

Parkside Mall Retail / Office / QSR



**2634 South Parkside Drive
Lethbridge, Alberta**

**LEASE
OPPORTUNITY**



Scholten Management

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Parkside Mall Lease Opportunity 2634 South Parkside Drive, Lethbridge, AB



1,320 s.f.

- 24' x 55' (+/-)
- Base Rent – \$13.00 p.s.f.
- Availability - August 1, 2026
- Additional Rent - \$3.35 p.s.f.
(2026 estimate) includes realty tax and CAM

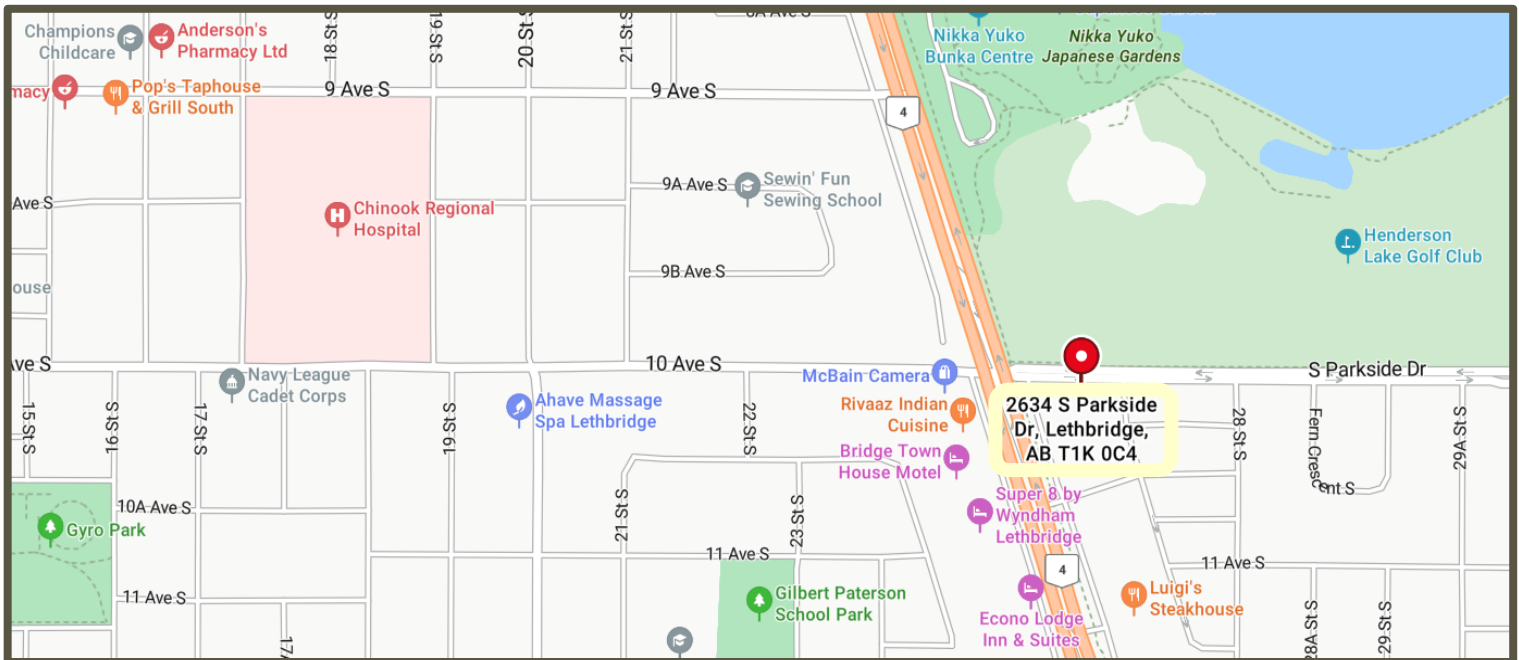
Features:

Space was recently renovated and includes:

- Maple trim doors, upgraded flooring and lighting
- Two washrooms (one barrier free)
- Staff room with maple cabinetry and coffee counter
- Large reception, 4 offices (3 with sink), staff room and storage
- Off street parking at front with staff parking at back
- Ideal for medical or professional offices, retail or quick service restaurant

