

FOR LEASE

3722 57 AVENUE
RED DEER, AB





About the Property

Fantastic opportunity to lease office space in the bustling Westpark Shopping Centre, surrounded by a large residential market and multiple schools, offering excellent community connectivity.

Unit 216: Features a spacious boardroom/reception area, two private offices, a file storage room (shelving optional), and a copy/waiting room.

Ample on-site common parking ensures easy access for both clients and staff, and an on-site transit stop enhances accessibility. Professionally managed by Sunreal Property Management, you'll benefit from prompt and reliable service, making for a stress-free tenancy.

LEGAL DESCRIPTION

Plan 6999KS, Block 33, Lot 7

UNIT SIZES

1,200 SF

LOCATION

Westpark Shopping Centre

ZONING

C2B- Commercial (District Shopping Centre)

LEASE RATE

Second Floor (216) - \$10.00 PSF

ADDITIONAL RENT

Second Floor (216) - \$12.50 PSF (includes utilities)

TOTAL MONTHLY RENT

Unit 216 - \$2,250 +GST (Utilities included)

POSSESSION

Immediate/Negotiable

Unit 216

Located in Westpark Shopping Centre, this second-floor office space offers a functional layout ideal for various professional uses. The space features a large boardroom that doubles as a reception area, creating a welcoming first impression. It includes two private offices, a file storage room with optional shelving, and a dedicated copy/waiting room for added convenience. Positioned within a vibrant commercial hub, this location offers easy access for both clients and staff.

UNIT SIZE

1,200 SF

LEASE RATE

\$10.00 PSF

ADDITIONAL RENT

\$12.50 PSF (includes utilities)

