



FOR LEASE

5008 ROSS STREET, RED DEER, AB



LOCATION

Downtown Red Deer



LEASE RATE

Base Rent: Market
NNN: \$12.14 PSF



ZONING

C1 - Commercial (City Centre) District



LEGAL DESCRIPTION

Plan H, Block 11, Lots 10-11



UNIT SIZES

224 SF - 1,900 SF



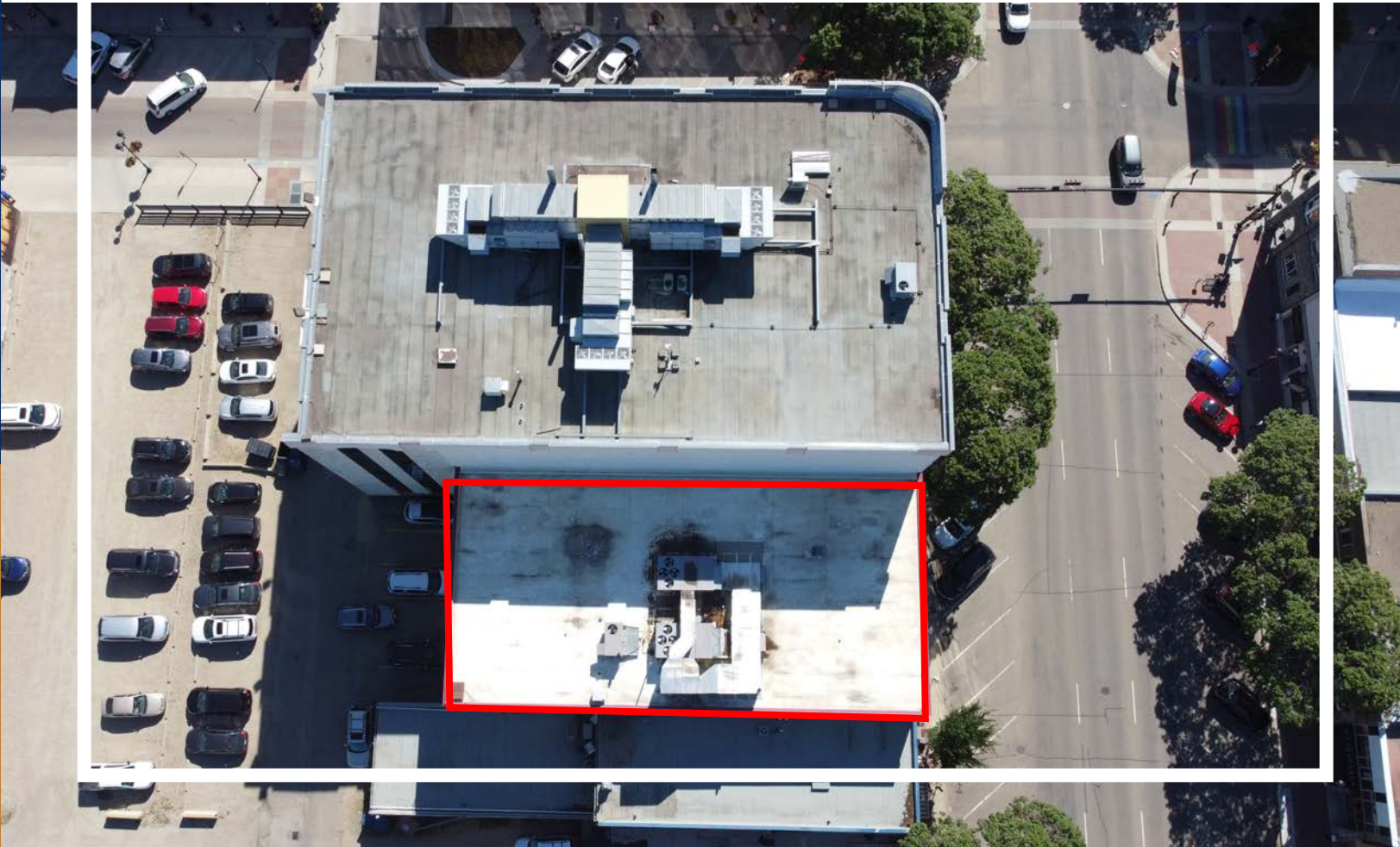
PROPERTY TAXES

\$29,217 (2024)

