



**GRASSROOTS**  
REALTY GROUP

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100, 4911 51 Street  
Red Deer, Alberta

MLS # A1234394



**\$19 per sq.ft.**

**Division:** Downtown Red Deer

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** First Red Deer Place

**Bus. Name:** -

**Size:** 5,498 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

5,497 SF of fully developed office space located on the main floor of the Class A First Red Deer Place building. This unit features twelve offices, three boardrooms, two washrooms, and a staff kitchen. There is a built in desk in the large reception area. This space was built out with upgraded flooring, high-end lighting, and has frosted glass walls and doors throughout. Windows along the perimeter of the unit bring in lots of natural light. First Red Deer Place is a professional, secured office building located in the heart of downtown. Underground and surface parking is available for staff for an additional monthly fee and there is ample customer parking with a metered lot directly beside the building and street parking available in front. This space is move-in ready for all of your professional business needs. Additional Rent is estimated at \$11.00 per SF for the 2025 budget year,