

FOR LEASE

430077 RR261
PONOKA COUNTY, AB





About the Property

This 14,600 sq. ft. two-storey office building, constructed in 2011, offers a professional, move-in-ready workspace with direct exposure to the QEII Highway. Built for flexibility, the building can be leased in full or by floor, with separate access to the second level.

The main floor (7,600 sq. ft.) includes nine private offices, two washrooms, a bright reception area, boardroom, office storage, a spacious kitchen, and an open workstation area. The second floor (7,000 sq. ft.) offers a large bullpen/training area, boardroom, one office, two washrooms, and multiple access points—ideal for independent tenancy.

Interior features include modern finishes, a mix of tile and carpet, full-height glazing, and a central glass-and-steel staircase. Fully air-conditioned. Furnishings may remain; tenant improvement allowance negotiable.

This property provides a significant timeline advantage—available for immediate occupancy compared to 12–18 months for new construction.

Strategically located in Ponoka County with direct access to QEII, this site is 30 minutes to Red Deer, 1 hour to Edmonton, and under 2 hours to Calgary. Its central positioning is ideal for companies serving Alberta's primary trade corridors.

***ADDITIONAL OPTIONS AVAILABLE (DEPENDENT ON TERMS):**

Option 2 - Office Building + ~4.25 Acres of yard

Option 3 - Office Building + ~4.25 Acres of yard + 30'x120' Shop/washbay

Option 4 - Office Building + ~10.25 Acres

An additional 20-acre parcel with highway frontage is available separately for Sale

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LEGAL DESCRIPTION

Plan 1521647, Block 1, Lot 4

BUILDING SIZE

Up to 14,600 SF (over 2 Floors)

SITE SIZE

Up to 10.25 Acres*

LOCATION

Ponoka County

ZONING

RI - Rural Industrial District

LEASE RATE

\$9.00 PSF

ADDITIONAL RENT

\$2.50 PSF (Utilities Included)

FURNISHED

Yes; Turnkey, move-in ready office

POSSESSION

Negotiable

| Main Floor

UNIT SIZE
7,600 SF

LEASE RATE
\$9.00 PSF

ADDITIONAL RENT
\$2.50 PSF (Utilities Included)

TOTAL MONTHLY RENT
\$7,283.33 + GST

FEATURES

- › (9) Offices
- › (2) Washrooms
- › Bright Reception Area
- › Boardroom
- › Office Storage
- › Kitchen Area
- › Open Workstation/cubicle/bullpen area



| Second Floor

UNIT SIZE
7,000 SF

LEASE RATE
\$9.00 PSF

ADDITIONAL RENT
\$2.50 PSF (Utilities Included)

