

# OFFICE SPACE FOR LEASE

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



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

**Steven Butt**

*President*

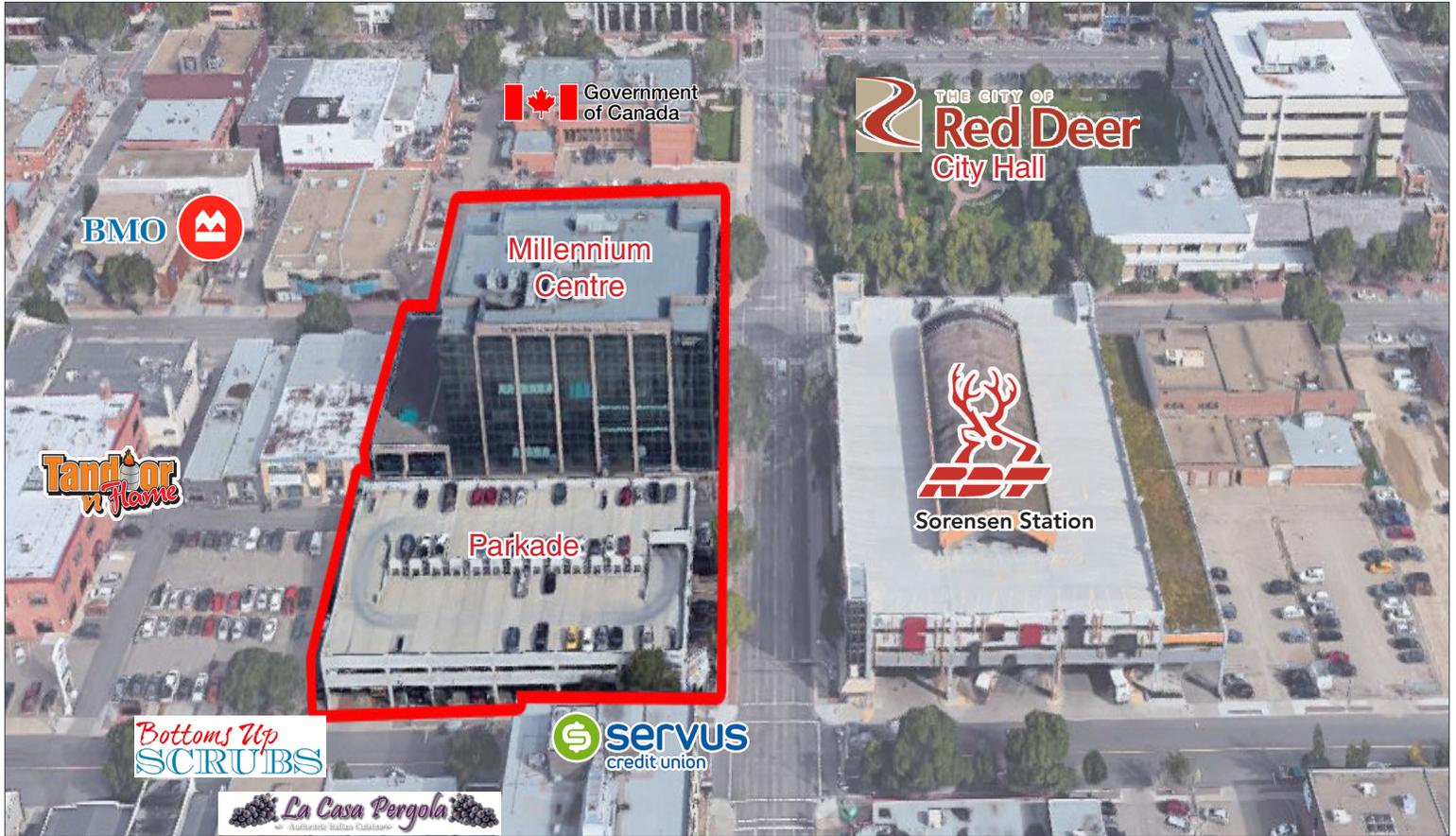
**403.802.6766**

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

**AVENUE**  
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Real Estate Solutions

# HIGHLIGHTS

4909 49 Street, Red Deer, Alberta



- Seven-storey office and retail building prominently located across from City Hall in downtown Red Deer.
- Exceptional parking offering with 282 above-ground stalls and 53 underground stalls.
- On-site security providing a safe and well-managed environment
- Strong, diverse tenant mix including financial institutions, legal firms, and government offices
- Red Deer College off-site campus driving consistent daily foot traffic
- Building amenities include: daycare, coffee shop and restaurant.

