



MELCOR | CENTRE

200 4th Avenue South, Lethbridge, AB
Office / Medical / Not-For-Profit Space For Lease
778 sf - 11,313 sf

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**AVISON
YOUNG**

PROPERTY DETAILS

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Lease Price:

Negotiable

Additional Rent:

\$13.81 psf

(CAM \$8.62, Tax \$3.52, Direct Cleaning - \$1.67)

Provided Services:

- On-site security
- Fully equipped with Telus/Shaw/SuperNet
- Services on site, such as day care, food service, lawyers & accountants
- Shared tenant boardroom
- Professionally managed by Braemore Management Ltd.
- Tenant fitness centre, bike storage and showers
- Grounds cleaning & landscaping
- Office cleaning, garbage removal & recycling program
- Common area cleaning & maintenance
- Standard lighting replacement
- On-site maintenance staff (M-F)

Parking:

On-site, secure tenant and customer parking (1/1000 sf) three visitor parking lots.

Traffic:

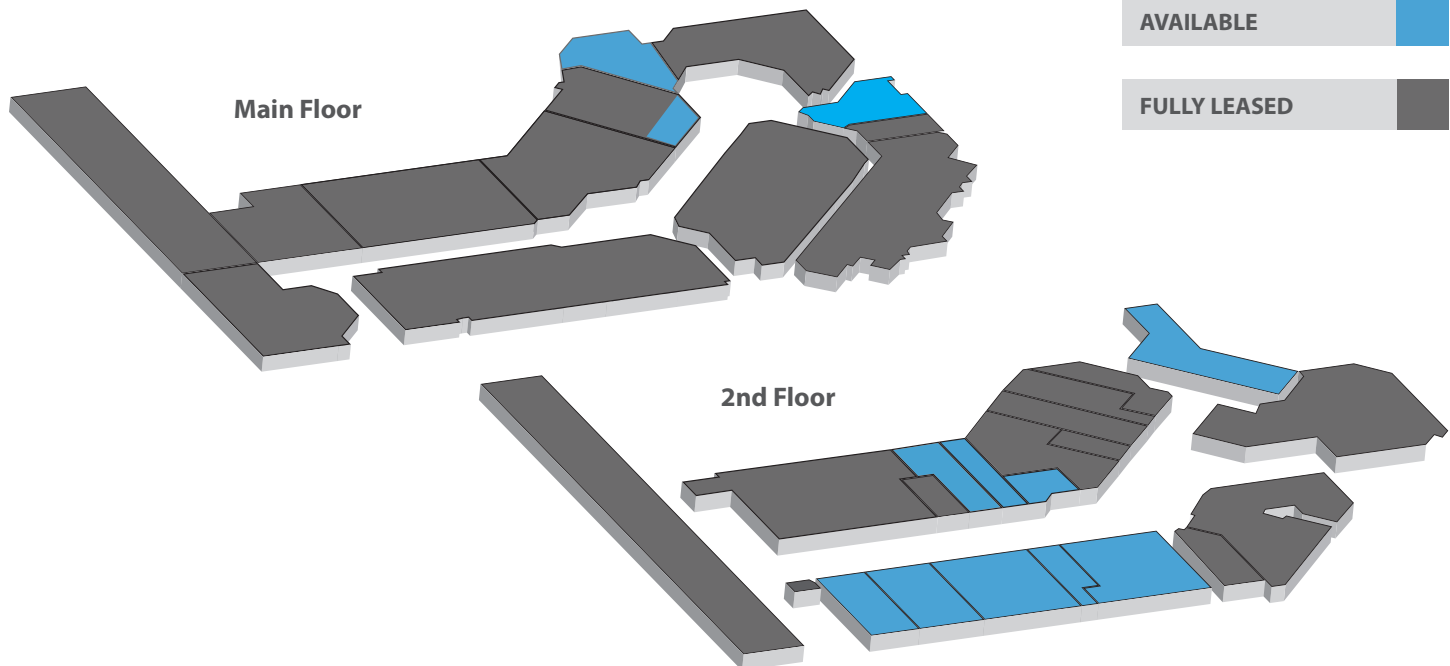
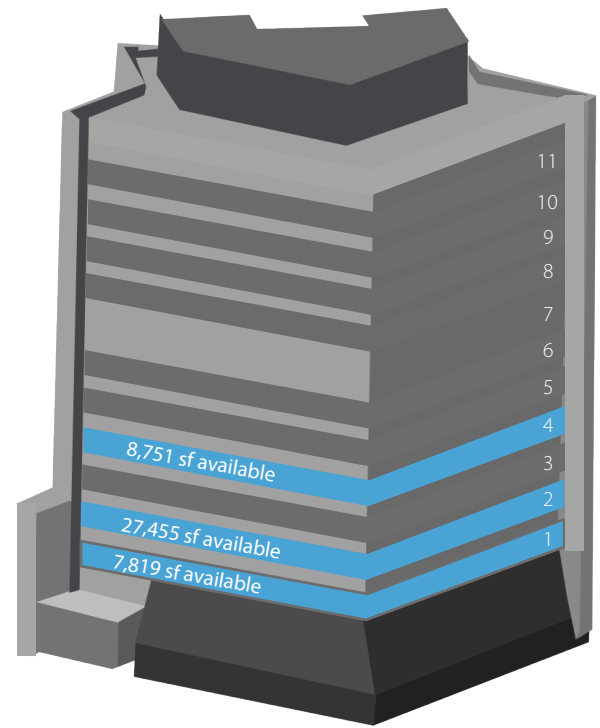
18,200 VPD (Scenic Drive)
4,500 VPD (4th Avenue)
5,900 VPD (5th Avenue)

