



# 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)

**Jason Dieser**

*Associate / Property Manager*

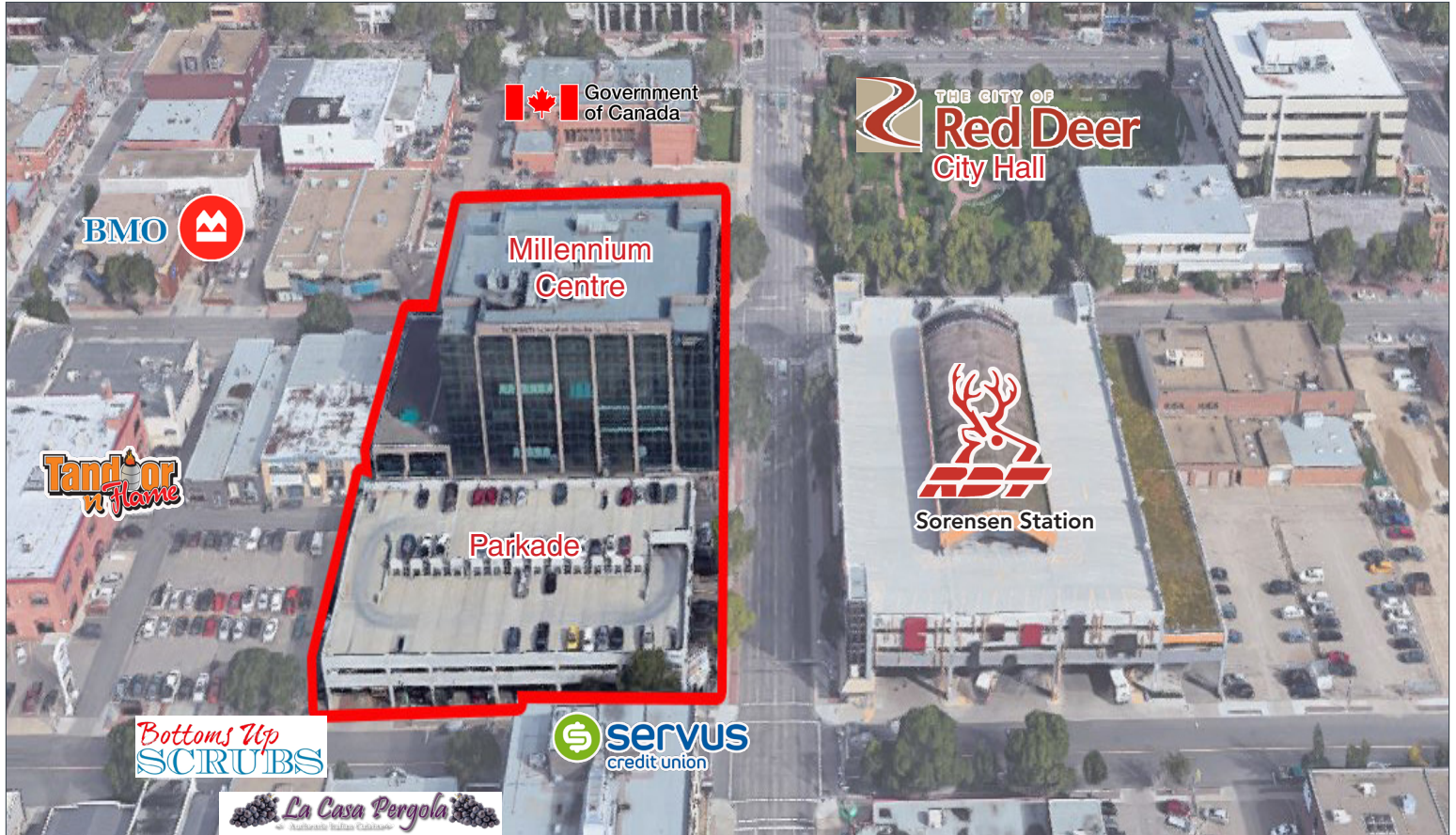
**587.545.9400**

[jdieser@avenuecommercial.ca](mailto:jdieser@avenuecommercial.ca)