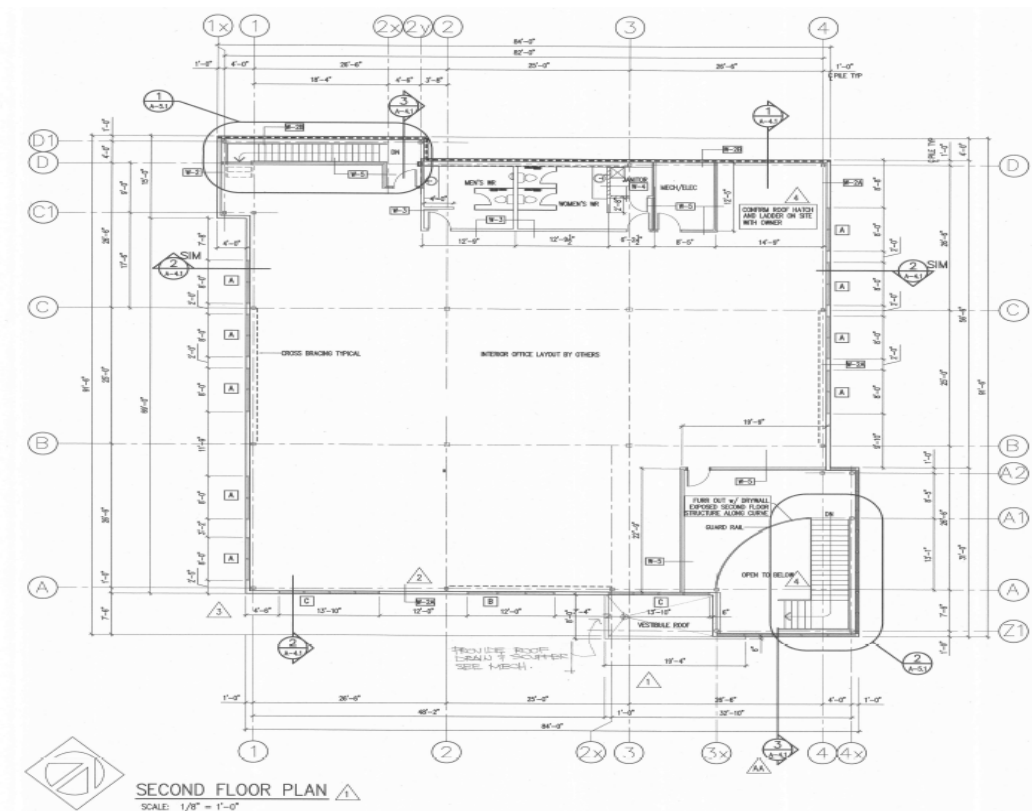
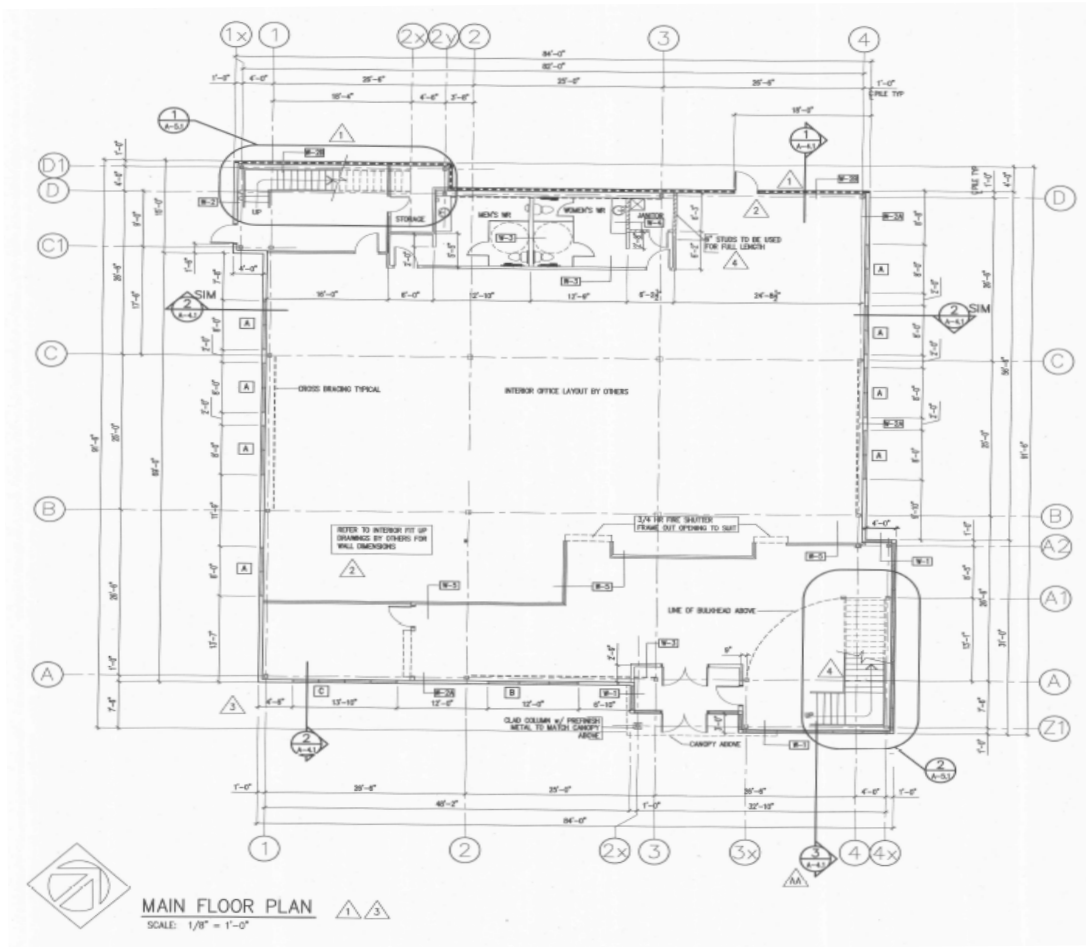
TOTAL MONTHLY RENT
\$6,708.33 + GST