Highlights:

- Easily accessible downtown location
- Great visibility, city views and high traffic counts
- Close to major bus routes
- Updated building common areas and mechanical systems

Available:

Immediately or after construction.
Please contact for more information.



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TENANTS

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LOCATION MAP

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Highlights

- Easily accessible downtown location
- Great visibility with city views
- High traffic counts
- Close to major bus routes
- Ample on-site parking
- Updated building common areas and mechanical systems

Services

- Professionally Managed Property
- On-site security & maintenance staff
- Grounds cleaning & landscaping
- Office cleaning, recycling & garbage removal
- Common area cleaning & maintenance
- Standard lighting replacement
- Fully equipped with Telus/Shaw/SuperNet

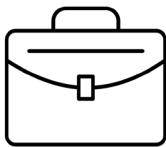
Traffic Counts

- Scenic Drive (18,200 VPD+)
- 4th Avenue (4,500 VPD+)
- 5th Avenue (5,900 VPD+)

IDEAL USER



Medical



Professional Office



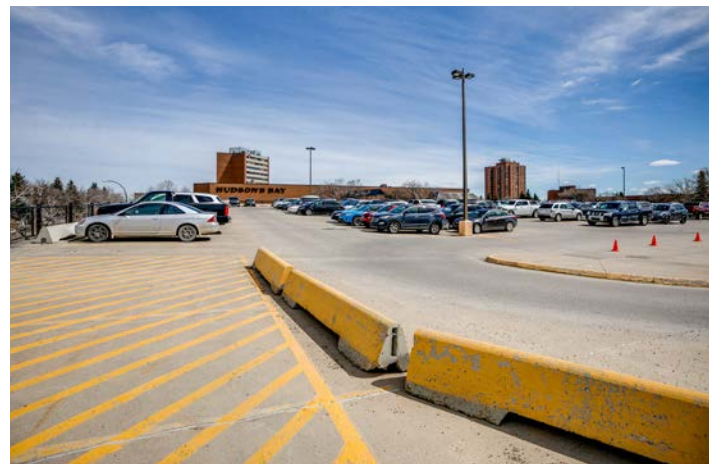
Not-For-Profit

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PARKING

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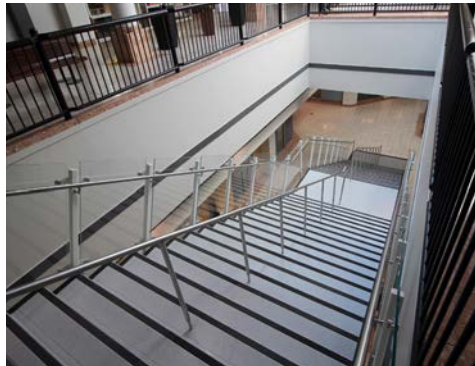


