

Plaza W

4822 Ross Street, Red Deer



Office/Retail For Lease

Former Parson's Clinic - Ross Street downtown - spectacular City Hall Park views

Walking distance to Court House, Professional Building, City Hall, Millennium Centre, Stantec Executive Place and the Ross Street Patio

New stone & stucco exterior, new windows front/rear, main floor storefront windows, elevator, HVAC, washrooms, electronic access

40 parking stalls available - 18 at rear of building - 22 a half block north

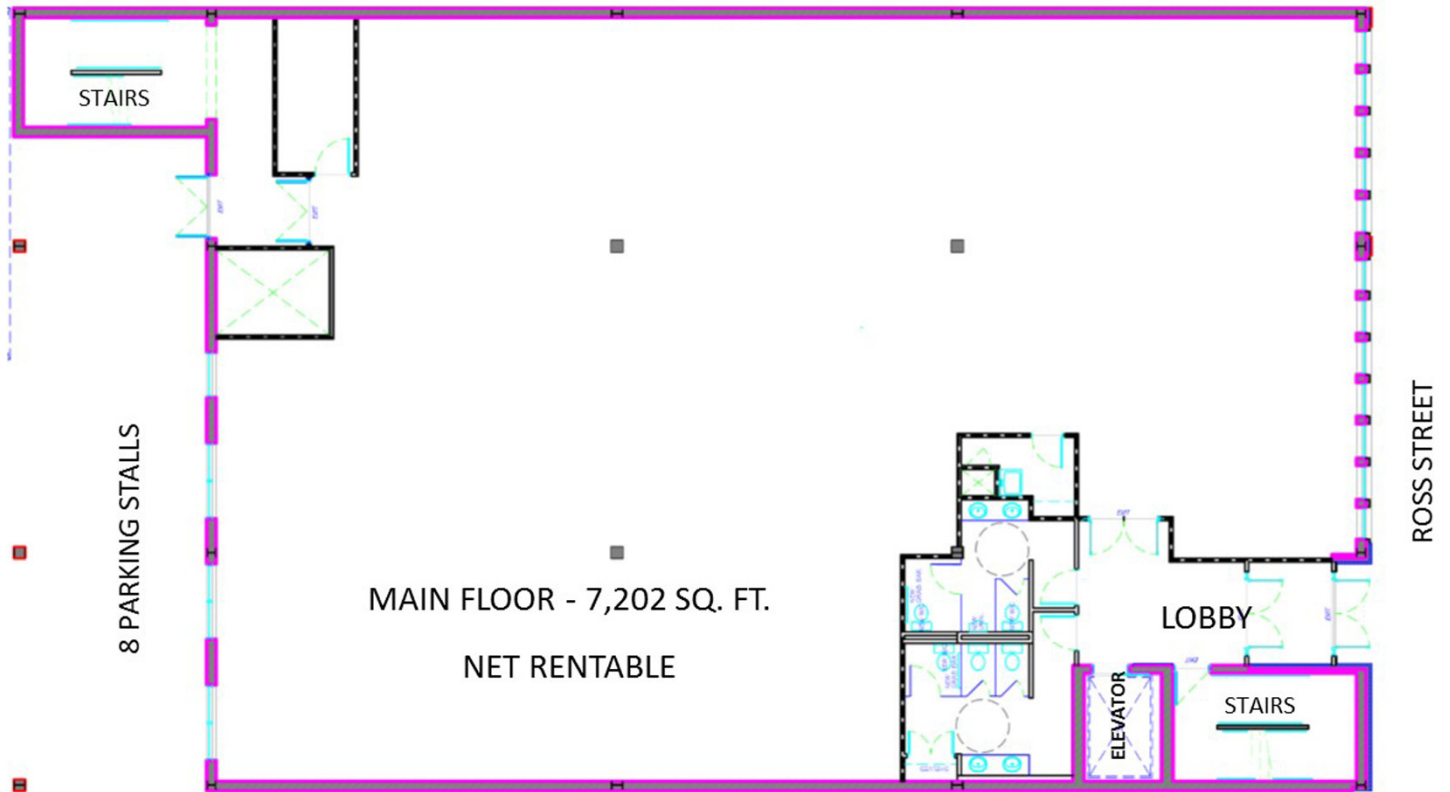
23,700 sq ft plus basement - available for leaseholds now. All floors are open and offer ample floor plan design options



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Property Description

| Plaza W | Rentable Area | Useable sq ft | Rate per sf | Operating Costs |
|--------------|---------------|---------------|-------------|-----------------|
| Main Floor - | 7,202 sf | 5,839 sf | \$22 | \$12.50 |
| 2nd Floor - | 8,257 sf | 7,271 sf | \$18 | \$12.50 |
| 3rd Floor - | 8,257 sf | 7,271 sf | \$18 | \$12.50 |
| Basement - | 7,277 sf | 6,482 sf | \$5 | \$5 |

Common area costs include taxes, utilities, maintenance, common area janitorial, management, snow removal.

An ideal opportunity to design your space to suit your business requirements in an attractive, modern building and a great location. Be first in for your choice of floors and locations. Contact us today for more information.

