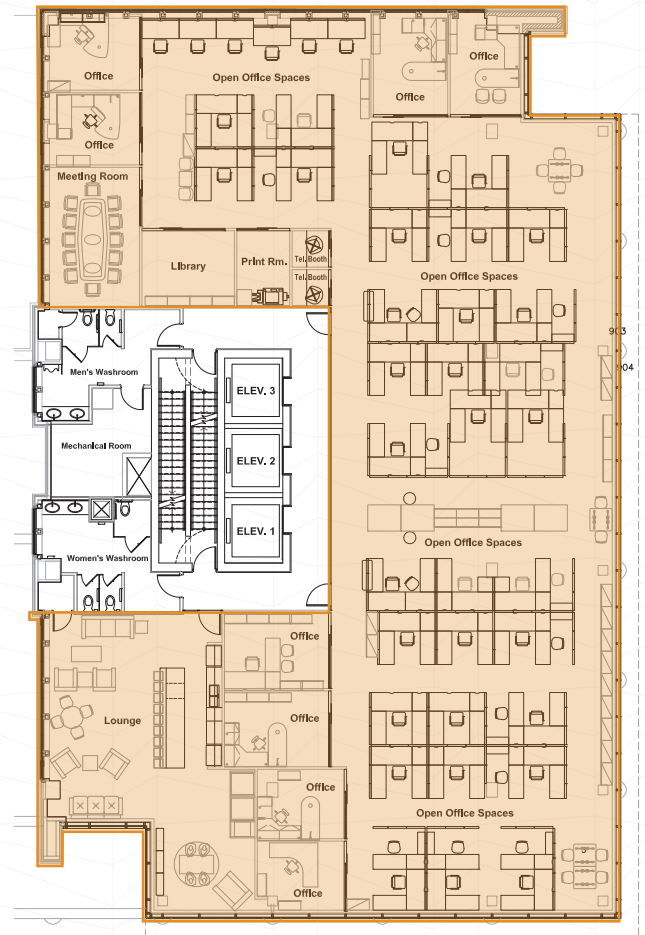


9TH FLOOR

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

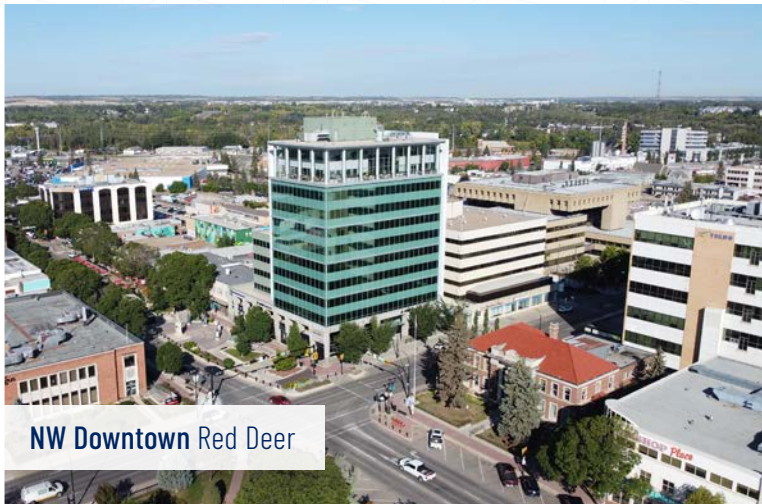
SPACE FEATURES

- › Boardroom
- › Private Offices
- › Open Office Space
- › Lounge
- › Furnished Option Available
- › Key Card Access
- › Smaller Demised Space Available