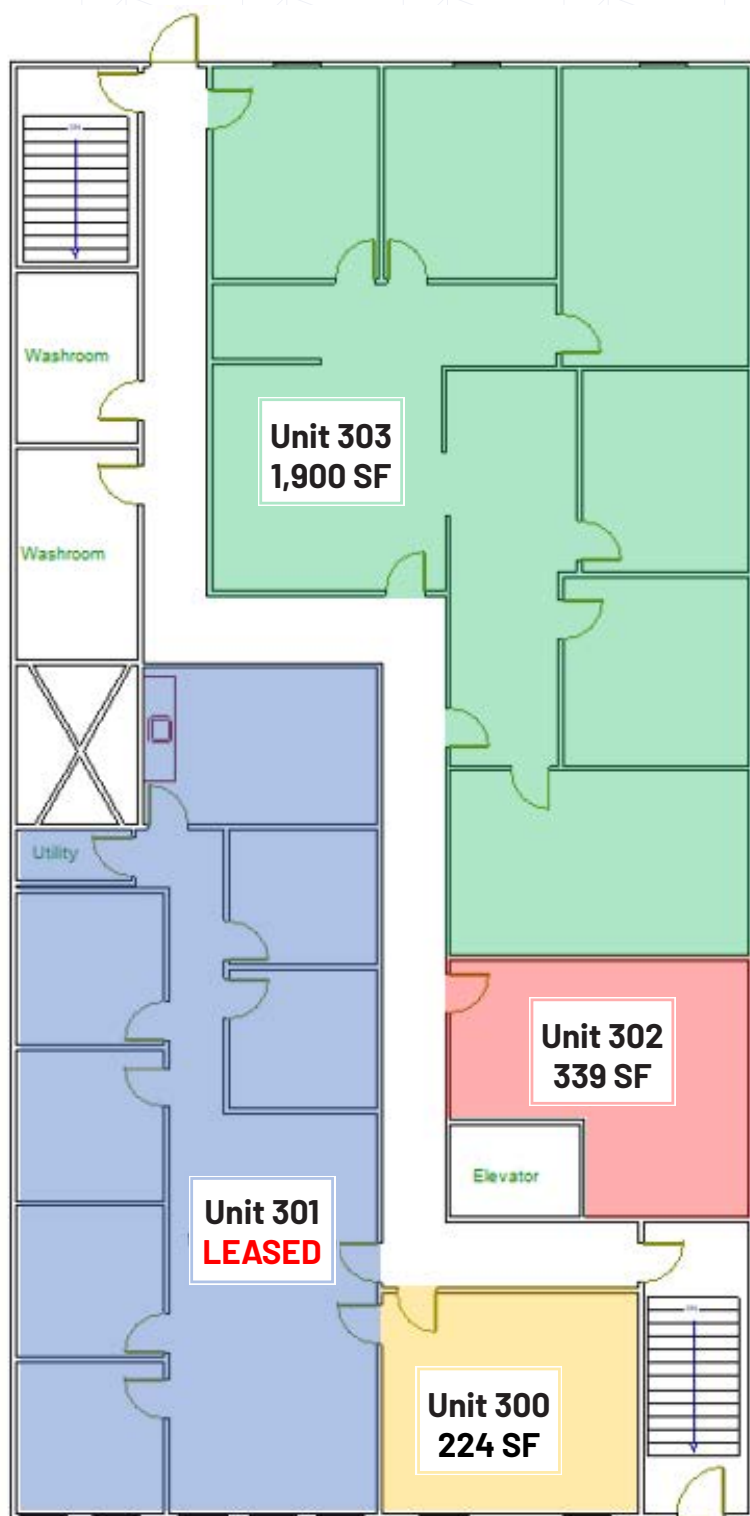
PROPERTY DETAILS

1,900 SF beautiful office space remaining on the 3rd floor of Woodward Place, home of MC College. Unit features multiple private offices, a nice open reception/waiting area and boardrooms. Immediate possession is available. In proximity to a variety of businesses: RBC Royal Bank, Stantec, City Hall, Warren Sinclair, Taco Loft, and TD Canada Trust.

**T.I. Allowance for qualified tenants.*



About the Property



All remaining units available are located on the 3rd floor, featuring spacious high ceilings, and an abundance of natural light. Units can be accessed by elevator on the main floor that boasts an attractive modern design. Immediate possession available. Units available are equipped with:

- › Air Conditioning
- › LED Lighting
- › Shaw/Telus/Fibre Optic

Unit 300 - 224 SF

Unit 301 - LEASED

Unit 302 - 339 SF

Unit 303

- › 1,900 SF
- › North Windows
- › Reception Area
- › (4) Standard Offices
- › (2) Meeting Rooms



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