

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

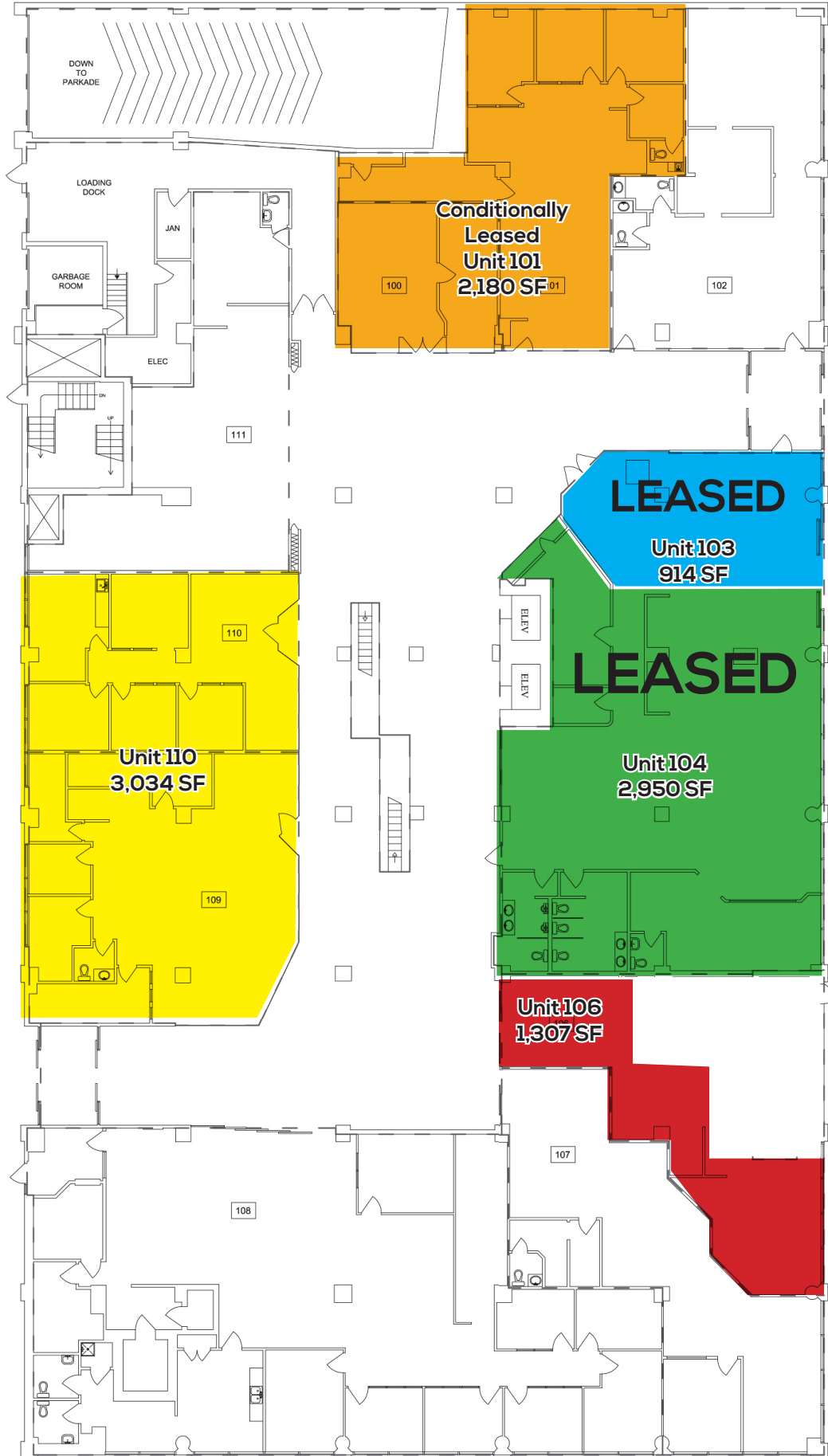
- 7 storey downtown office/retail building located across from City Hall in downtown Red Deer with a parkade capacity for 280 vehicles
- Strong tenant mix from financial and legal institution to government office
- RDC off site campus, high trafficked food court
- New major retail tenants

PROPERTY DESCRIPTION

Rates:	Market
Leasable Areas:	Unit 101: Conditionally Leased Unit 106: 1,307 sq. ft. Unit 110: 3,034 sq. ft.
Op Costs & Taxes:	\$15.50 psf (est)
Term:	5 - 10 years
Parking:	Market Rates

HEAD OFFICE
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Calgary, Alberta T3C 0M6
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AvenueCommercial.com

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Suite 101 - 2,180 sq. ft. - Former Registry Office



Suite 103 - 914 sq. ft.



Suite 104 - 2,950 sq. ft.

Turnkey restaurant located on the main floor of a 7 storey downtown office/retail building located across from City Hall in downtown Red Deer with a parkade capacity for 280 vehicles



LEASED



Suite 106 - 1,307 sq. ft.



Suite 110 - 3,034 sq. ft.



LOCATION

4909 49 Street, Red Deer, Alberta



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