



# OFFICE SPACE FOR LEASE

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

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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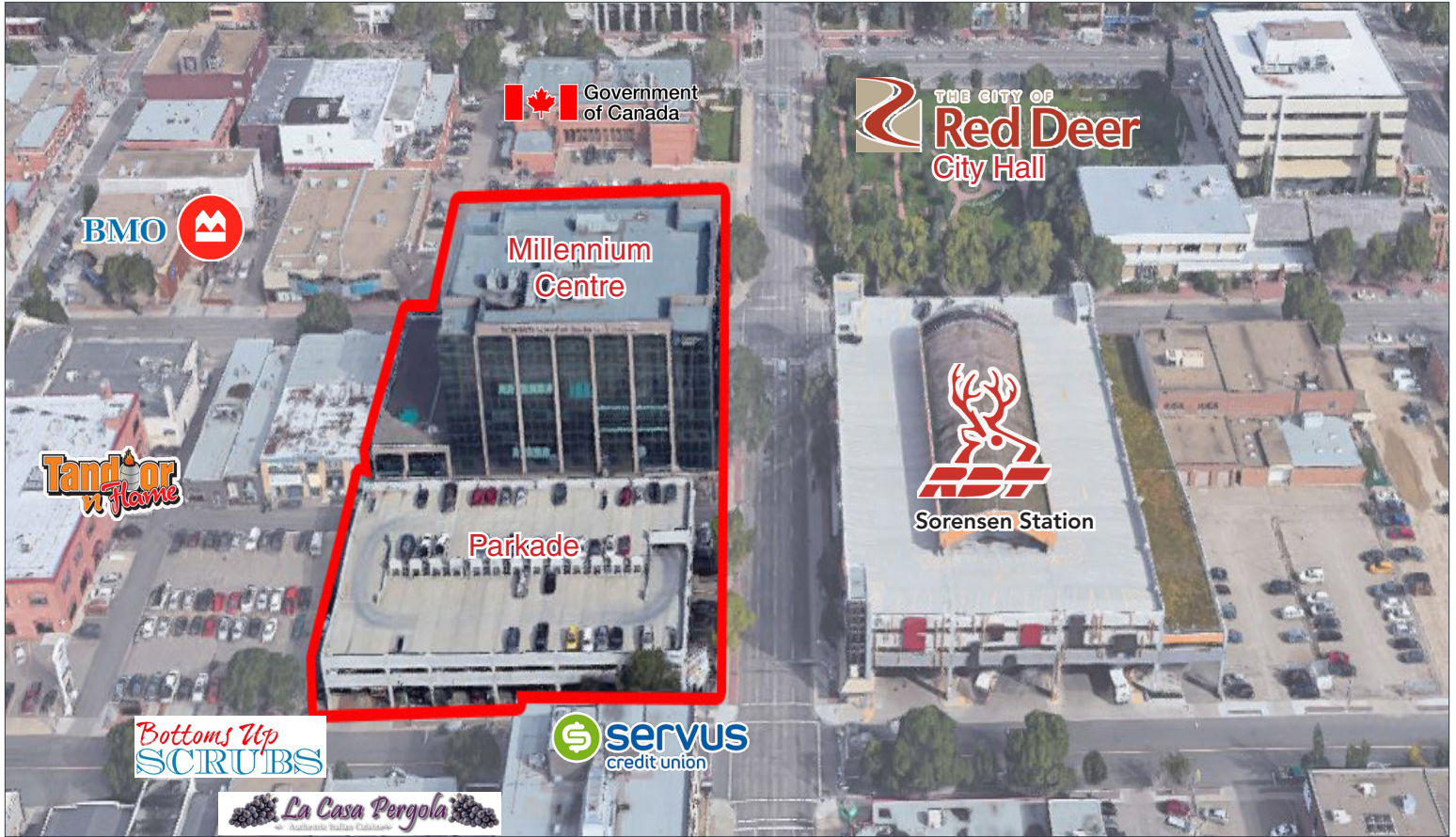
**AVENUE**

**Commercial**

Real Estate Solutions

# HIGHLIGHTS

4909 49 Street, Red Deer, Alberta



- 7 storey downtown office/retail building located across from City Hall
- Centrally located in downtown Red Deer
- Parkade capacity for 280 vehicles
- 20,000 vehicles per day drive by
- 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

Rates:	Market
Leasable Areas:	Unit 202B: 3,247 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:	\$15.50 psf (est)
Term:	3 - 10 years
Available:	Immediately