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COMMON AREA

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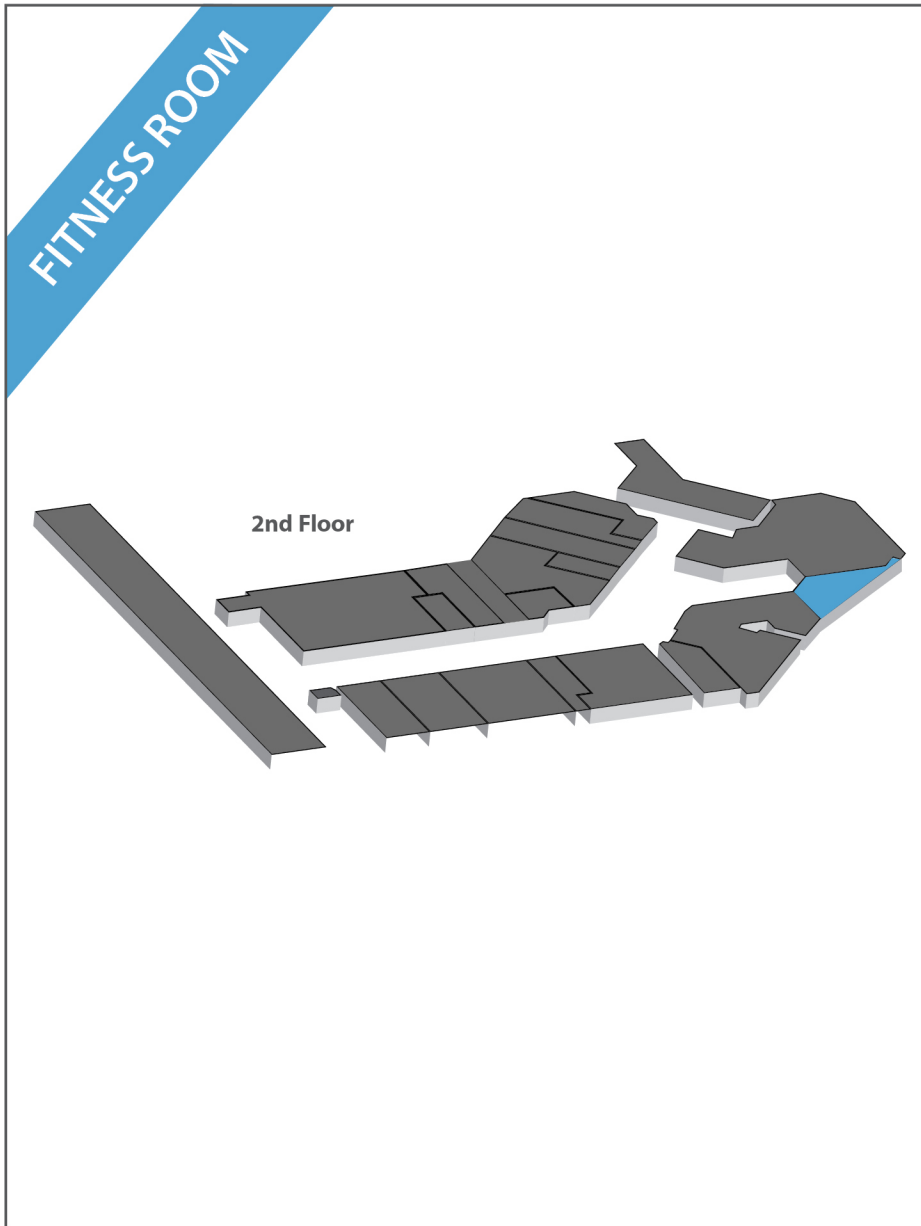


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COMMON AREA

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Fitness Room Highlights

- Available to tenants
- 1 barrier free washroom
- 1 shower room
- 24/7 access to room and equipment

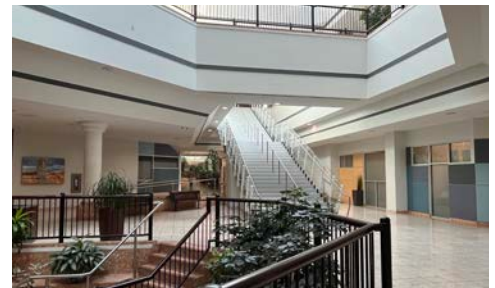
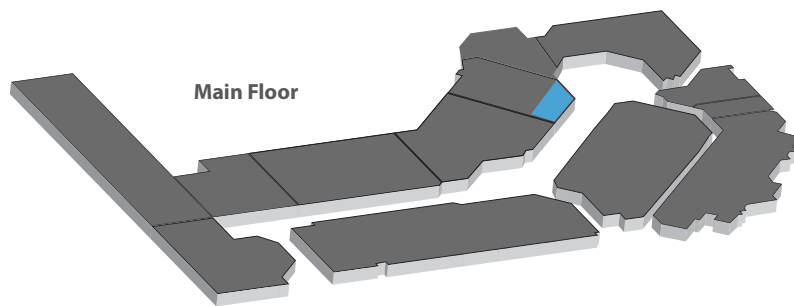
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Suite #149 | 890 sf

