# 7550 Edgar Industrial Drive
# Red Deer, Alberta

**MLS # A2136021**



# $10 per sq.ft.

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|---|---|
| **Division:** | Edgar Industrial Park |
| **Type:** | Office |
| **Bus. Type:** | - |
| **Sale/Lease:** | For Lease |
| **Bldg. Name:** | - |
| **Bus. Name:** | - |
| **Size:** | 23,701 sq.ft. |
| **Zoning:** | - |

| | | | |
|---|---|---|---|
| **Heating:** | - | **Addl. Cost:** | - |
| **Floors:** | - | **Based on Year:** | - |
| **Roof:** | - | **Utilities:** | - |
| **Exterior:** | - | **Parking:** | - |
| **Water:** | - | **Lot Size:** | - |
| **Sewer:** | - | **Lot Feat:** | - |
| **Inclusions:** | n/a | | |

Discover the opportunity to lease premium office space at 7550 Edgar Industrial Drive, Red Deer, Alberta. This high-end property, situated with exposure to HWY 2, offers a total of 23,701 sq ft of office space spread across two levels, designed to enhance your business presence. The second floor features 11,661 sq ft, boasting 16 executive-sized offices, a staff room, kitchen area, breakout rooms, and ample open space. Floor-to-ceiling windows provide an abundance of natural light, creating an ideal work environment. The third floor offers 12,040 sq ft, including 16 offices, breakout rooms, a staff room, kitchen, and plenty of storage. This versatile space can be leased to a single tenant or as individual floors. Additional amenities include assigned parking and a tenant improvement allowance for new flooring and paint. Tenants will be responsible for their proportionate share of utilities and operating expenses. Take advantage of this exceptional leasing opportunity to elevate your business in Red Deer!