### HEAD OFFICE

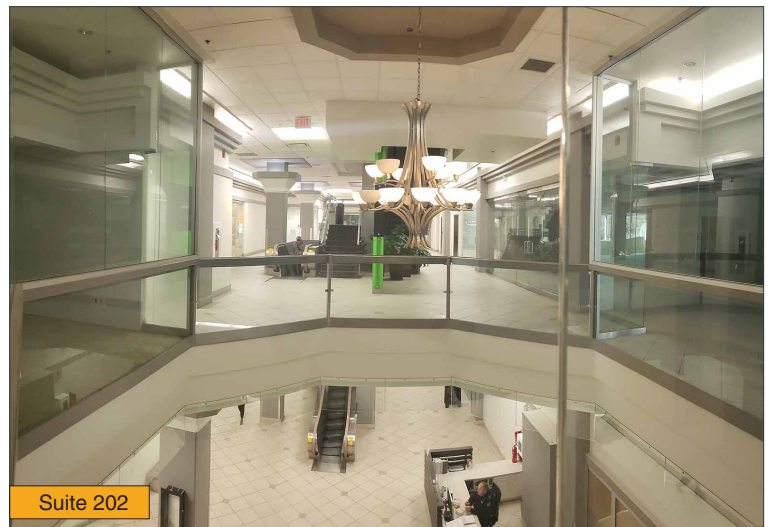
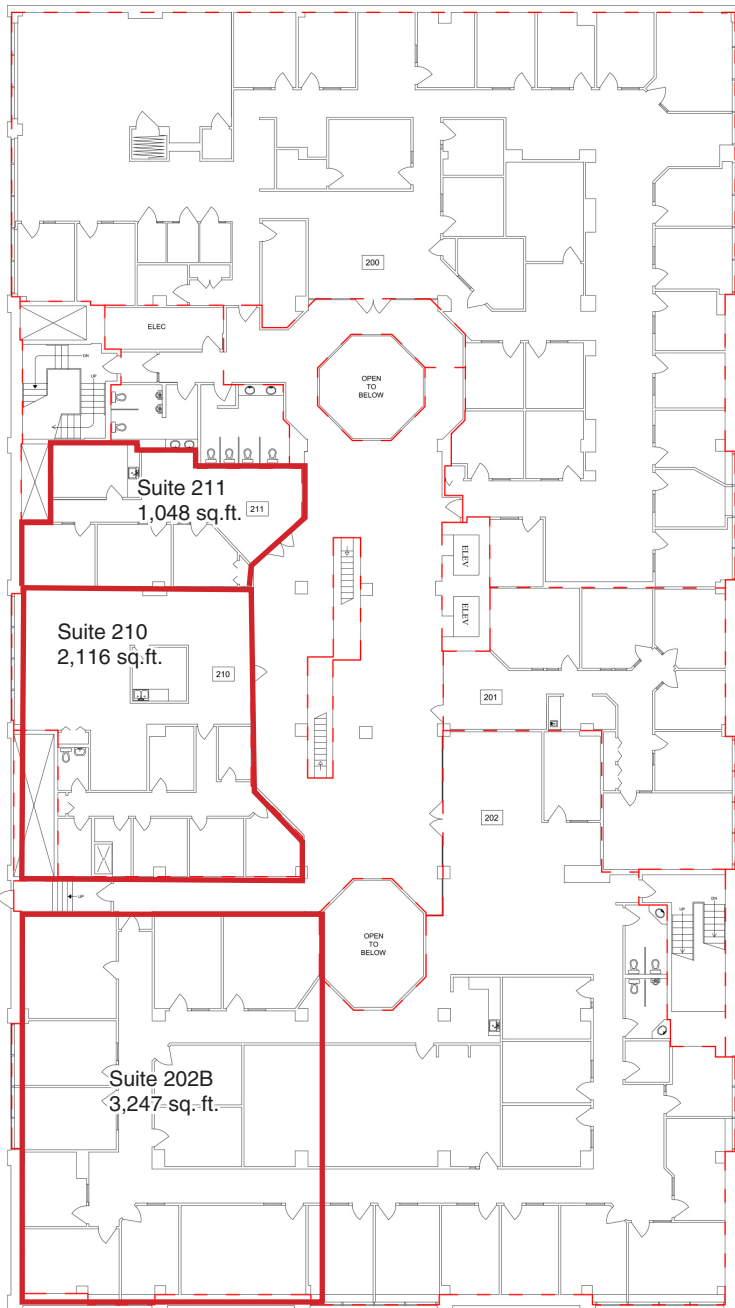
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Calgary, Alberta T3C 0M6