FEATURES

- › Large Boardroom
- › (2) Washrooms
- › (1) Office
- › Large Open Training/Bullpen Area
- › North, South and East facing windows



Floor Plan



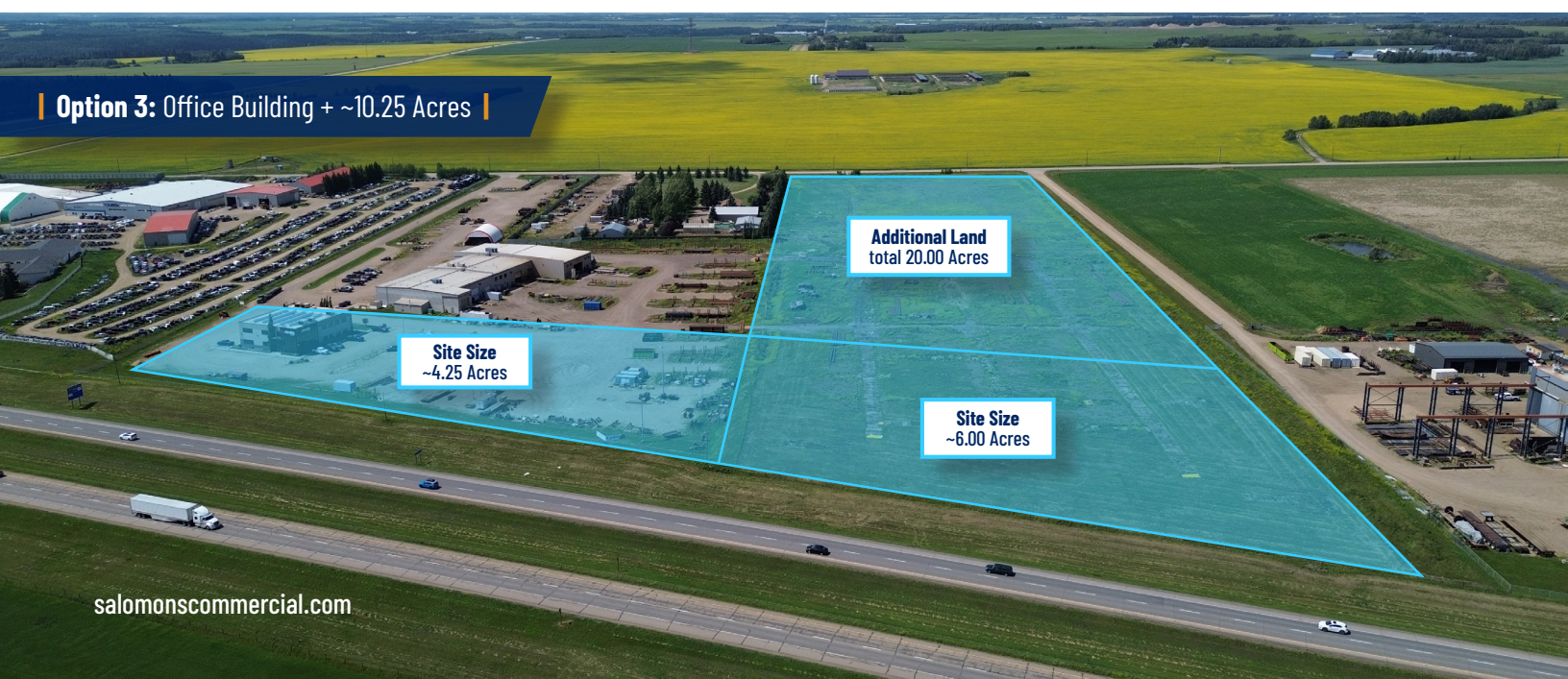
Option 2: Office Building + ~4.25 Acres of yard



Option 3: Office Building + ~4.25 Acres of yard + 30'x120' Shop/washbay



Option 3: Office Building + ~10.25 Acres



Site Size
~4.25 Acres

Additional Land
total 20.00 Acres

Site Size
~6.00 Acres



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