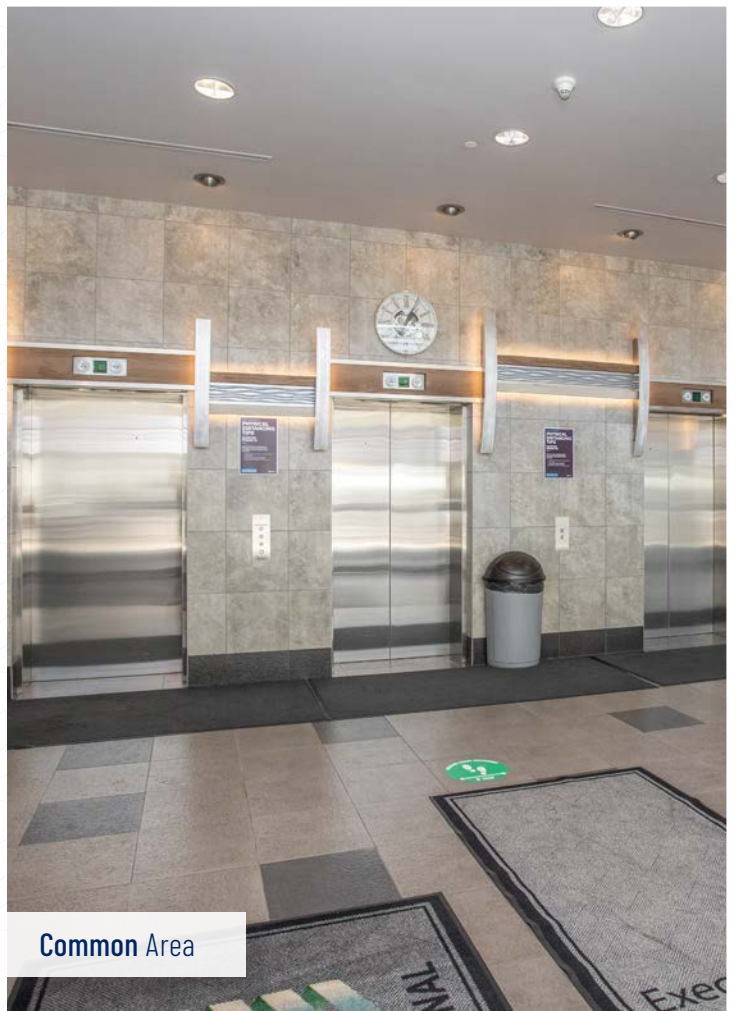




Underground Parkade



NW Downtown Red Deer

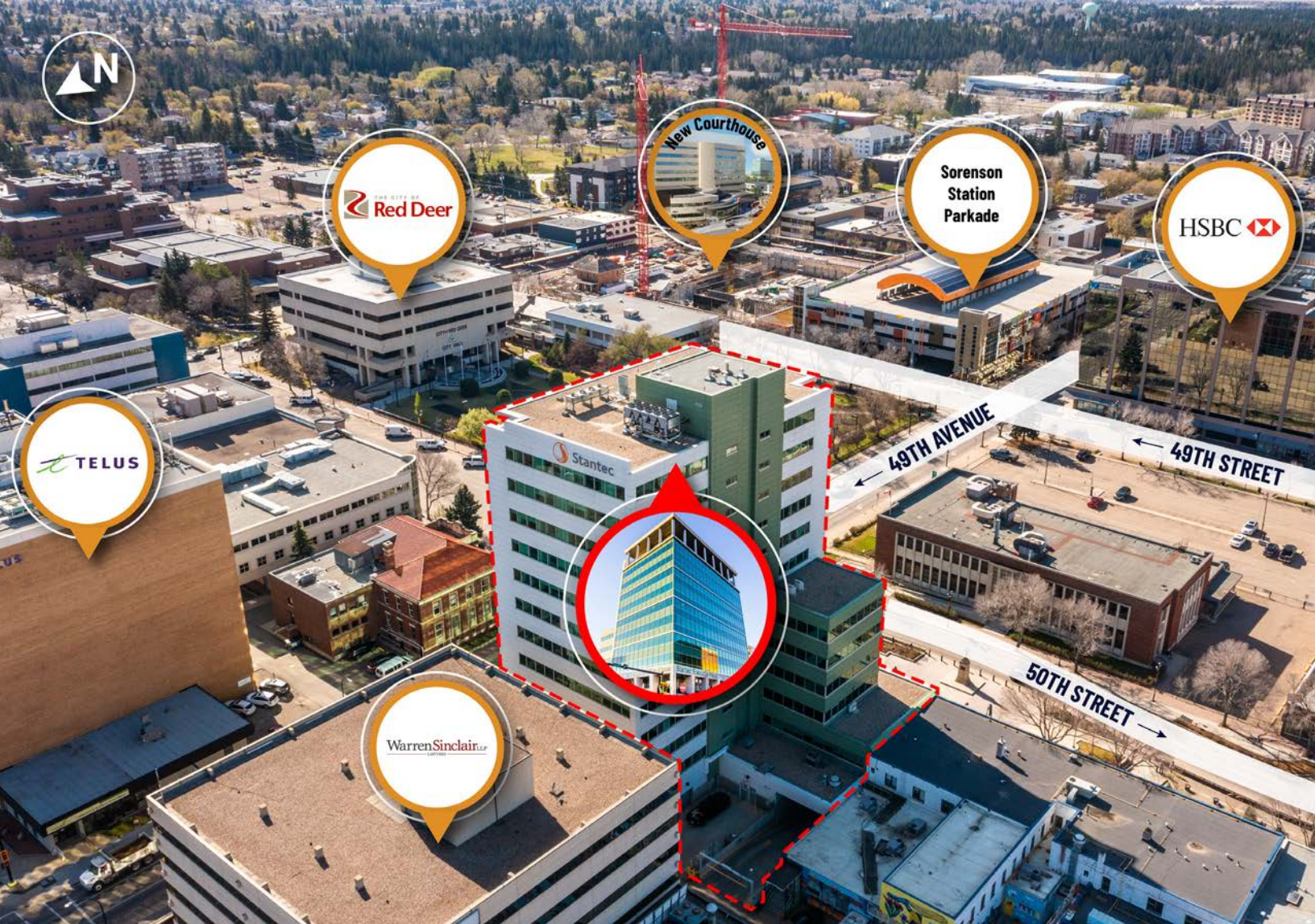


Common Area



New Courthouse

SE Downtown Red Deer



Central Alberta's Ambassador for Commercial Real Estate



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