## PROPERTY DESCRIPTION

Rates:	Market
Leasable Areas:	Unit 200 & 201: 11,005 sq. ft.
	Unit 202B: 2,424 sq. ft.
	Unit 210: 2,116 sq. ft.
	Unit 211: 1,048 sq. ft.
	Unit 401: 1,546 sq. ft.
	Complete 6th Floor Available - 21,468 sq. ft. Self Contained, locked down and alarms available 6th floor can be demised if required
Op Costs & Taxes:	\$15.95 psf (est)
Term:	3 - 10 years
Available:	Immediately



### HEAD OFFICE

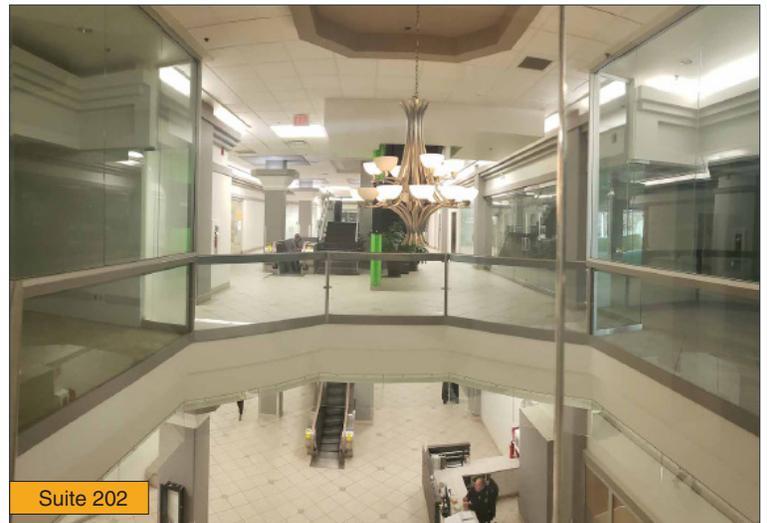
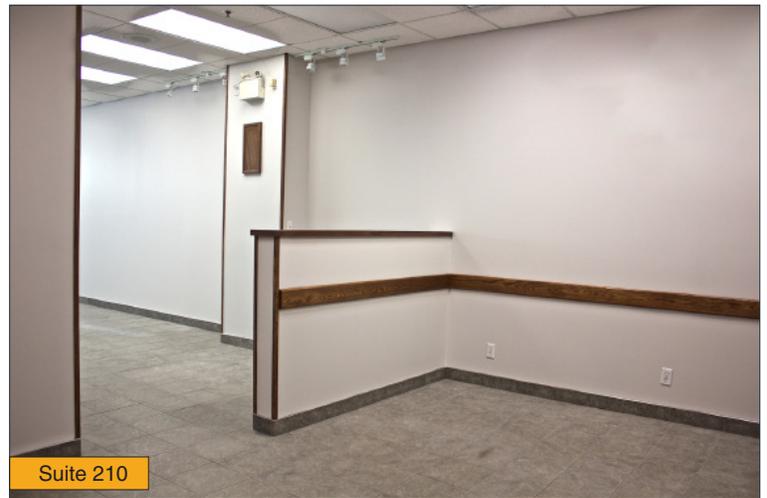
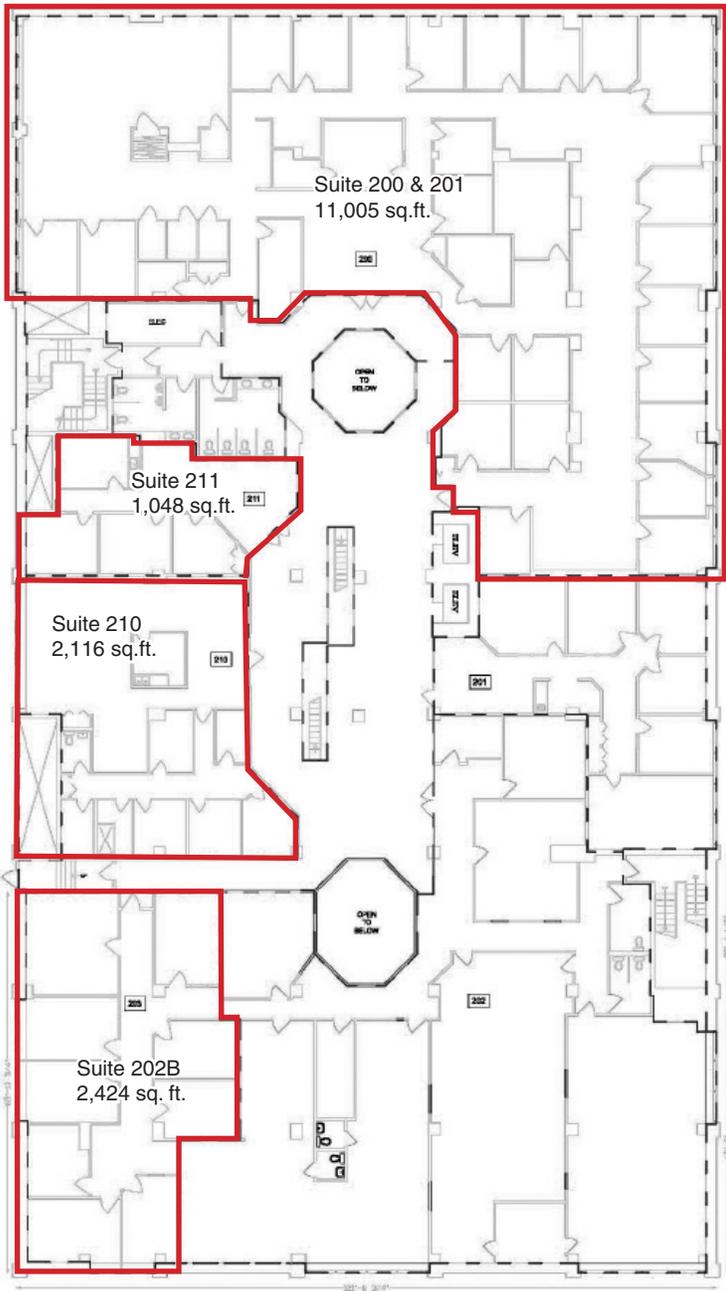
Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6

