

# FOR LEASE

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**4315 55 AVENUE  
RED DEER, AB**



## About the Property

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Welcome to Westview Business Centre, a premier destination for businesses seeking prime office space in Red Deer. Situated conveniently off Taylor Drive, one of the city's major arterial roads, Westview Business Centre offers unparalleled accessibility for both tenants and clients.

This modern, multi-tenant office building spans two floors, with flexible leasing options to suit various business needs. Second-floor availability has been reconfigured to provide smaller, demisable office options, ideal for businesses seeking a functional and efficient layout.

Parking is hassle-free with both common and exclusive parking options available, ensuring convenient access for employees and visitors alike.

Join a dynamic community of tenants at Westview Business Centre, including Life Force Chiropractic, Salomons Commercial, World Financial Group, Dream Massage and Safe Solace Inspired Healing. Benefit from networking opportunities and synergies with other reputable businesses in a professional and collaborative environment.

Discover the perfect space to elevate your business at Westview Business Centre—a place where accessibility, convenience, and community converge to support your success

### LEGAL DESCRIPTION

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Plan 862RS, Block 9, Lot 15

### LEASE RATE

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Market

### CAM & TAXES

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\$10.15 PSF

### UNIT SIZES

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1,683 SF - 3,648 SF

### LOCATION

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Riverlands

### ZONING

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RL-TD Riverlands Taylor Drive District

### POSSESSION

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Immediately

# Units C - D

## UNIT SIZES

1,683 SF - 3,648 SF

## LEASE RATE

Market

## ADDITIONAL RENT

\$10.15 PSF

## POSSESSION

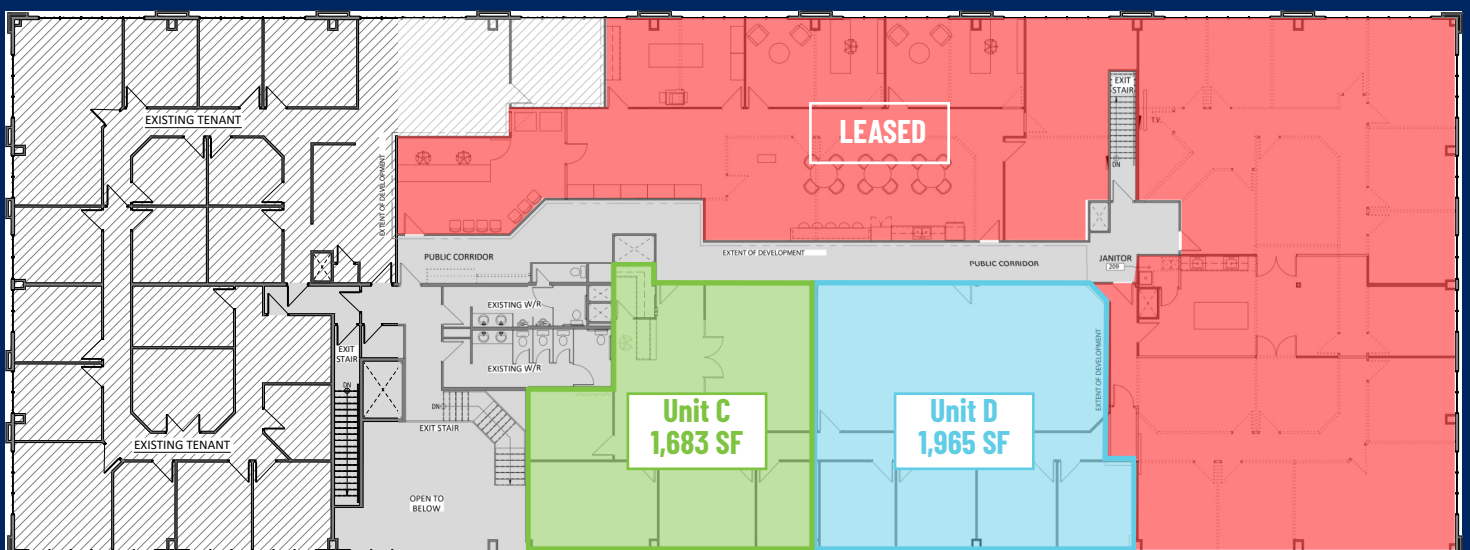
Immediate

Enhance your business operations with 1,730 SF to 3,750 SF of well-maintained, second-floor office space, now remaining in this professional building. Accessible by elevator, the available space offers flexibility for a variety of business needs and can be leased as two separate units or combined to create a larger contiguous footprint.

A new public corridor will be constructed, providing separate, dedicated entrances to each unit, ensuring privacy and ease of access for multiple tenants. The space benefits from built-in storage throughout, while common washrooms located on the second floor add convenience for staff and clients alike.

The property features a mix of common and exclusive-use parking stalls, supporting smooth access for both employees and visitors. Situated in a desirable location, this office opportunity is ideal for businesses looking to establish or expand their presence.

## Floor Plan



*Diagram may not be accurate*



Taylor Drive

43rd Street



55th Avenue



# Central Alberta's Ambassador for Commercial Real Estate



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