



5010 43 Street Red Deer, Alberta

# Centre 5010 Office Suites For Lease

**Blair McArthur**

Associate Vice President  
+1 403 391 0669  
blair.mcarthur@colliers.com



# Property Overview

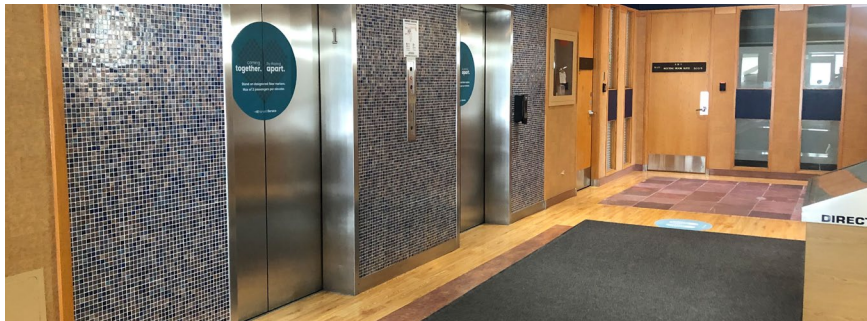
<b>Civic Address</b>	5010 43 Avenue Red Deer, Alberta
<b>Location</b>	Gaetz Avenue
<b>Zoning</b>	C1 Commercial (City Centre)
<b>Renovated</b>	2020
<b>Rentable Area</b>	Suite 102 - LEASED Suite 103 - 2,333 SF Suite 104 - 1,221 SF Suite 105 - 1,490 SF (can be combined with 104) Suite 160 - LEASED Suite 803 - 3,324 SF Suite 804 - 1,924 SF Suite 807 - 2,867 SF Suite 808 - 460 SF Suite 810 - 869 SF
	further demising options available
<b>Parking</b>	1 : 900 SF Underground - \$135 per stall, per month Surface - \$105 per stall, per month
<b>Term</b>	5 - 10 years
<b>Asking Lease Rate</b>	Market
<b>TIA/Turnkey</b>	Negotiable / Available
<b>Opt. Costs</b>	\$13.88 PSF (est. 2023)
<b>Available</b>	Immediately

## Highlights

- Building naming rights available
- High-profile building
- Ease of access / egress
- Building has undergone significant upgrades
- HVAC systems recently replaced
- Exterior renovations are now complete

14,488  
square feet  
available

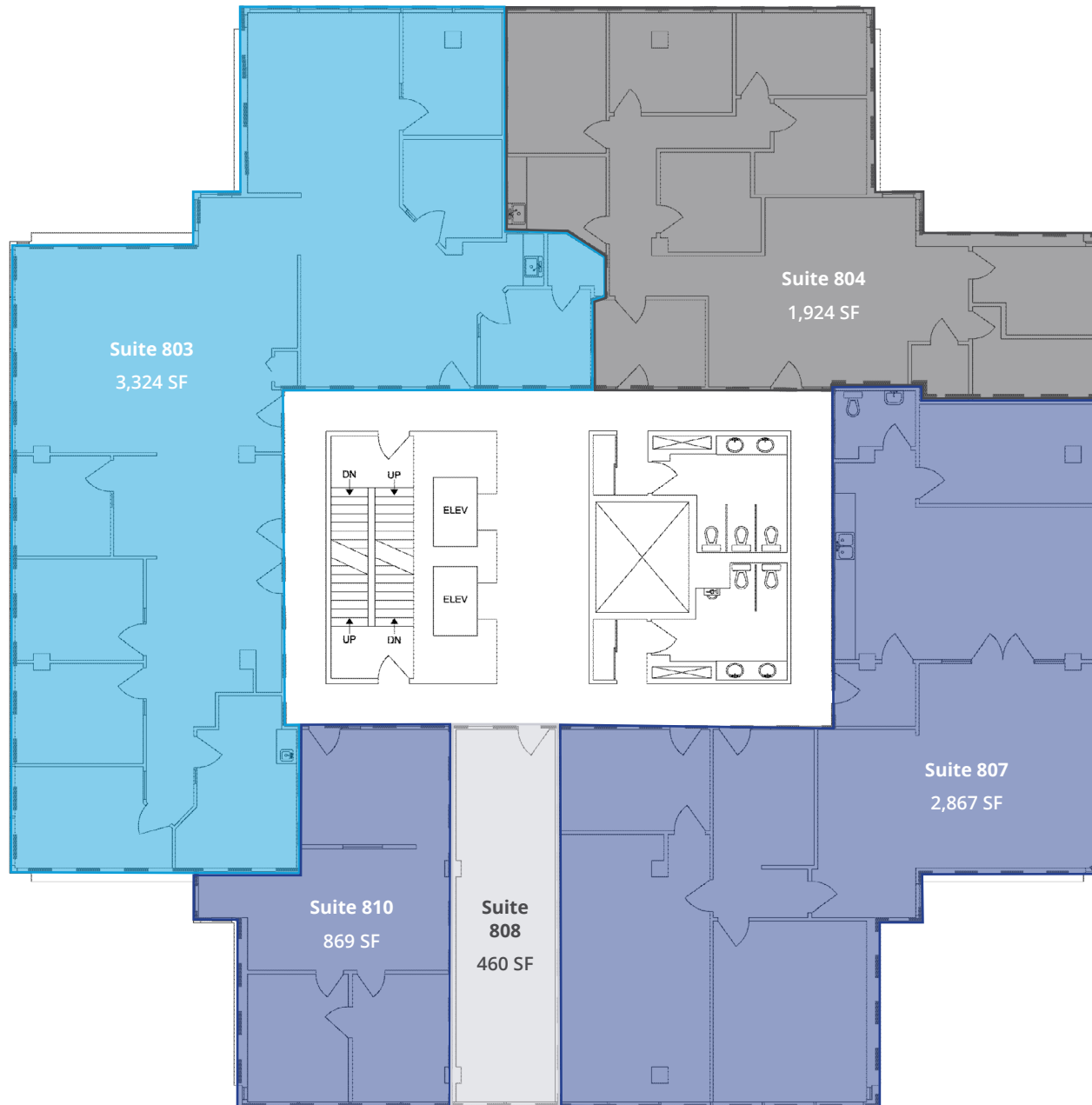




# Main Floor



# 8<sup>th</sup> Floor







**Colliers**

Hospital

RCMP

Dairy Queen

Fire Dept.

Tim Hortons

Scotiabank

Super 8

Safeway

Starbucks

Safeway Gas Bar

Phil's Restaurant

Service Canada Centre

5010 43 Street Red Deer, Alberta

**Blair McArthur**

Associate Vice President  
+1 403 391 0669  
blair.mcarthur@colliers.com

[View Online Listing](#)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.



[collierscanada.com](https://www.collierscanada.com)

Accelerating success.