



For Lease - Retail and Industrial

Bower Business Centre

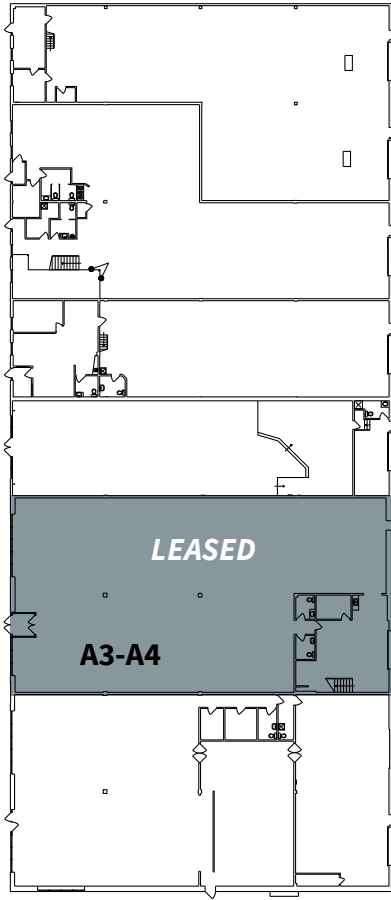
2319 Taylor Drive, Red Deer, Alberta

- Opportunity to locate in a well-positioned corridor that is shadow-anchored by Sobeys and other national retailers
- Convenient access at the Highway 14 and 22 Street W interchange
- Multiple spaces and size options available from 1,814 sf to 11,224 sf
- Located on Red Deer's busy south retail node

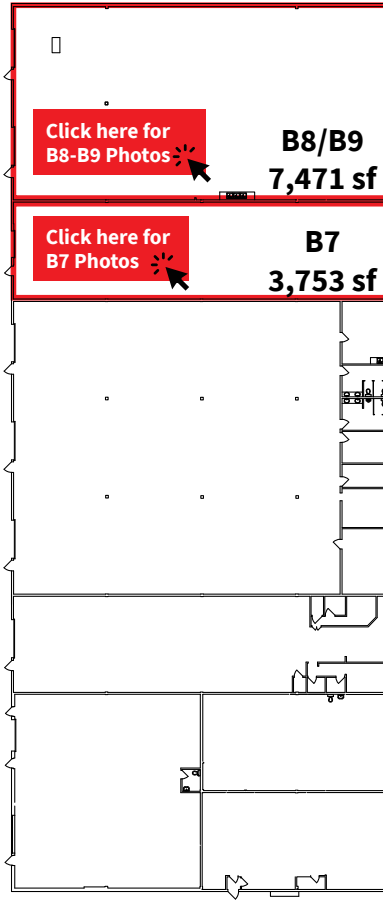


Building Plans - 5 Bays remaining

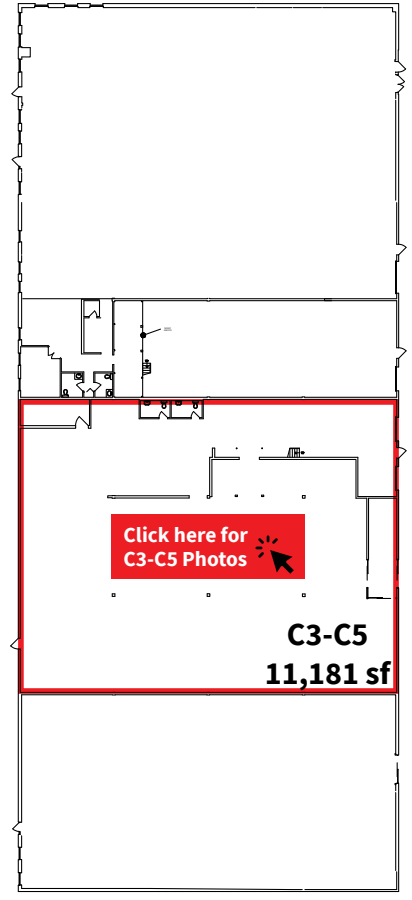
Building A



Building B



Building C



Unit(s)	Square Footage	Loading	Net Rent (PSF)	Additional Rent (PSF)	T.I.A. (PSF)
A3-A4	7,457	1 DI		LEASED	
B2A	1,814	Man Door		LEASED	
B2B	1,858	Man Door		LEASED	
B3	3,710	Man Door		LEASED	
B4-B6	11,156	1 DK, 3 DI		LEASED	
B7	3,753	1 DI	\$9.00	\$8.39	\$9.00*
B8/B9	7,471	2 DI	\$9.00	\$8.39	\$5.00*
C3-C5	11,181	2 DK	\$9.00	\$8.30	\$5.00*
C6	3,715	1 DK, 1 DI		LEASED	
C7-C9	11,222	1 DI		LEASED	