**AVENUE**  
**Commercial**  
Real Estate Solutions

# HIGHLIGHTS

4909 49 Street, Red Deer, Alberta



- 7 storey downtown office/retail building located across from City Hall
- Parkade capacity for 280 vehicles
- Strong tenant mix from financial and legal institution to government office
- Centrally located in downtown Red Deer
- 20,000 vehicles per day drive by
- RDC off site campus
- High trafficked food court
- New major retail tenants

## PROPERTY DESCRIPTION

Rates:	Market
Leasable Areas:	Unit 202: 9,247 sq. ft. demisable
	Unit 210: 2,116 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
Parking:	3 stalls per 1,000 sq. ft. at market rates

### HEAD OFFICE

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

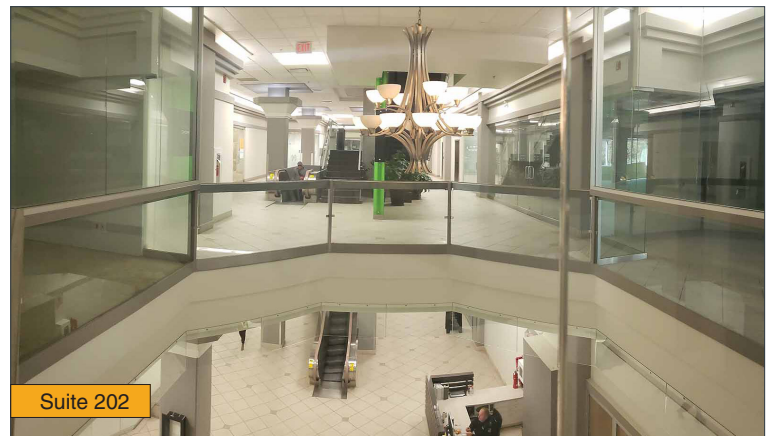
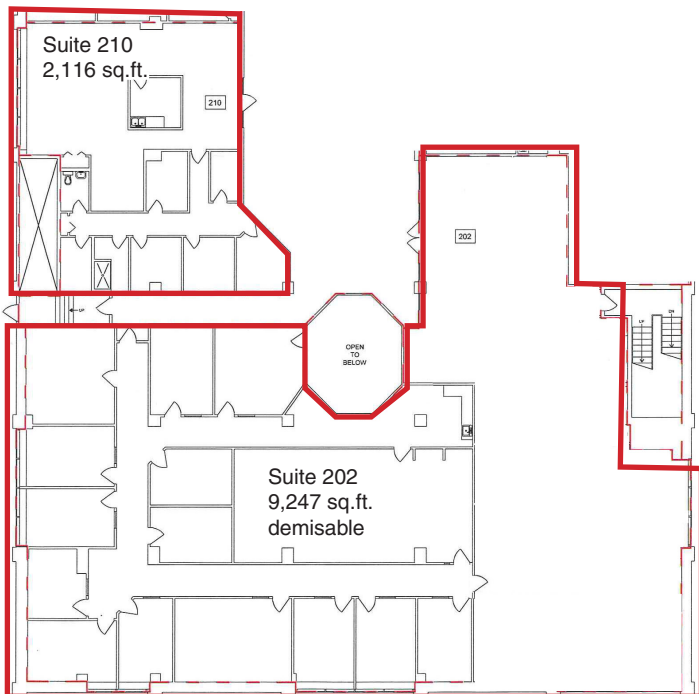
**Main** 403.802.6766  
**Toll Free** 800.750.6766

