

**AVISON
YOUNG**

ADLC Alberta Distance
Learning Centre



OFFICE SPACE FOR SUB-LEASE

**712 | 4 AVENUE SOUTH
LETHBRIDGE, ALBERTA**

Partnership. Performance.

Opportunity

3,128 SF

Open floor plan office space with workstations, spacious reception/waiting area, boardroom, 2 large private offices, staff room with kitchenette and storage space. Building is centrally located in a high visibility location on 4th Avenue South in downtown Lethbridge. Neighbouring tenants include Canadian Western Bank, Flair Travel, Telus, ATB Financial, Splurge & Co., Canada Post, Umami, CIBC and Streetside Eatery. Possession negotiable.



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712 | 4 AVENUE SOUTH LETHBRIDGE, ALBERTA

LOCATION

Centrally located in downtown Lethbridge on 4th Avenue South between 7th and 8th Street, easily accessible from Stafford and Scenic Drive South.

PROPERTY HIGHLIGHTS

- Open floor plan office space with 10 workstations, spacious reception/waiting area, boardroom, 2 large private offices, staff room with kitchenette, 2 washrooms and storage room.
- Current lease ends December 2020
- Landlord willing to negotiate any term beyond December 2020

OPPORTUNITY

3,128 SF

LEGAL DESCRIPTION

Plan: 4353S
Block: 43
Lot: 24-35

ZONING

C-D (Downtown Commercial)

PARKING

4 Reserved parking stalls
\$50 per stall/month
Lot located at 804 5th Avenue

SIGNAGE

Building

LEASE RATE

\$15 PSF

ADDITIONAL RENT

\$4.50 PSF

AVAILABLE

Negotiable

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The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed or warranted by Avison Young Lethbridge Inc. nor can it form any part of any future contract. — 2018



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PROPERTY PHOTOGRAPHS



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PROPERTY PHOTOGRAPHS



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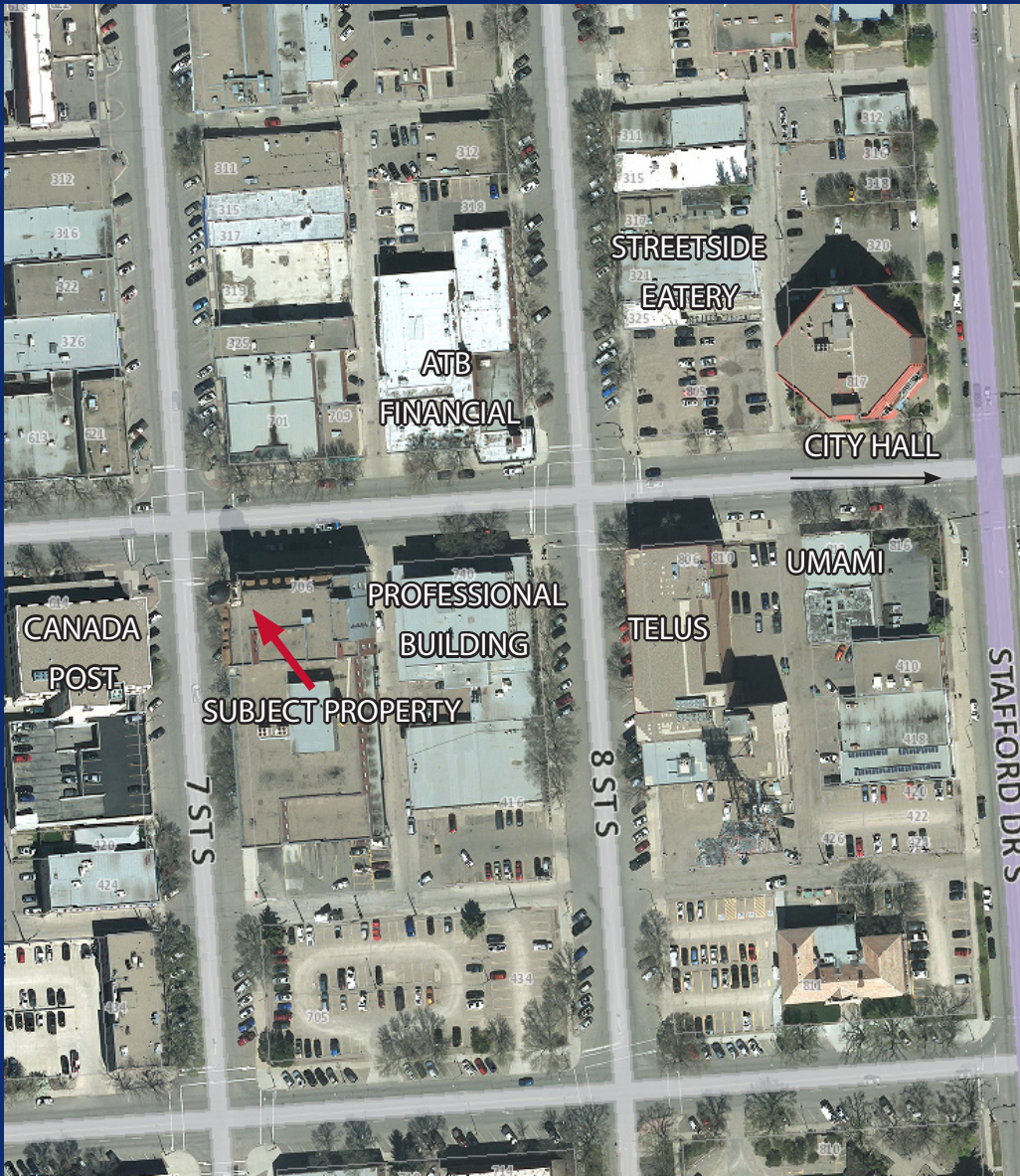


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4 AVENUE SOUTH
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AREA MAP



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