*T.I.A. amount based on 5 year term

Property Highlights

Location	South Gaetz
Zoning	C4 - Commercial (Major Arterial) District
Permitted Uses	Commercial recreation facility, service facility, merchandise sales, service and repair goods
Discretionary Uses	Drinking establishment, health and medical services

Red Deer Demographics

 Total Population	108,516
 Daytime Population	108,041
 Total Households	42,867
 Average Household Size	2.5
 Median Age	37
 2020 - 2025 Growth Rate	6%
 Total Annual Expenditure per household	\$122,705

Surrounding Area

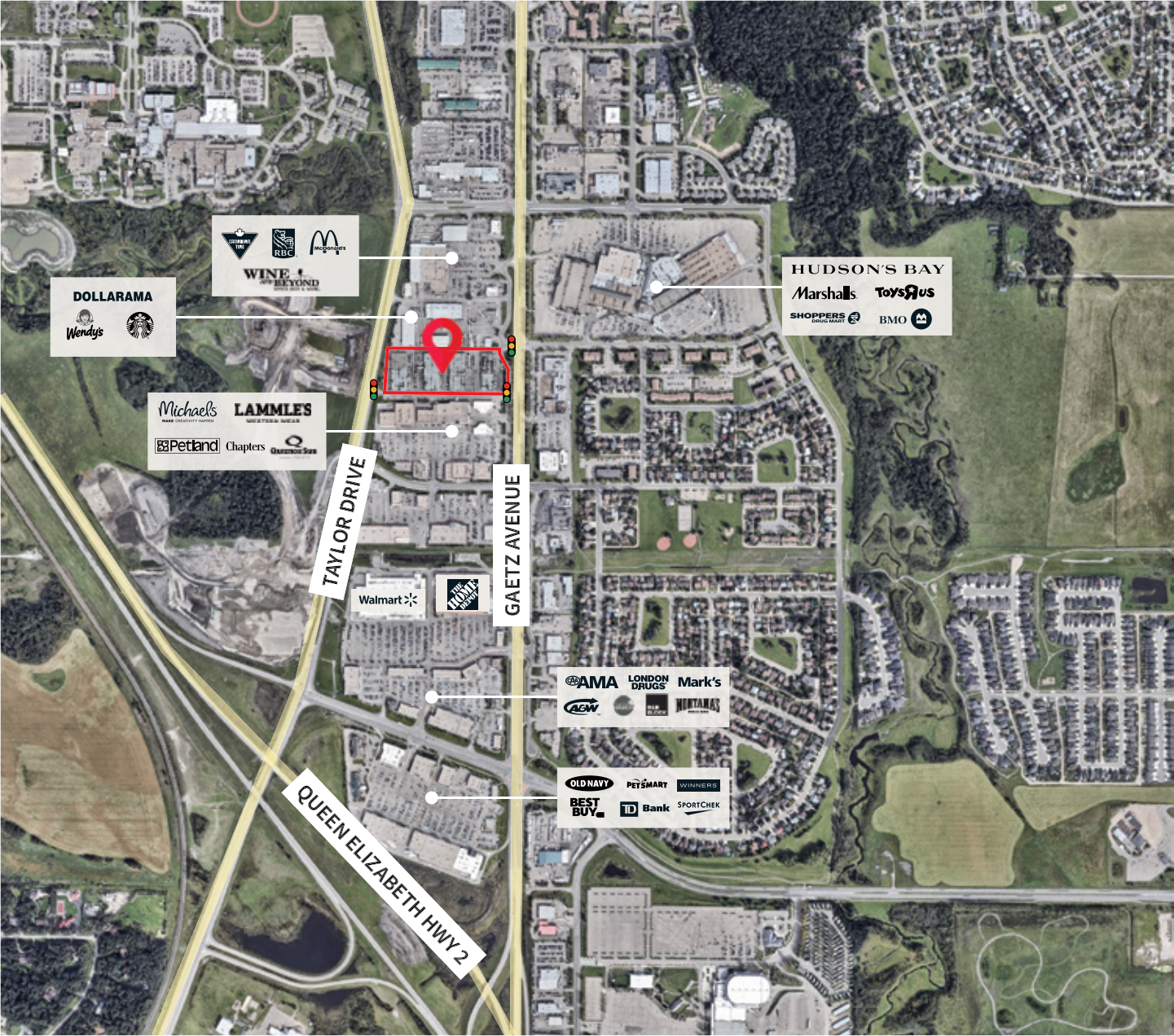


Photo Gallery



BUILDING A



BUILDING B



BUILDING C



BUILDING D



PAVING IMPROVEMENTS

Please contact us for more information



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