



704 4th Avenue South, Lethbridge, AB

Ashley Soames

Principal, Vice President

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**AVISON
YOUNG**

About Post

The downtown post office building has been a beacon of craftsmanship, quality, and beauty for more than 100 years.

Address

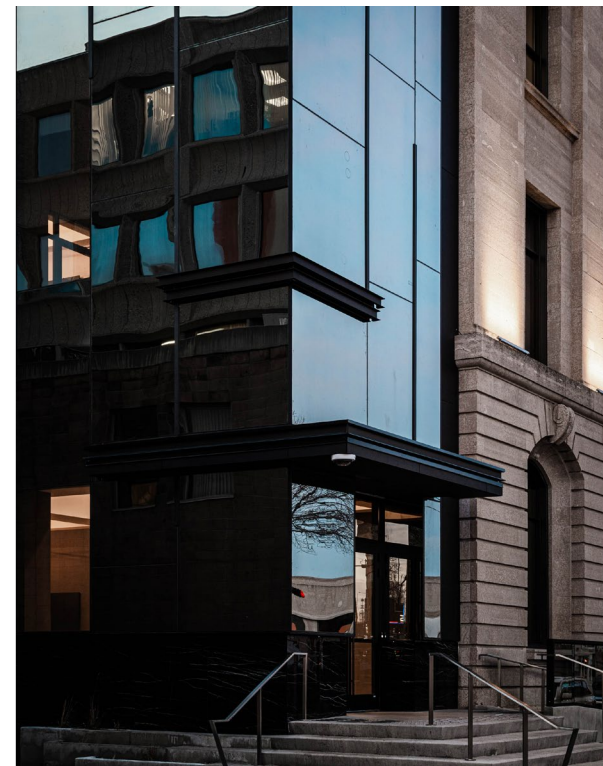
704 4th Avenue South
Lethbridge, AB

Local Landmark

- Most photographed building in Lethbridge
- Provincial designation for historic significance

Parking / Transit

- Next door to the Park n' Ride parkade
- 35 street side parking stalls
- Next door to the transit hub
- Corner of future bicycle corridor



Post Features

Post is a historical landmark positioned for the future of business.

Amenities

All amenities are professionally managed.

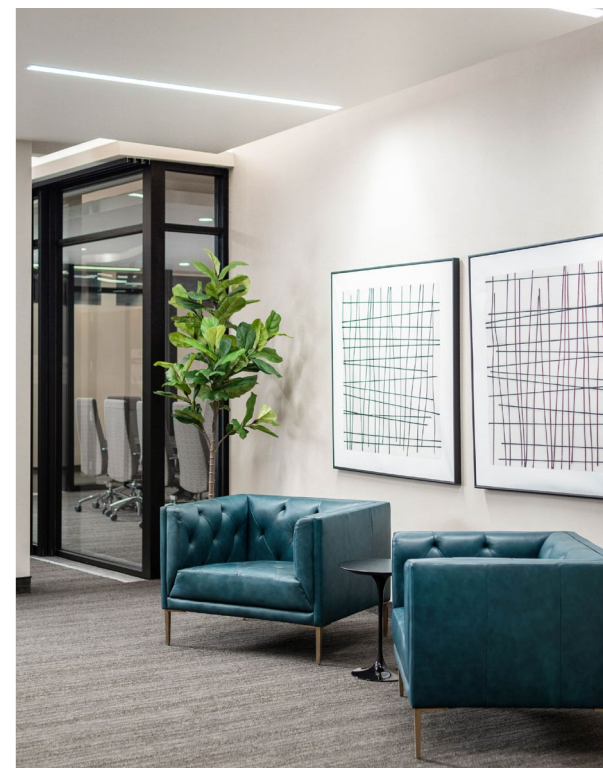
- Virtual ready meeting spaces
- Heated rooftop patio
- Lounge areas
- Casual meeting environments
- Fitness facility
- Wellness studio facility
- Secure bicycle storage
- Showers and change rooms

Benefit

Post offers amenities and finishes that help recruit and retain top talent. As a shared platform these benefits are affordable, maintenance free, and ready for your team today.



