



OFFICE SPACE FOR LEASE

**MILLENNIUM CENTRE
4909 - 49TH STREET
DOWNTOWN RED DEER**

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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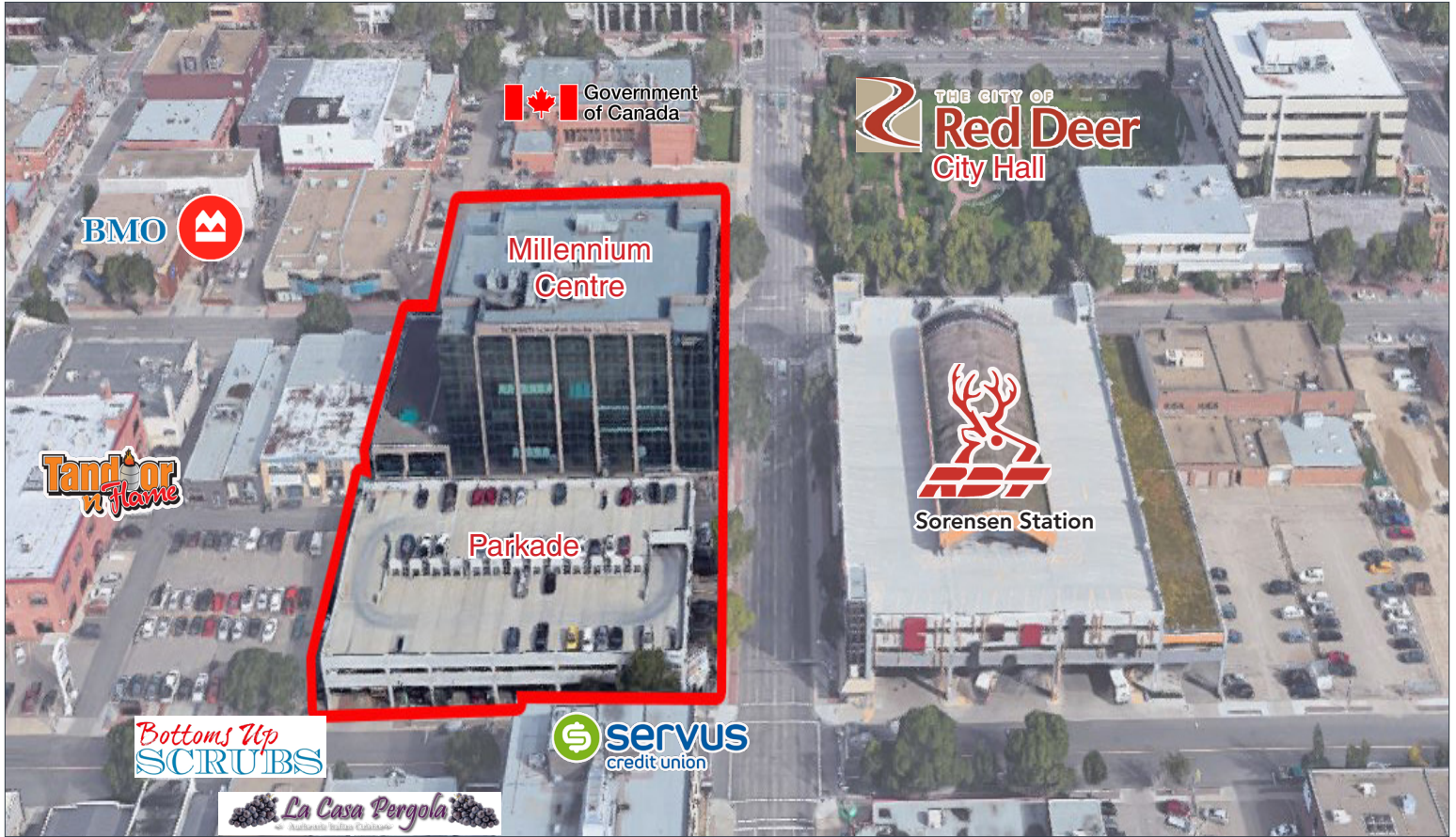
AVENUE

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 202: 9,247 sq. ft. demisable
	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

