

For Lease



# MILLENNIUM CENTRE

4909 49 STREET  
RED DEER, ALBERTA

## DEMOGRAPHICS



**Population**  
100,418



**Median Age**  
43



**Household Income**  
\$93,098

## BUILDING DETAILS



**Parking**  
280 stalls



**Neighbourhood**  
Downtown



**Traffic Count**  
20,000 vpd

## HIGHLIGHTS

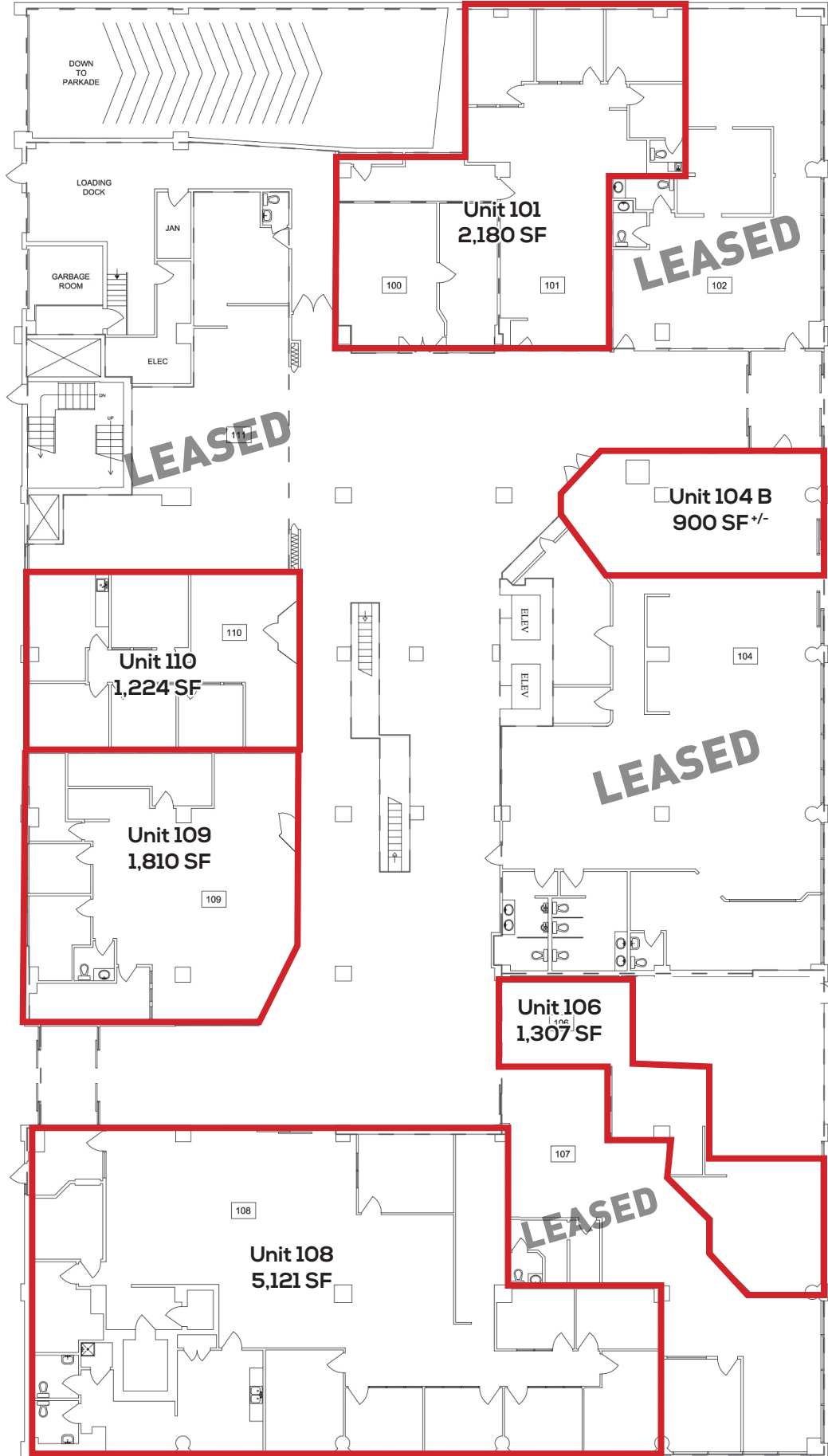
- 7 storey downtown office/retail building located across from City Hall in downtown Red Deer with a parkade capacity for 280 vehicles
- Strong tenant mix from financial and legal institution to government office
- RDC off site campus, high trafficked food court
- New major retail tenants

## PROPERTY DESCRIPTION

<b>Rates:</b>	Market
<b>Leasable Areas:</b>	Unit 101: 2,180 sq. ft.
	Unit 104B: 900 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.
<b>Op Costs &amp; Taxes:</b>	\$15.50 psf (est)
<b>Term:</b>	5 - 10 years
<b>Parking:</b>	Market Rates

**HEAD OFFICE**  
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[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

Commercial / Residential / Financing / Property Management / Investments

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