MONTHLY RENT

\$2,250 + GST

POSSESSION

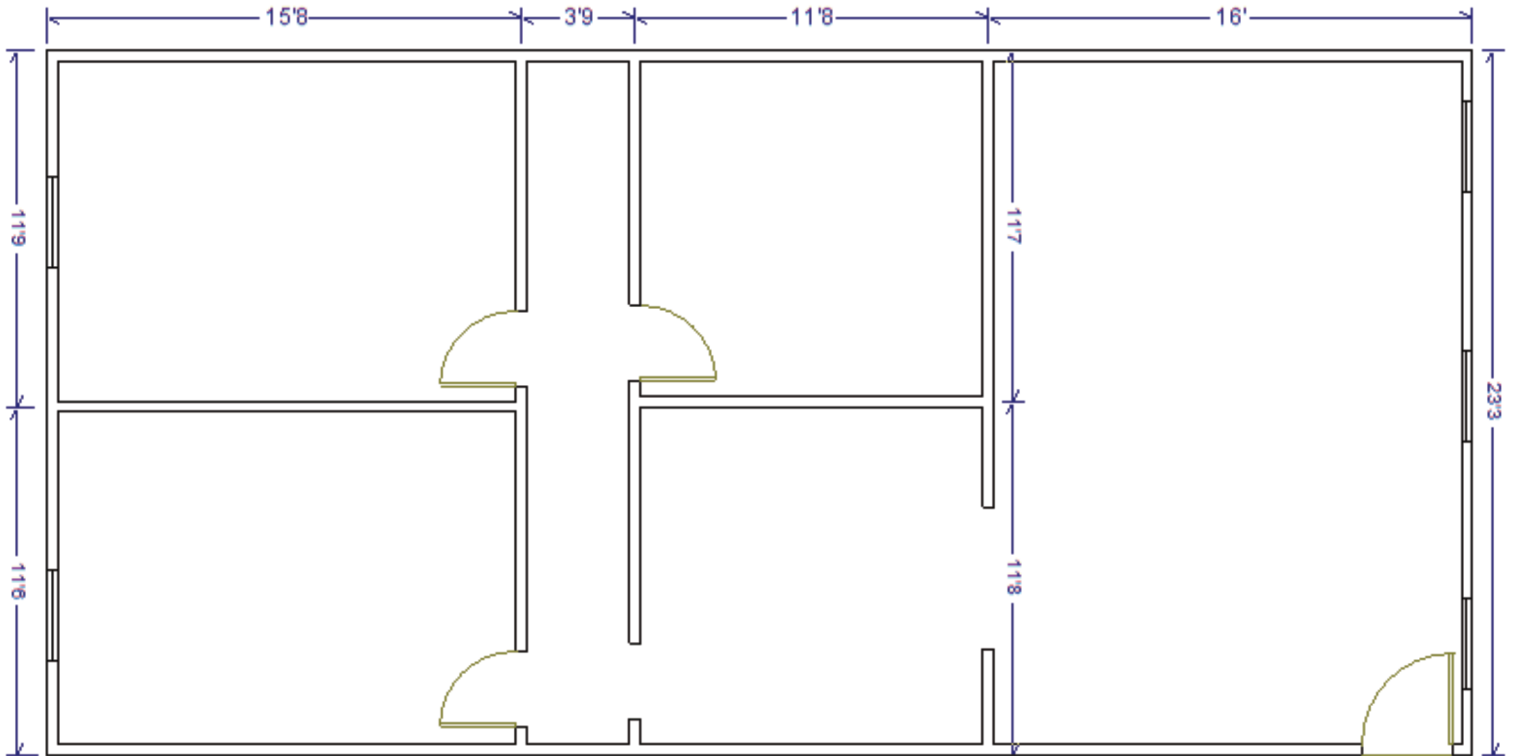
Negotiable

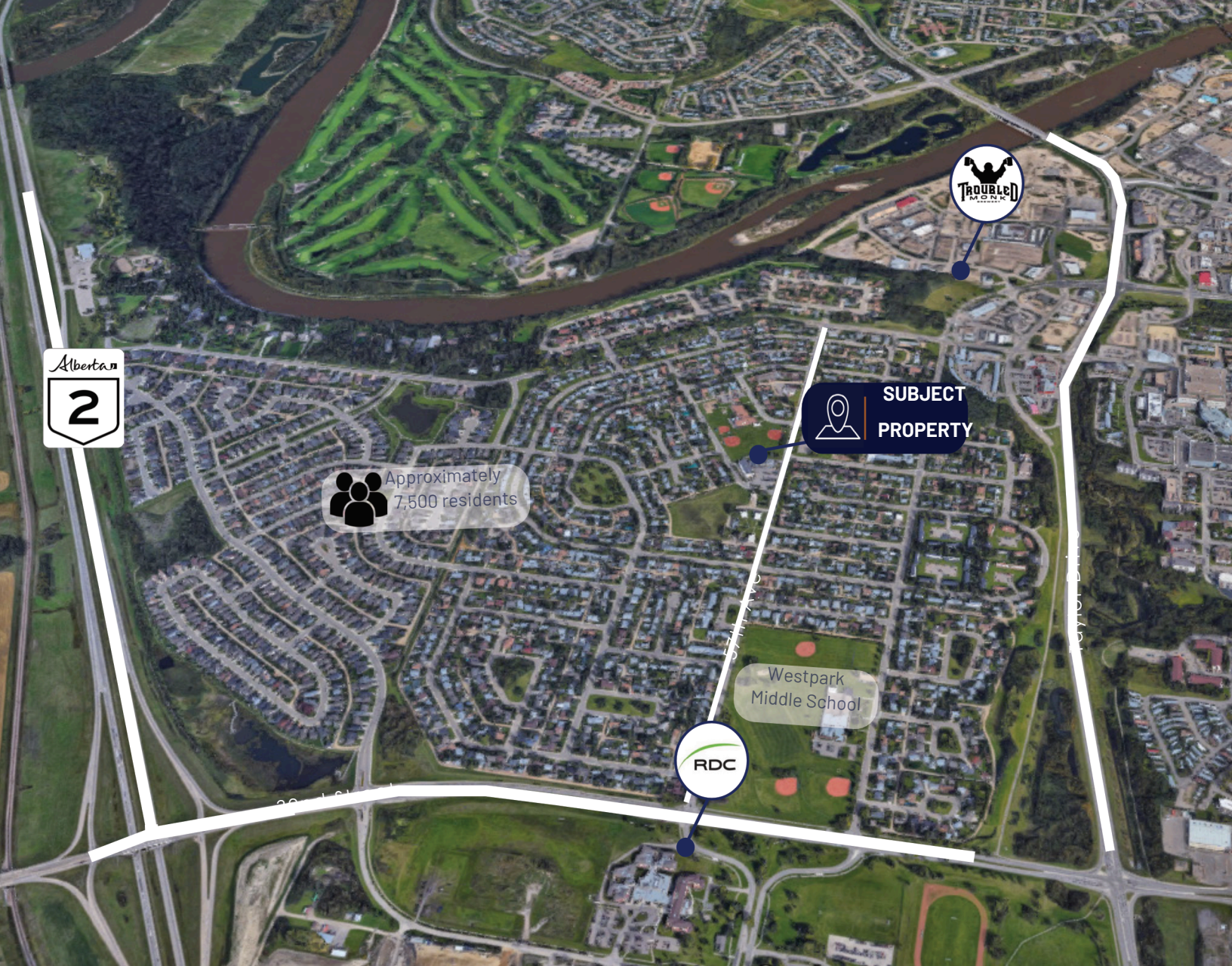
PARKING

Common



Unit 216 - Floor Plan





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