

FOR LEASE

4706 48 AVENUE
RED DEER, AB





About the Property

Bright, professional main floor office space available for lease in the heart of downtown Red Deer. Two functional suites are available, offering flexible options for professional users including law firms, financial services, consulting groups, engineering, or other office-based businesses seeking a central and accessible location.

The primary suite features three private offices, a boardroom, and a spacious open bullpen/cubicle area that can be customized to suit operational needs. Staff amenities include a kitchen equipped with sink, dishwasher, microwave, cabinetry, and electrical rough-in for an oven/stove, along with two large washrooms. The space is well maintained with newer flooring and paint, abundant natural light, and an alarm system in place.

An additional 1,270 SF main floor unit is also available for lease. Recently renovated and well maintained, the space includes private offices and an open work area, providing an efficient layout for a variety of professional users.

Furniture is negotiable, offering a seamless, turn-key option for incoming tenants. Situated on a high-visibility corner beside the new Justice Centre, the property benefits from excellent exposure and walkability near City Hall, the Courthouse, Sorenson Station, transit, restaurants, and downtown services. On-site covered and surface parking is available, with up to 10 stalls potentially included.

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LEGAL DESCRIPTION

Plan K, Block 25, Lot Z

UNIT SIZES

Starting at 1,270 SF

LOCATION

Downtown

ZONING

C1 - City Centre Commercial

LEASE RATE

\$15.00 PSF

ADDITIONAL RENT

\$8.50 PSF

MONTHLY RENT

Starting at \$2,487.08 + GST

POSSESSION

Immediate

Unit 101 Floor Plan

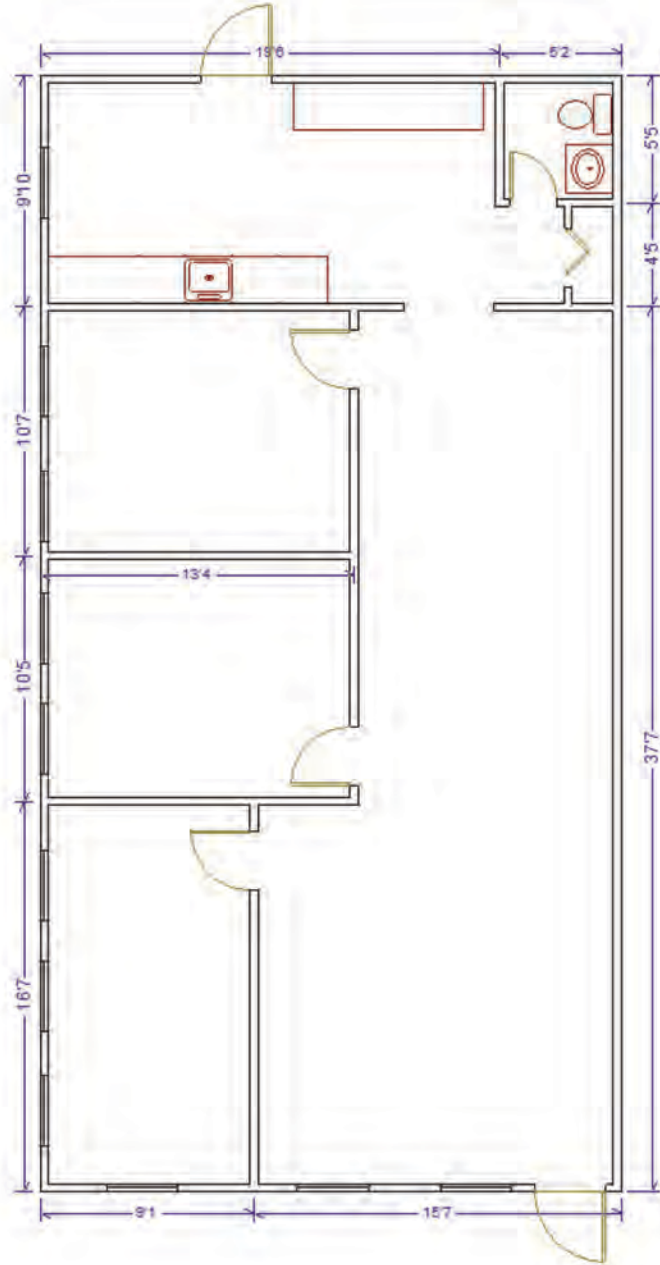


Diagram may not be accurate



Unit 101

Unit No.	Size Available (SF)	Lease Rate	CAM & Taxes	Monthly Rent	Status
101	1,270	\$15.00 PSF	\$8.50 PSF	\$2,487.08 + GST	Available

