



5010 43 Street Red Deer, Alberta

Centre 5010 Office Suites For Lease

Blair McArthur

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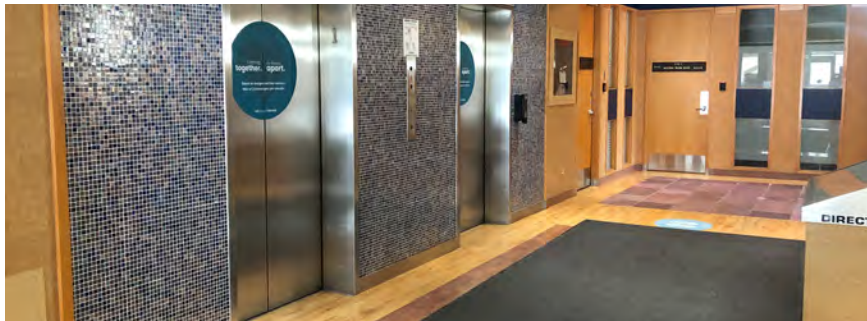
Property Overview

Civic Address	5010 43 Street Red Deer, Alberta
Location	Gaetz Avenue
Zoning	C1 Commercial (City Centre)
Renovated	2020
Rentable Area	Suite 101 - 975 SF Suite 103 - 2,333 SF Suite 104 - 1,221 SF Suite 105 - 1,490 SF (Can be combined with 104) Suite 803 - 2,324 SF Suite 804 - 2,924 SF Suite 807 - 1,867 SF Suite 808 - 1,000 SF Suite 809 - 460 SF Suite 810 - 869 SF Further Demising Options Available
Parking	1 : 900 SF Underground - \$105 per stall, per month Surface - \$70 per stall, per month
Term	5 - 10 years
Asking Lease Rate	Market
TIA/Turnkey	Negotiable / Available
Op. Costs (est. 2025)	\$15.11 PSF
Available	Immediately

Highlights

- Building naming rights available
- High-profile building
- Ease of access / egress
- Building has undergone significant upgrades
- HVAC systems recently replaced
- New main floor unit available

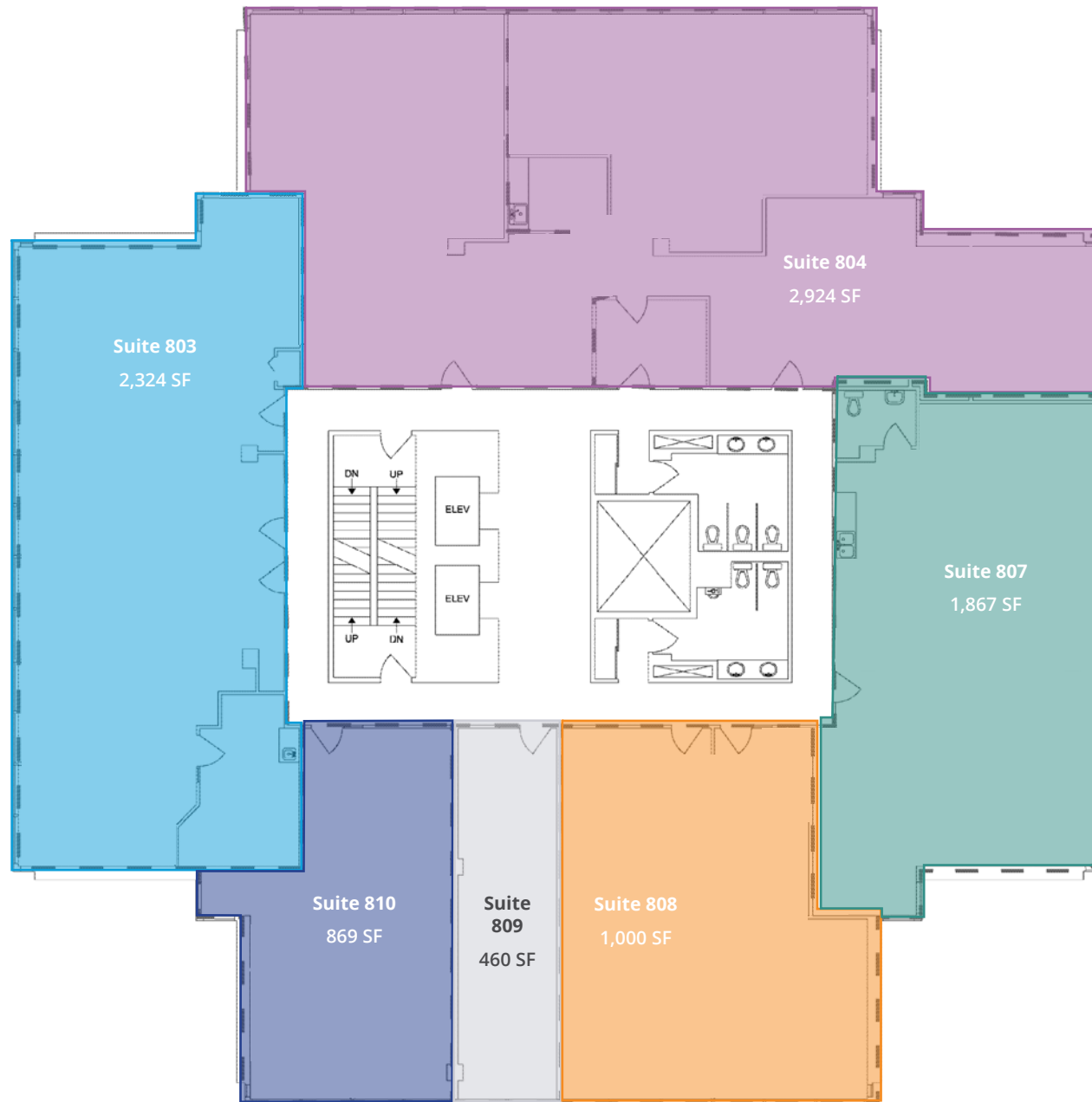
±15,463
square feet
available



Main Floor



8th Floor





Colliers

Hospital

RCMP

Dairy Queen

Fire Dept.

Tim Hortons

Scotiabank

Super 8

Safeway

Starbucks

Safeway Gas Bar

Phil's Restaurant

Service Canada Centre

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