Main 403.802.6766  
Toll Free 800.750.6766

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## Second Floor

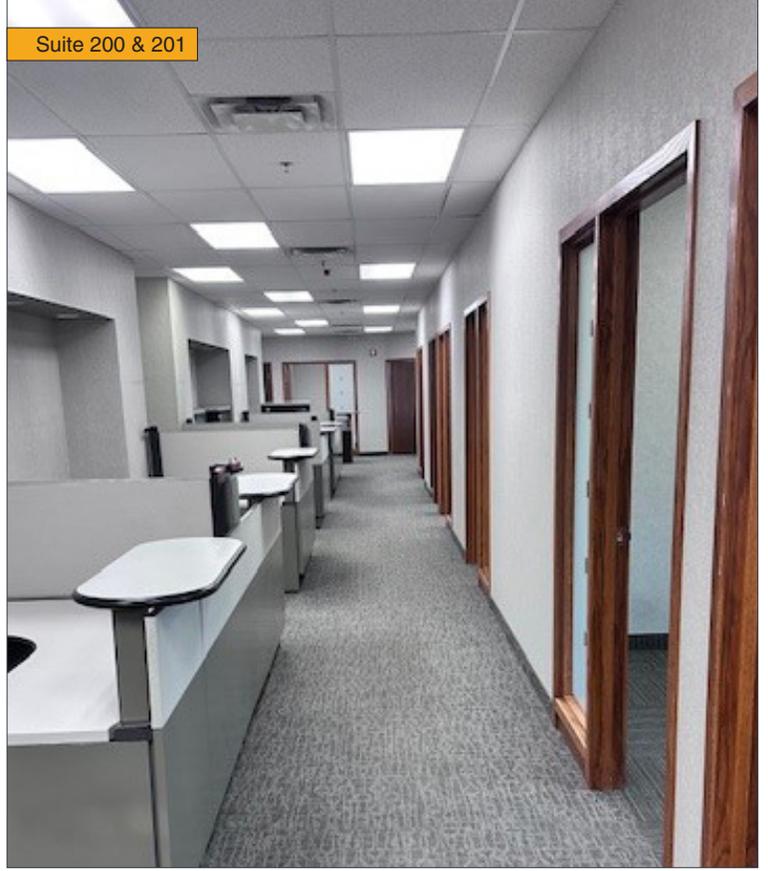


# SECOND FLOOR - 200 & 201

4909 49 Street, Red Deer, Alberta



Suite 200 & 201



Suite 200 & 201



Suite 200 & 201

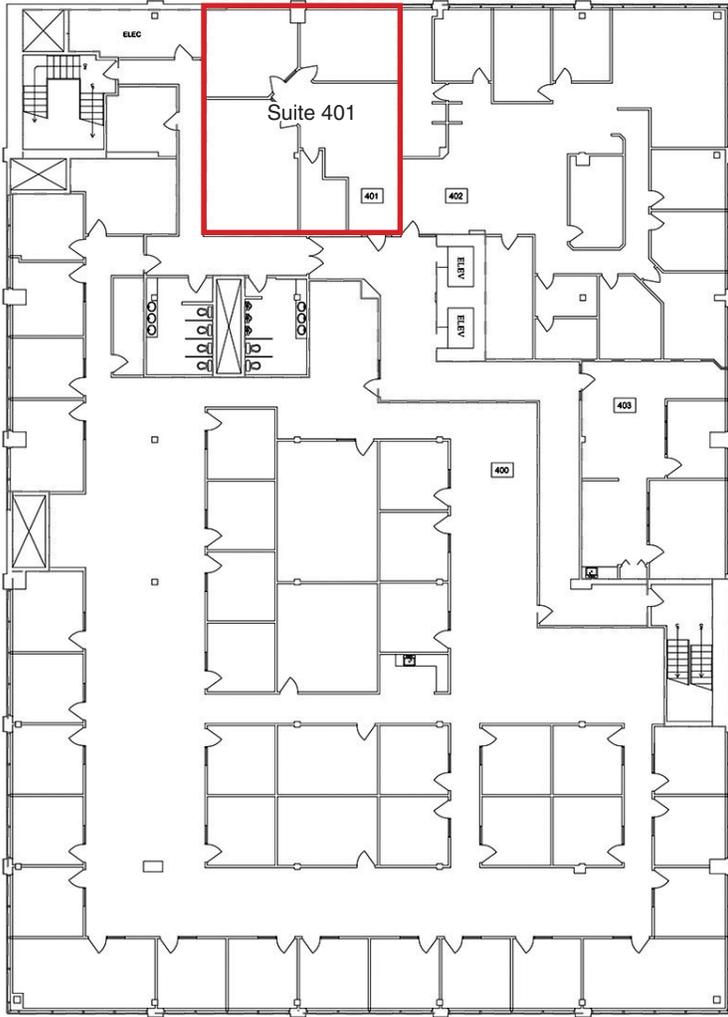


Suite 200 & 201

# FOURTH FLOOR

4909 49 Street, Red Deer, Alberta

Fourth Floor - 1,546 sq. ft.



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# SIXTH FLOOR

4909 49 Street, Red Deer, Alberta

Sixth Floor - 21,468 sq. ft. - Can be Demised if Required



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# CHOOSE YOUR AVENUE

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**Steven Butt**

*President*

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