SALOMONS COMMERCIAL

FOR LEASE

4315 55 AVENUE
RED DEER, AB

***ONE YEAR FREE RENT INCENTIVE FOR SECOND FLOOR UNIT**

SALOMONS COMMERCIAL

Brett Salomons
Partner
403.314.6187
brett@salomonscommercial.com

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

About the Property

Welcome to Westview Business Centre, a premier destination for businesses seeking prime office space in Red Deer. Situated conveniently off Taylor Drive, one of the city's major arterial roads, Westview Business Centre offers unparalleled accessibility for both tenants and clients.

This modern, multi-tenant office building spans two floors, with flexible leasing options to suit various business needs. Currently, two units are available for lease, one unit is available on the main floor and has undergone a full remodel. The second floor provides an expansive 12,411 square feet unit, ideal for companies of all sizes looking to establish or expand their presence in the area.

Parking is hassle-free with both common and exclusive parking options available, ensuring convenient access for employees and visitors alike.

Join a dynamic community of tenants at Westview Business Centre, including Life Force Chiropractic, Salomons Commercial, World Financial Group, Dream Massage and Safe Solace Inspired Healing. Benefit from networking opportunities and synergies with other reputable businesses in a professional and collaborative environment.

Discover the perfect space to elevate your business at Westview Business Centre—a place where accessibility, convenience, and community converge to support your success

