

FOR LEASE

5441 45TH STREET
RED DEER, AB





About the Property

Now leasing in Capstone, Red Deer's growing urban community. This brand-new Class "A" commercial development offers high ceilings, large windows, and on-site parking. Built with renewable wood construction, the building features a high-efficiency mechanical system and LED lighting, ensuring sustainability and energy efficiency.

Two units are available:

Unit 140: 4,711 SF

Unit 160: 1,638 SF

Combined: 6,349 SF

Positioned among established businesses like Troubled Monk, Stems, Central Alberta Medical Imaging Services, MNP, and Enterprise, this location provides excellent exposure. Current tenants include Booyah Bagels, Cosalus Wellness, and a Professional Services Firm.

Located in a walkable riverside setting, tenants will benefit from easy access to local shops, restaurants, and scenic pathways along the Red Deer River. This development is well-positioned to serve businesses seeking modern, high-quality space in a vibrant mixed-use community.

A tenant improvement (TI) allowance is available for qualified tenants. Secure your place in one of Red Deer's most dynamic new commercial hubs.

LEGAL DESCRIPTION

Plan 5365NY, Block 9, Lot 13A

UNIT SIZES

1,638 SF - 6,349 SF

LOCATION

Capstone

ZONING

CAP-TD: Capstone Taylor Drive

LEASE RATE

Market

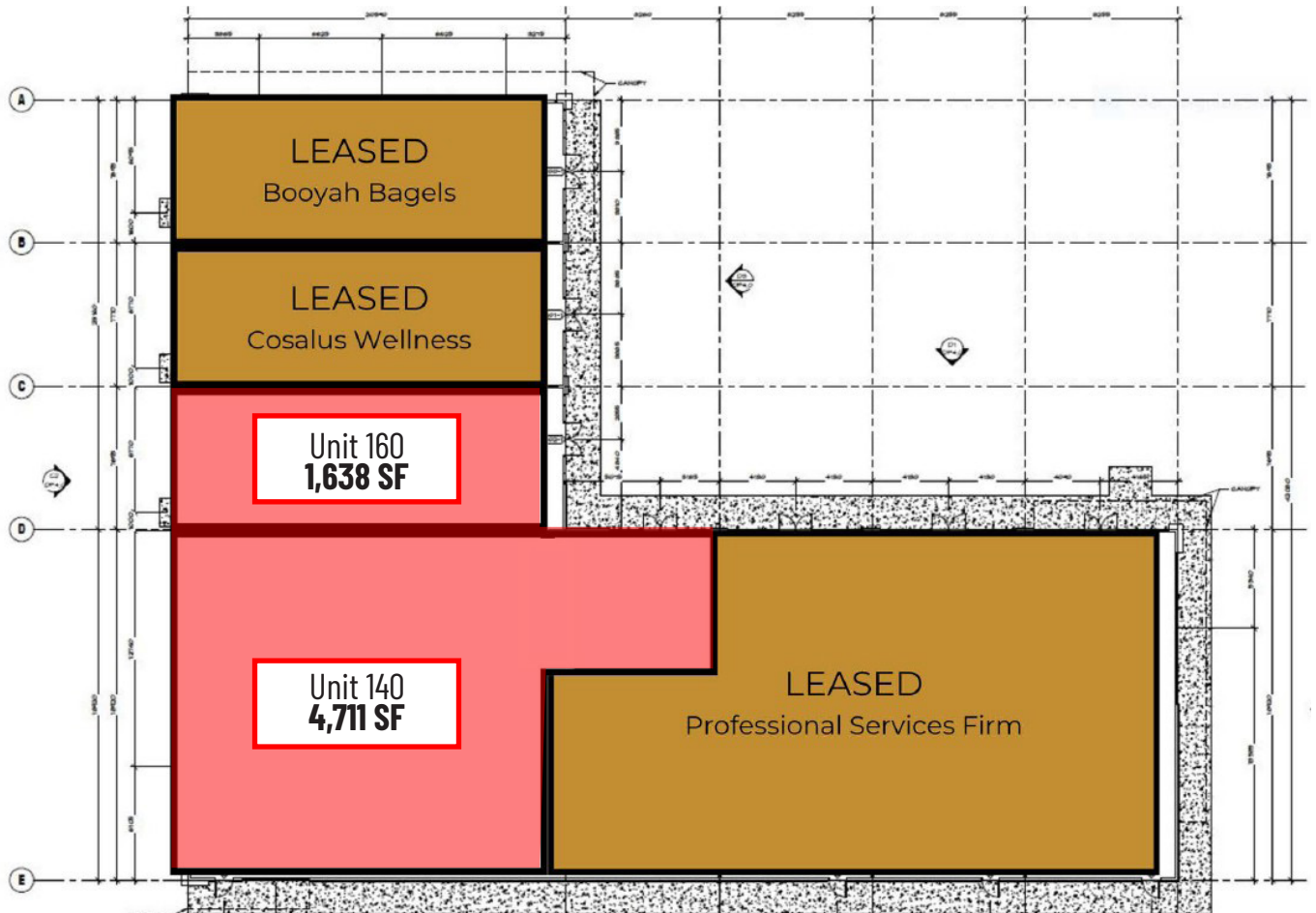
ADDITIONAL RENT

\$7.00 PSF

POSSESSION

Negotiable

Site Plan





**SUBJECT
PROPERTY**



TAYLOR DRIVE

45TH STREET



43RD STREET



GAETZ AVENUE

Central Alberta's Ambassador for Commercial Real Estate



#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7
www.salomonscommercial.com

Davin Kemshead
Listing Agent
403.314.6190
davin@salomonscommercial.com

Kelly Babcock
Broker/Partner
403.314.6188
kelly@salomonscommercial.com

Brett Salomons
Partner
403.314.6187
brett@salomonscommercial.com

Mike Williamson
Associate
403.314.6189
mike@salomonscommercial.com

Max Field
Associate
403.314.6186
max@salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com

This information herein was obtained from sources reliable and is believed to be true: it has not been verified and as such cannot be warranted nor form any part of any future contract. The offering may be withdrawn without notice.