**Main** 403.802.6766  
**Toll Free** 800.750.6766

# SECOND FLOOR

4909 49 Street, Red Deer, Alberta

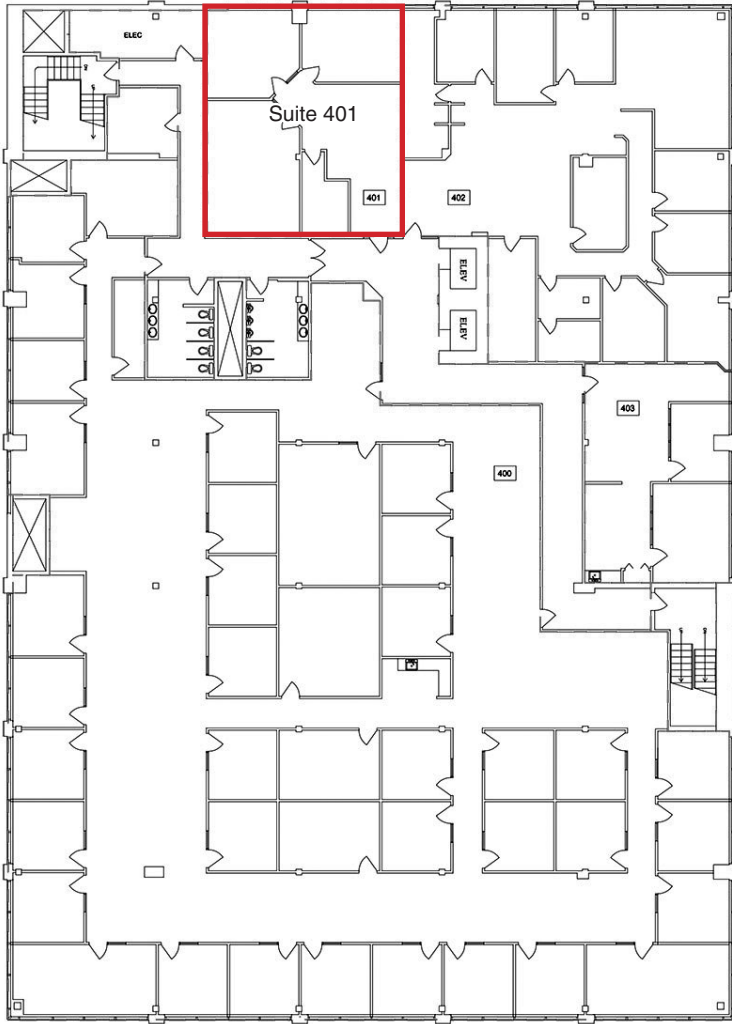
## Second Floor



# FOURTH FLOOR

4909 49 Street, Red Deer, Alberta

Fourth Floor - 1,546 sq. ft.



**HEAD OFFICE**

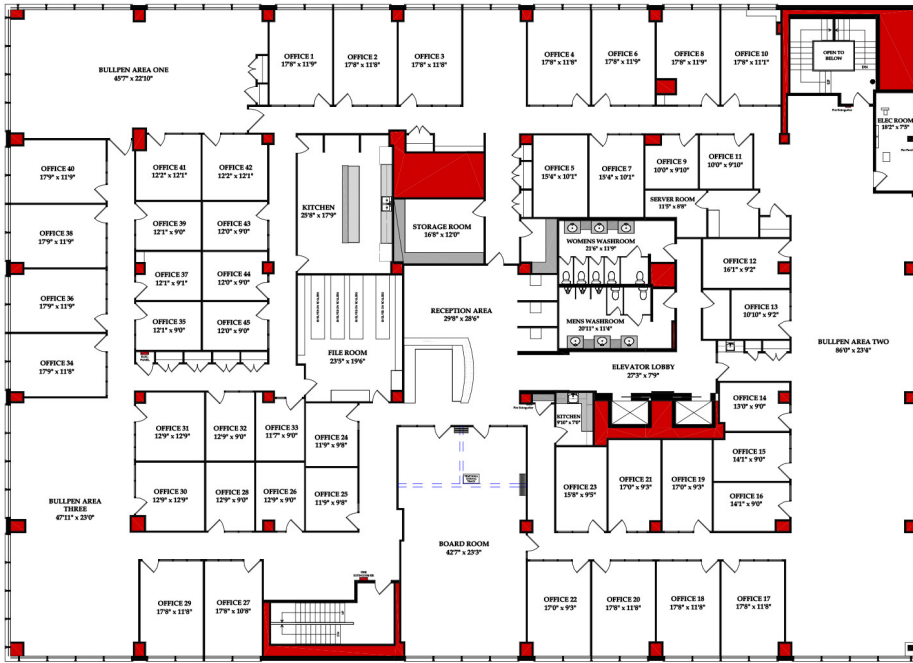
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# SIXTH FLOOR

4909 49 Street, Red Deer, Alberta

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







# CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

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