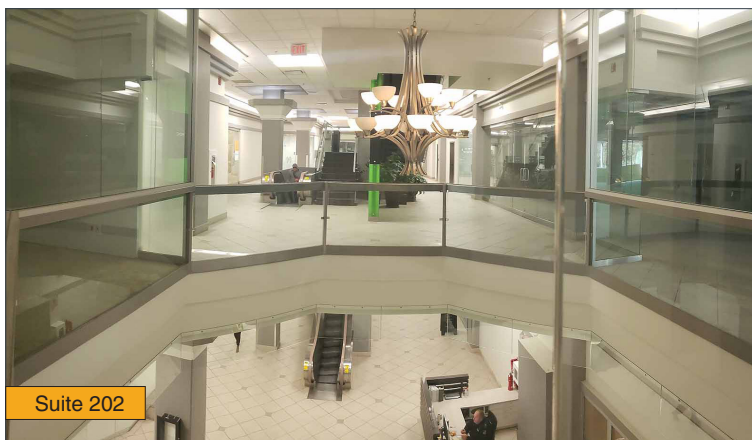
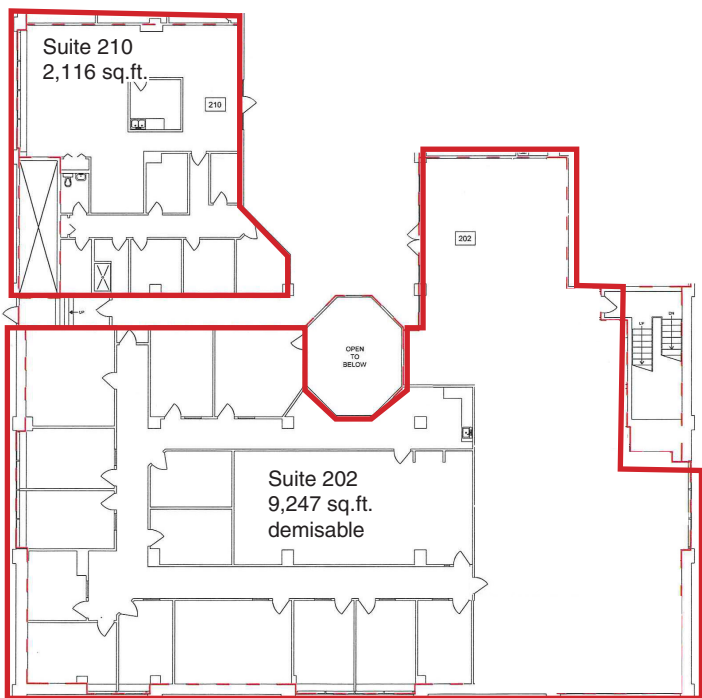
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766
Toll Free 800.750.6766