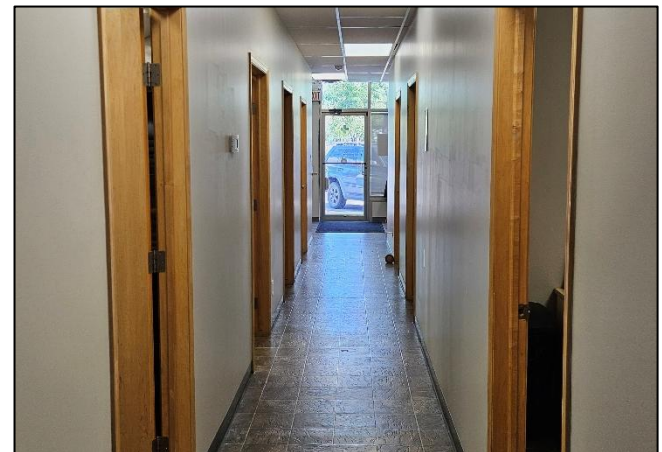
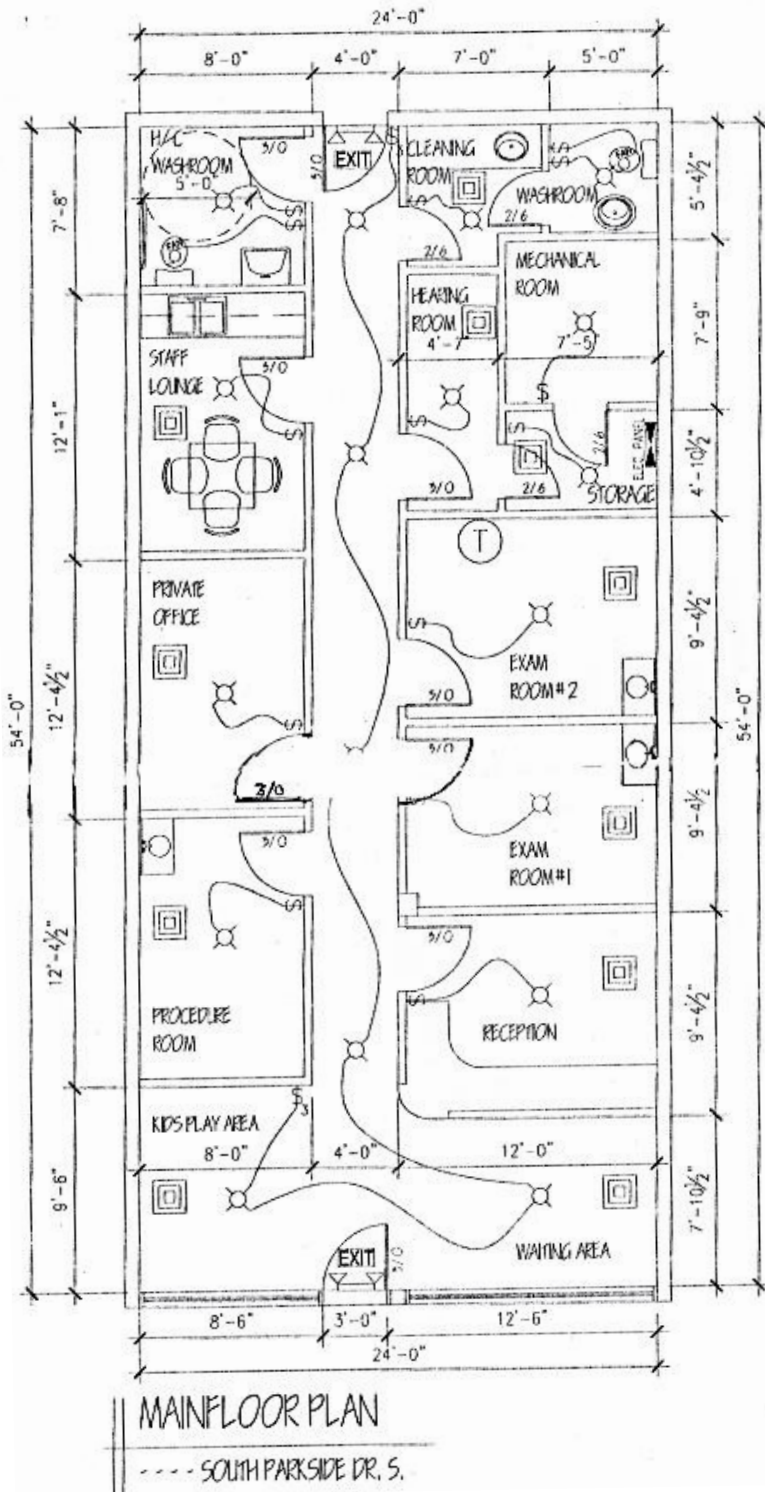
Property Features:

- Close proximity to south Lethbridge Shopping and Lethbridge Regional Hospital (west 1.5 km +/-)
- Located on city path system across from Henderson Lake Golf Course
- Nearby businesses include a diverse range of hotel accommodations and restaurants



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