Features:

- › (3) Private Offices
- › Open work area ideal for collaborative setups or workstation layout flexibility
- › Functional staff kitchen/copy/storage area
- › Recently renovated, providing a clean and modern professional environment
- › Covered parking (*subject to availability*)
- › Exceptionally well maintained and filled with natural light, creating a bright and inviting workspace

Unit 103 Floor Plan

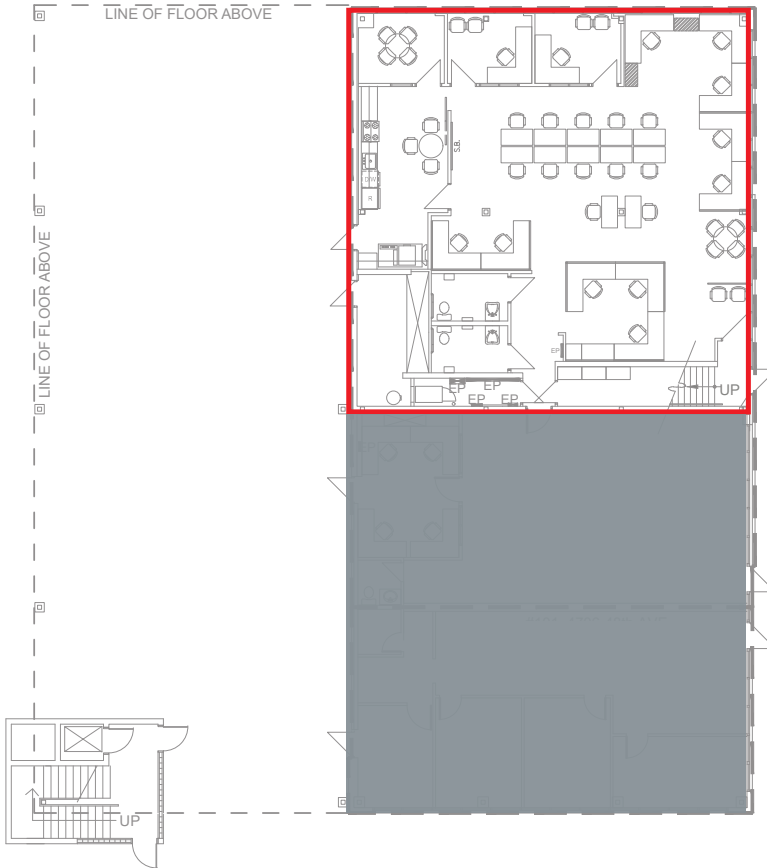


Diagram may not be accurate

Unit 103

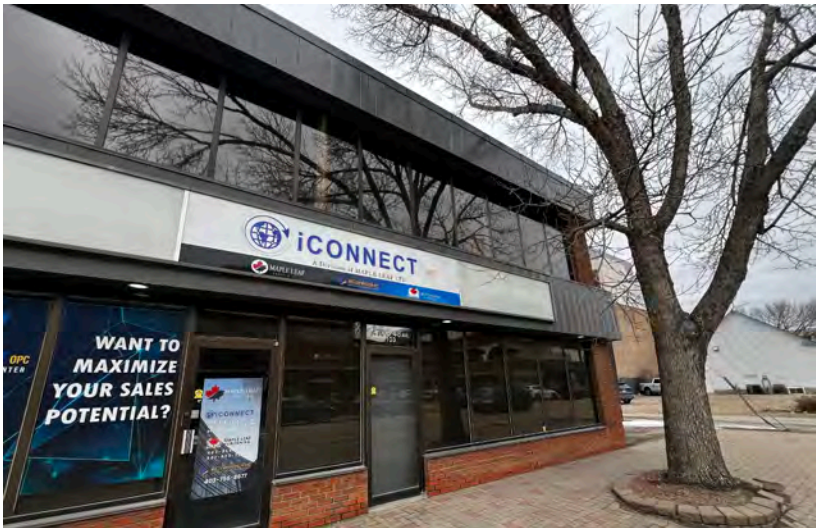
Unit No.	Size Available (SF)	Lease Rate	CAM & Taxes	Monthly Rent	Status
103	2,500	\$15.00 PSF	\$8.50 PSF	\$4,895.83 + GST	Available

Features:

- > (3) Private Offices
- > Boardroom
- > Spacious open bullpen/cubicle area that could be built out to suit operational needs

Amenities:

- > Kitchen equipment with sink
- > Dishwasher
- > Microwave
- > Cabinetry
- > Electrical rough-in for an oven/stove
- > (2) Large Washroom
- > On site parking





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