



FOR SUBLEASE - FRONT OFFICE SPACE

271 BURNT PARK DRIVE
RED DEER COUNTY, AB



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#103, 4315 - 55 Avenue
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About the Property

This two-storey office space offers a total of approx 10,477 SF, with 5,745 SF on the main floor and 4,732 SF on the second floor. Available for immediate possession, the space is designed for functionality and flexibility. It has been utilized as an administration office for Chatters since construction.

The main floor features an inviting reception and waiting area with abundant natural light, a stone feature wall, and a curved staircase leading to the second level.

The total layout includes multiple private offices in a variety of sizes, from spacious corner offices with wraparound windows, additional offices around the perimeter with windows, to cubicle workstations, and large open areas. There is a printer/storage room, as well as an impressive boardroom with its own climate control. The main floor houses a lunchroom, while the second floor offers a kitchenette, plus multi-fixture restrooms conveniently located on both levels.

Finishes include tile flooring throughout the main level and a mix of carpet and tile upstairs. Office furnishings are available as an option, at an additional cost to be negotiated.

The Gross Lease Rate includes ALL operating costs and utilities, providing simplicity and comfort knowing what the rental-related expenses will be each month.

With its combination of private and collaborative spaces, plus the convenient lease rate structure, this property provides a high quality, flexible and accommodating solution for a range of business needs.

****Subleasing of individual floors may be an option, with details TBD****

****Note new addressing/unit numbers are to be assigned by Red Deer County upon a Business License application being submitted****

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LEGAL DESCRIPTION

Plan 0222967, Block 2, Lot 11

SIZE

Main Floor: 5,745 SF
 Second Floor: 4,732 SF
Total: 10,477 SF

LOCATION

Burnt Lake Business Park

ZONING

MI - Medium Industrial District

GROSS LEASE RATE

\$15.00 PSF + 3% Annual Escalations

MONTHLY RENT (INCLUDES OPERATING COSTS AND UTILITIES)

\$13,102.50 + GST (Year 1)

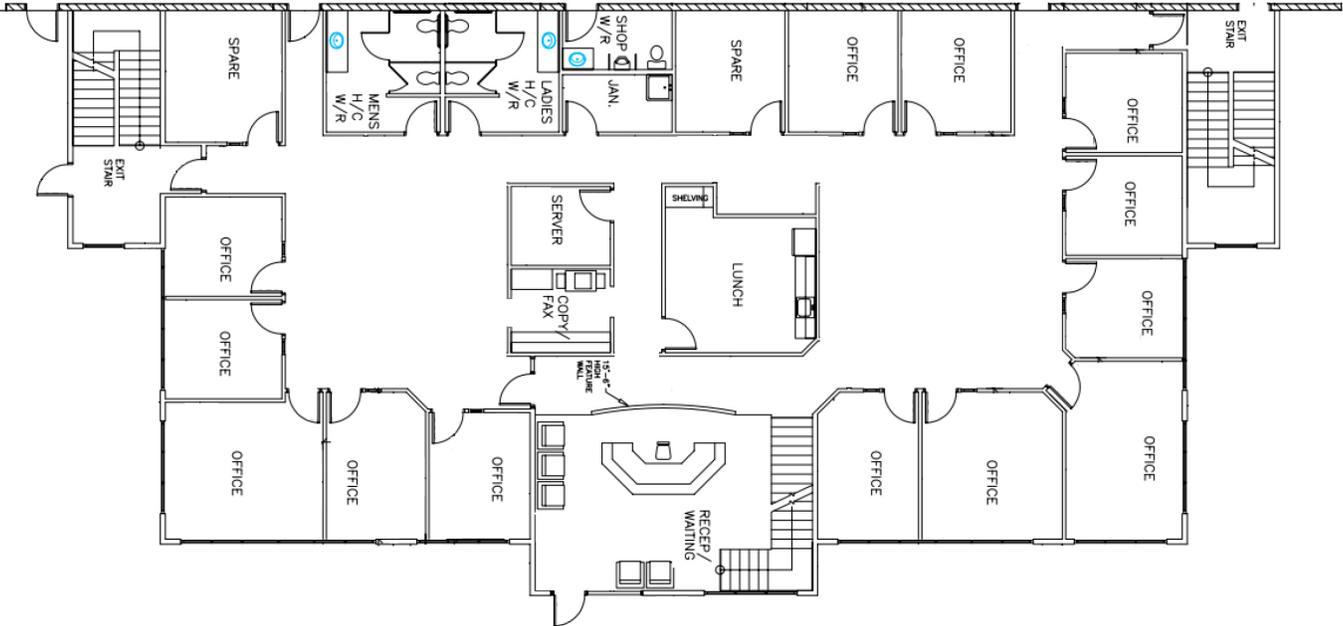
HEAD LEASE EXPIRY

July 31, 2034

POSSESSION

Immediate

Floor Plan (Main)



Floor plan is for illustrative purposes only and may not reflect exact measurements or layout.





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