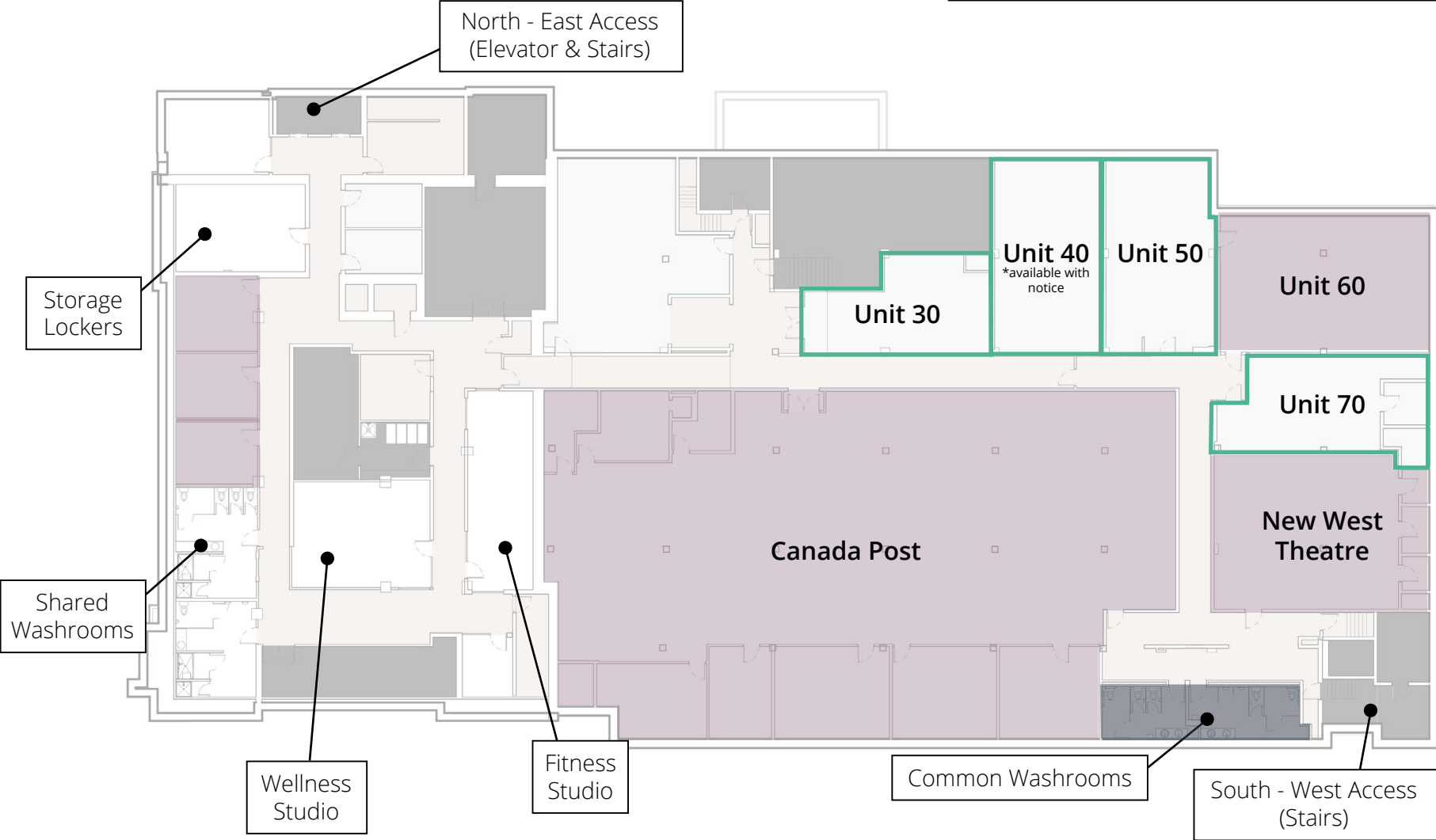
[Watch Amenity Videos](#)



Basement Floor Offices

Office Condos Available For Lease

Unit Availability	Offering Summary
Available	Lease Rate - \$8.00 PSF
Unavailable	Additional Rent - \$4.00 PSF (Est.)
	Possession - Negotiable



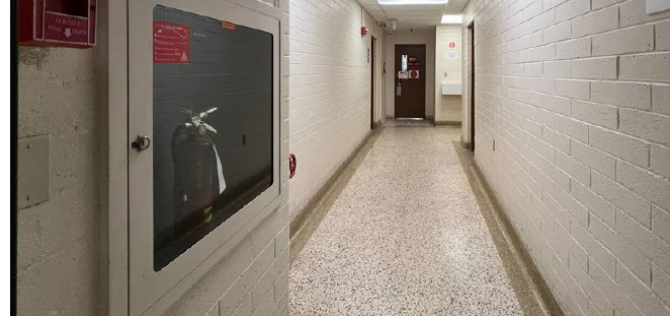
Unit Breakdown

Unit #	Net Size	Gross Size
Unit 30	638 SF	835 SF
Unit 40	760 SF	994 SF
Unit 50	813 SF	1,063 SF
Unit 70	690 SF	903 SF