LEGAL DESCRIPTION

Plan 862RS, Block 9, Lot 15

LEASE RATE

Varies

CAM & TAXES

$10.15 PSF

UNIT SIZES

2,765 SF - 12,411 SF

LOCATION

Riverlands

ZONING

RL-TD Riverlands Taylor Drive District

POSSESSION

Immediately

Unit 102

UNIT SIZE

2,765 SF

LEASE RATE

$16.00 PSF

ADDITIONAL RENT

$10.15 PSF

MONTHLY RENT

$6,025.40 + GST

POSSESSION

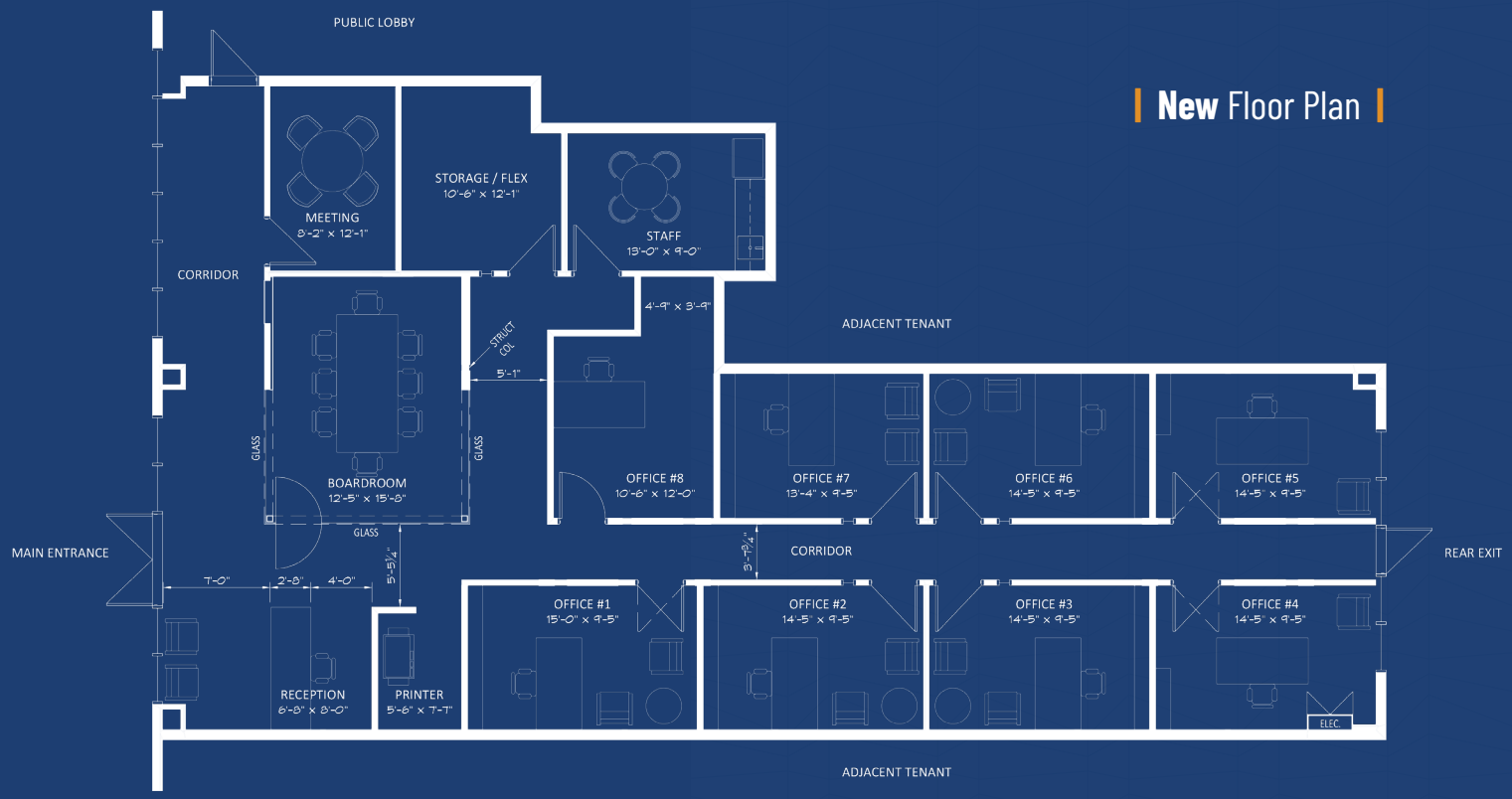
Negotiable

This fully redesigned main-floor unit features multiple private offices, a large boardroom, a welcoming reception area, a dedicated printer room, a meeting room, and a versatile storage/flex space. A well-appointed staff room adds to the functionality.

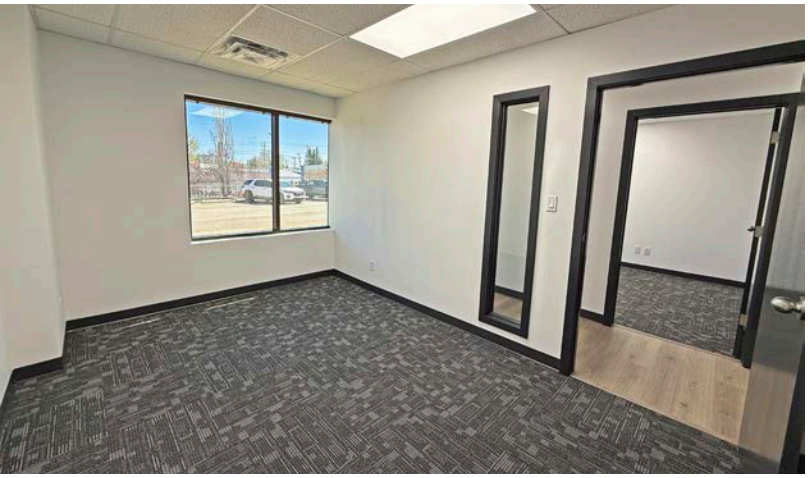
The unit offers both a private entrance and access through the main lobby of the office building, ensuring flexibility for tenants and visitors. Undergoing a complete remodel, this space will provide a modern, professional environment in a highly visible location just off Taylor Drive.

Enjoy the convenience of both common and exclusive-use parking options, ensuring hassle-free access for employees and visitors. Secure your spot in this fully updated office space.

New Floor Plan



Unit 102



Unit 203

ONE YEAR FREE RENT INCENTIVE

**Subject to lease terms and tenant qualifications, landlord reserves the right to modify of cancel this promotion at any time.*

UNIT SIZE

12,411 SF

LEASE RATE

Market

ADDITIONAL RENT

$10.15 PSF

POSSESSION

Immediate

Enhance your business operations with this well-maintained, fully built-out second-floor office space, offering 12,411 square feet in a professional setting. Accessible by elevator, the space is designed to accommodate a variety of business needs with a functional layout that includes multiple private offices, a spacious boardroom, a dedicated training room, and a lunchroom—providing flexibility for both collaborative and independent work.

Ample built-in storage throughout the suite ensures practical organization, while common washrooms located on the second floor add convenience for staff and clients alike. The property also offers a mix of common and exclusive use parking stalls, supporting ease of access for employees and visitors.

Situated in a desirable location, this office space presents a strong opportunity for businesses looking to establish or expand their presence. As an added incentive, a one-year free rent offer is available—making this an even more compelling choice for your next office location.