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# SECOND FLOOR

4909 49 Street, Red Deer, Alberta

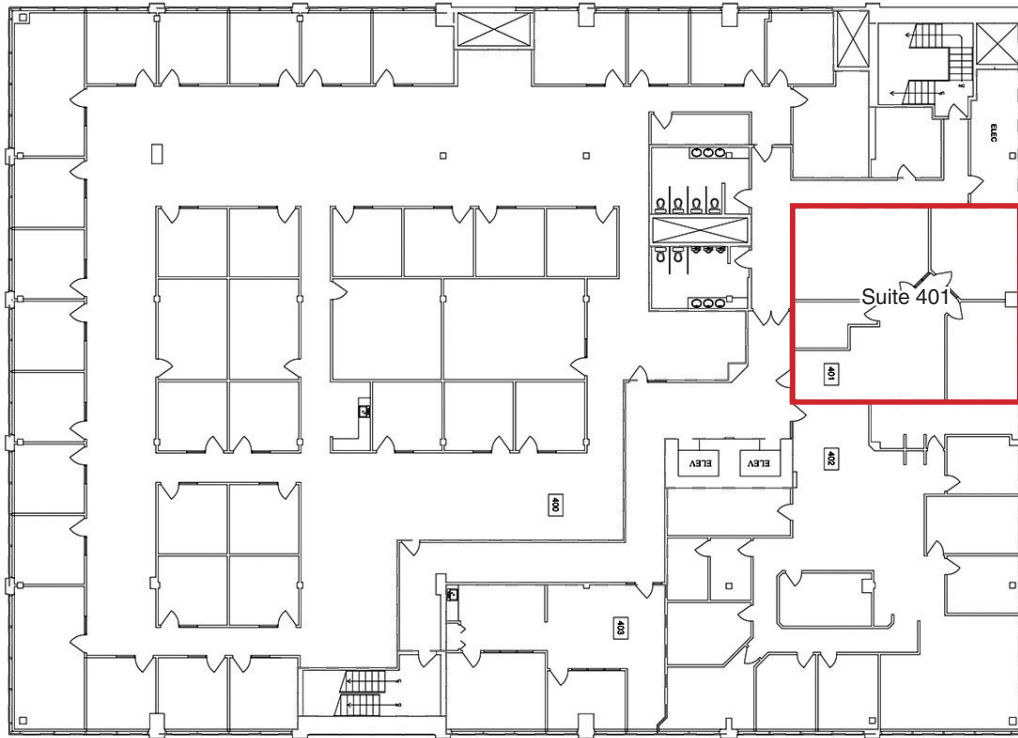
## Second Floor



# FOURTH FLOOR

4909 49 Street, Red Deer, Alberta

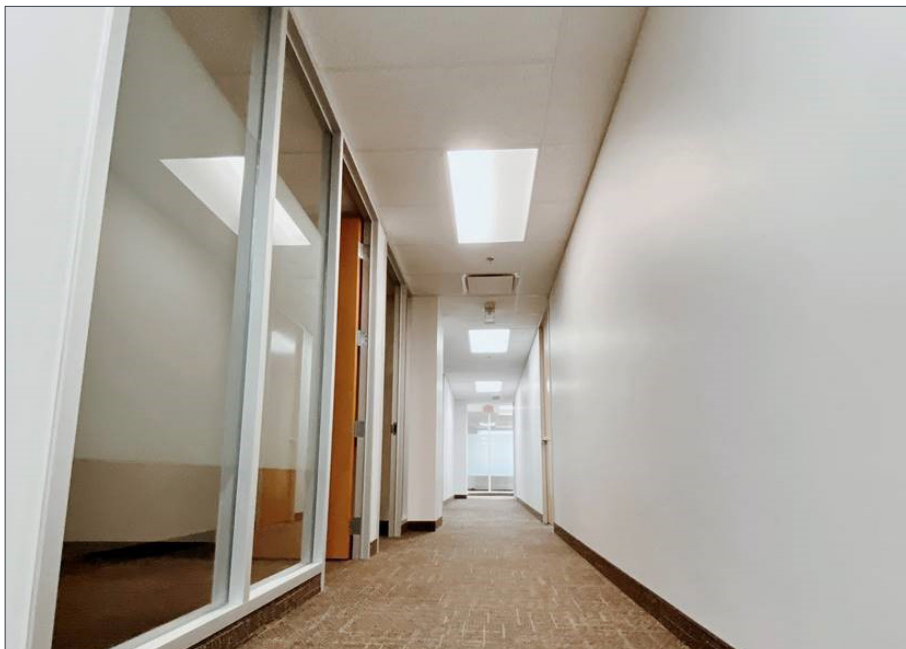
Fourth Floor - 1,546 sq. ft.



SIXTH FLOOR 4909 49 Street, Red Deer, Alberta

SIXTH FLOOR 4909 49 Street, Red Deer, Alberta

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



## ADDITIONAL PHOTOS

4909 49 Street, Red Deer, Alberta



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## CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

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