South - West Entrance



South - West Hallway



North - East Entrance



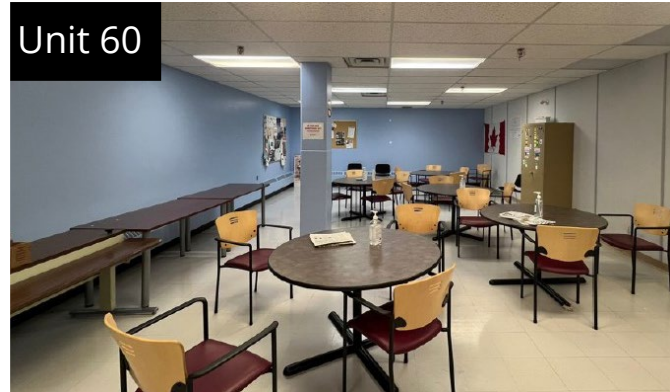
North - East Hallway



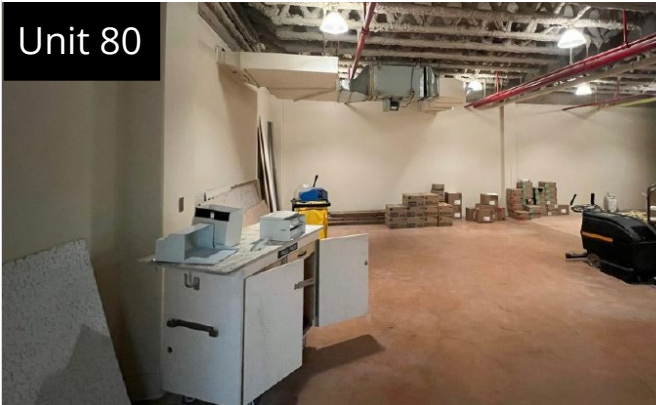
Corridor



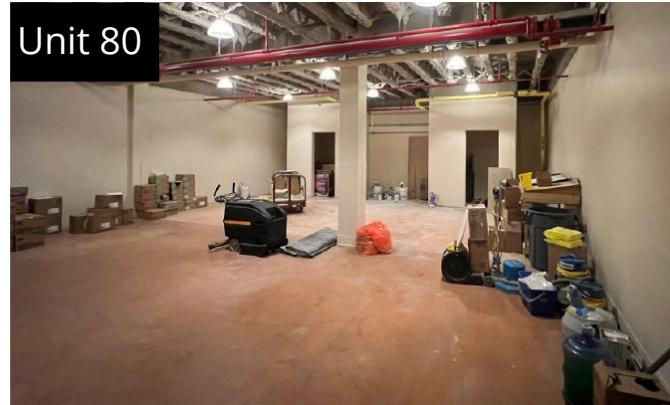
Unit 60



Unit 80



Unit 80





For More Information

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Avison Young

704 4th Avenue South

Suite 295

Lethbridge, AB, T1J 0N8

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Unit 210

Ideal Team Size: 6 - 12
Size: 1,539 SF + Amenities
Sale Price: \$381,000
Lease Rate: \$19.00 PSF
Additional Rent: \$6.75 PSF

Unit 220

Ideal Team Size: 18 - 32
Size: 4,019 SF + Amenities
Sale Price: \$1,123,000
Lease Rate: \$19.00 PSF
Additional Rent: \$6.75 PSF

Unit 230

Ideal Team Size: 15 - 28
Size: 3,518 SF + Amenities
Sale Price: \$1,005,000
Lease Rate: \$19.00 PSF
Additional Rent: \$6.75 PSF

Unit 240

Ideal Team Size: 5 - 9
Size: 1,246 SF + Amenities
Sale Price: \$325,000
Lease Rate: \$20.00 PSF
Additional Rent: \$6.75 PSF

Unit 260

Ideal Team Size: 10 - 19
Size: 2,414 SF + Amenities
Sale Price: \$613,000
Lease Rate: \$19.00 PSF
Additional Rent: \$6.75 PSF

Unit 280

Ideal Team Size: 5 - 9
Size: 1,142 SF + Amenities
Sale Price: \$326,000
Lease Rate: \$24.00 PSF
Additional Rent: \$6.75 PSF

Unit 295

Ideal Team Size: 4 - 7

Unit 290

Size: 4,019 SF
Includes: Access to Amenities
Ideal Team Size: 18 - 32
Sale Price: Market Rates
Lease Price: Market Rates

Unit 230

Size: 3,518 SF
Includes: Access to Amenities
Ideal Team Size: 15 - 28
Sale Price: Market Rates
Lease Price: Market Rates

Unit 295

Size: 938 SF
Includes: Access to Amenities
Ideal Team Size: 4 - 7
Sale Price: Market Rates
Lease Price: Market Rates
*can conjoin with 280