Floor Plan

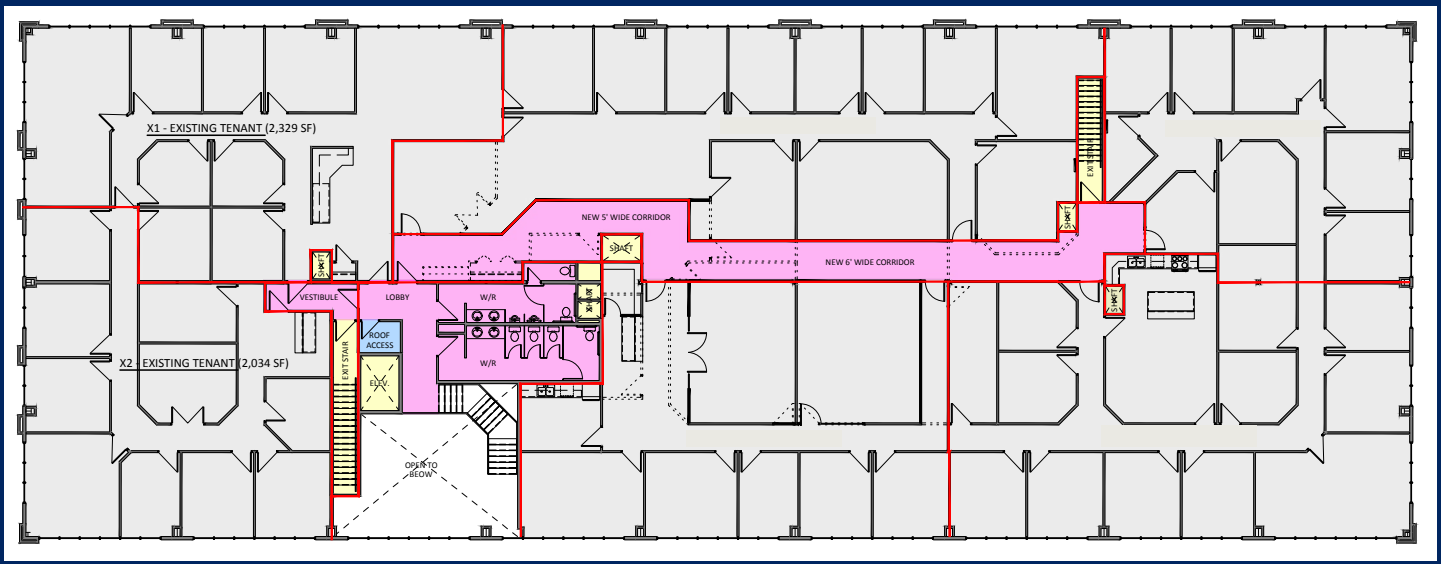
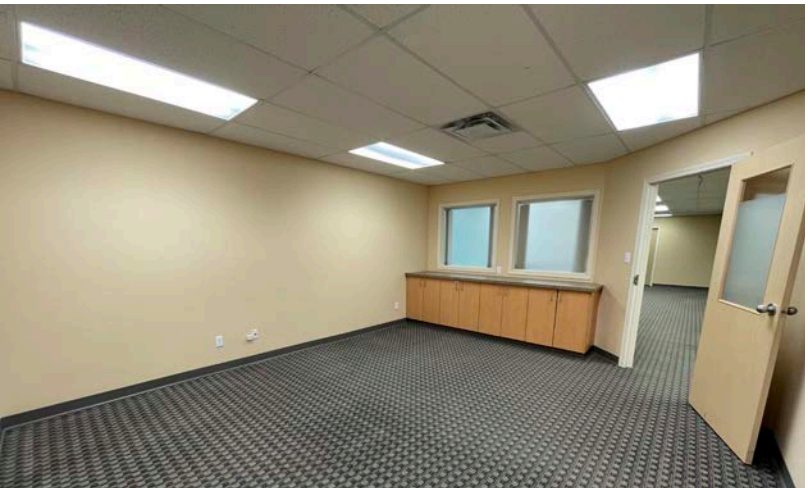


Diagram may not be accurate

Unit 203



Central Alberta's Ambassador for Commercial Real Estate

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

Brett Salomons
Listing Agent
403.314.6187
brett@salomonscommercial.com

Kelly Babcock
Partner/Broker
403.314.6188
kelly@salomonscommercial.com

Mike Williamson
Associate
403.314.6189
mike@salomonscommercial.com

Davin Kemshead
Associate
403.314.6190
davin@salomonscommercial.com

Max Field
Associate
403.314.6186
max@salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com

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