SECOND FLOOR

4909 49 Street, Red Deer, Alberta

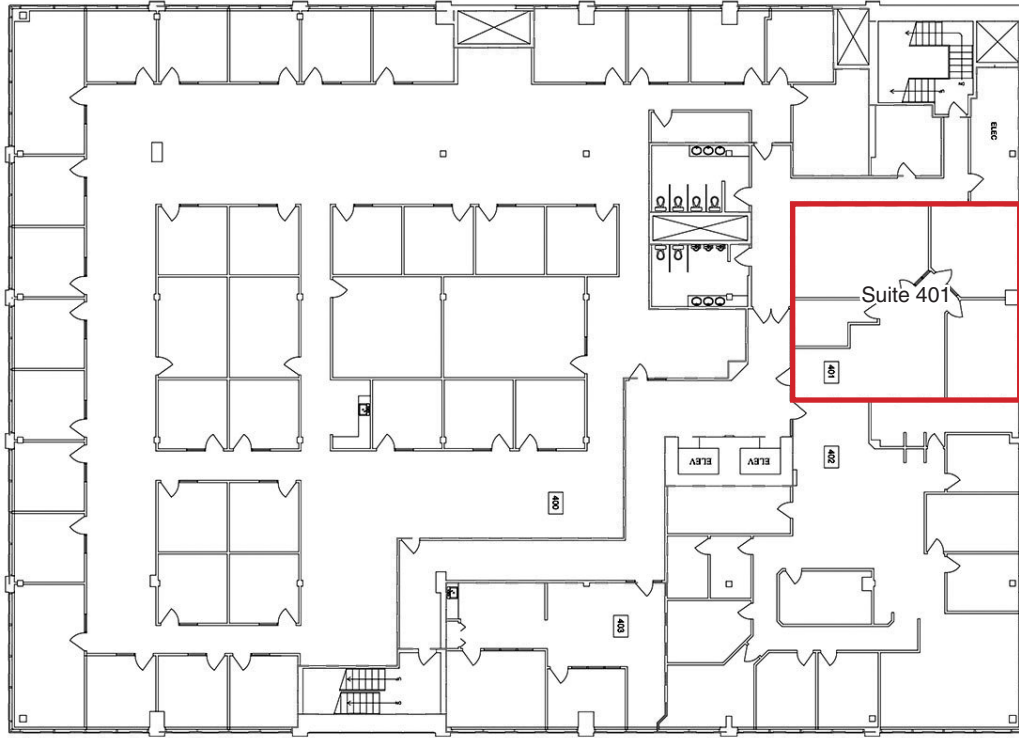
Second Floor



FOURTH FLOOR

4909 49 Street, Red Deer, Alberta

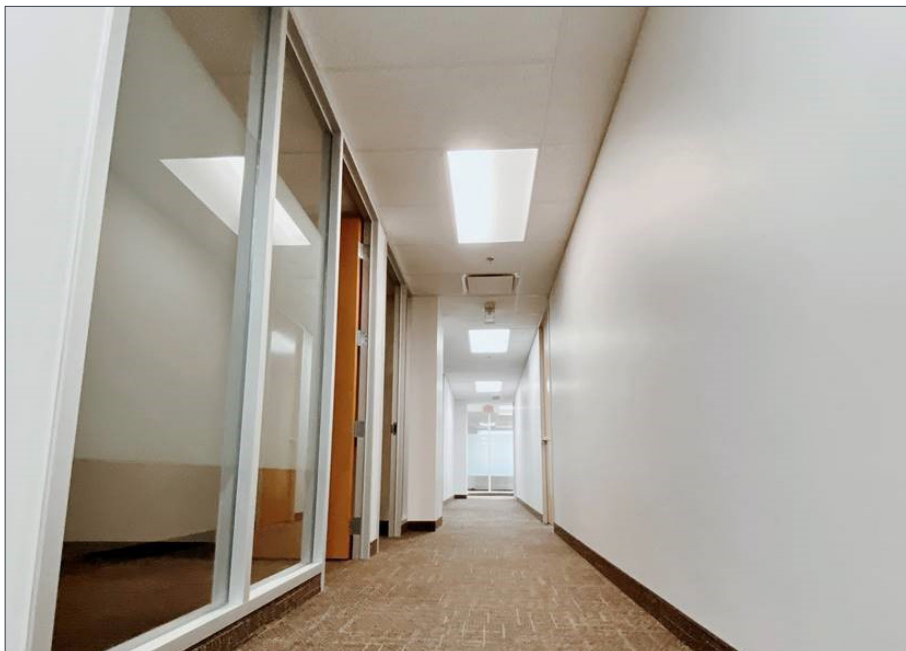
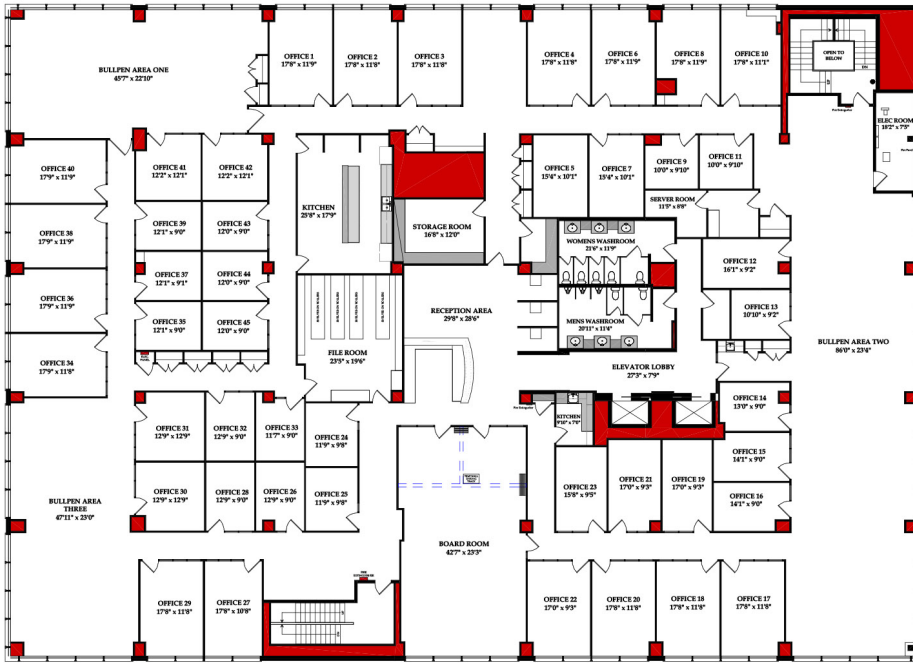
Fourth Floor - 1,546 sq. ft.



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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