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MOVE-IN-READY



Suite Highlights

- Desirable main floor unit
- Easy access from East entrance
- Kitchenette
- Ideal for food/retail services

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Suite #152 | 4,192 sf

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Suite Highlights

- Desirable main floor unit
- Private entrance off 4th Avenue
- Reception / waiting area
- Multiple offices
- Private washroom
- Kitchenette / lunchroom
- Large flexible open area
- Move-in-Ready
- Excellent signage potential

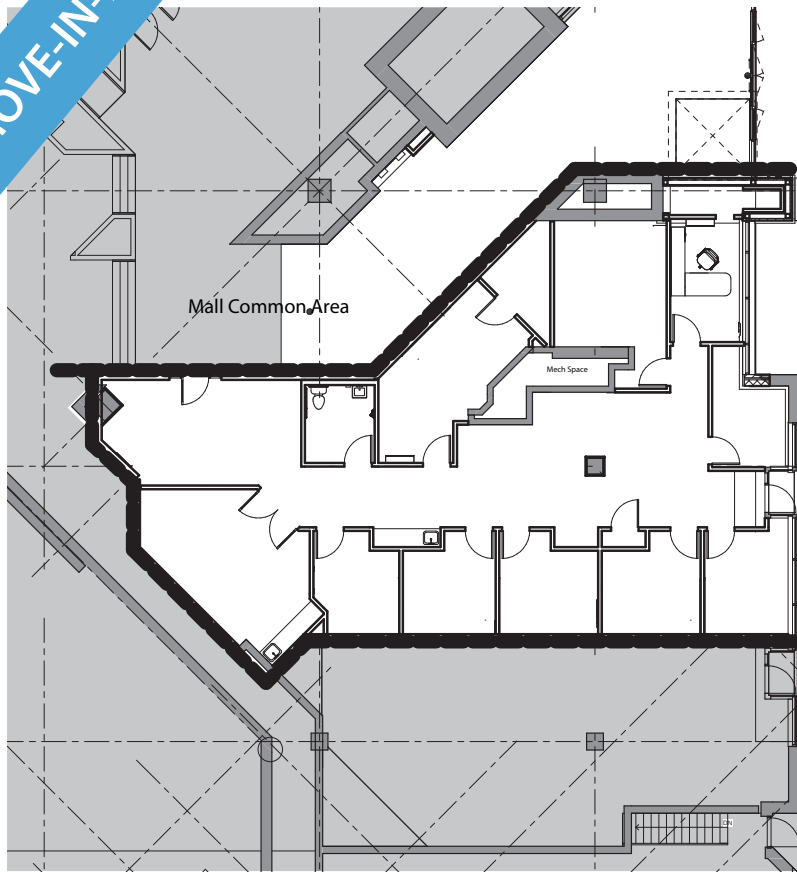
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Suite #155 | 2,737 sf

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MOVE-IN-READY



Suite Highlights

- Desirable main floor unit
- Reception / waiting area
- Boardroom
- Multiple offices
- Private washroom
- Kitchenette
- Large windows
- Move-in-Ready
- Excellent signage potential

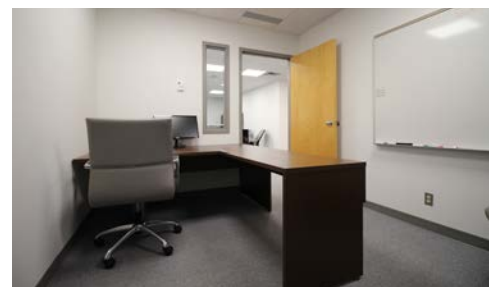
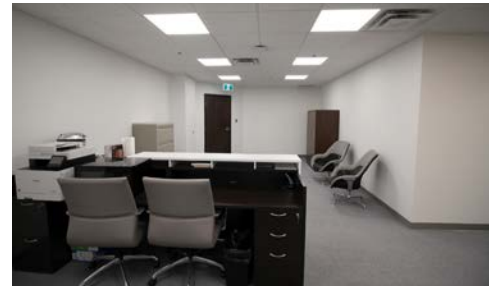
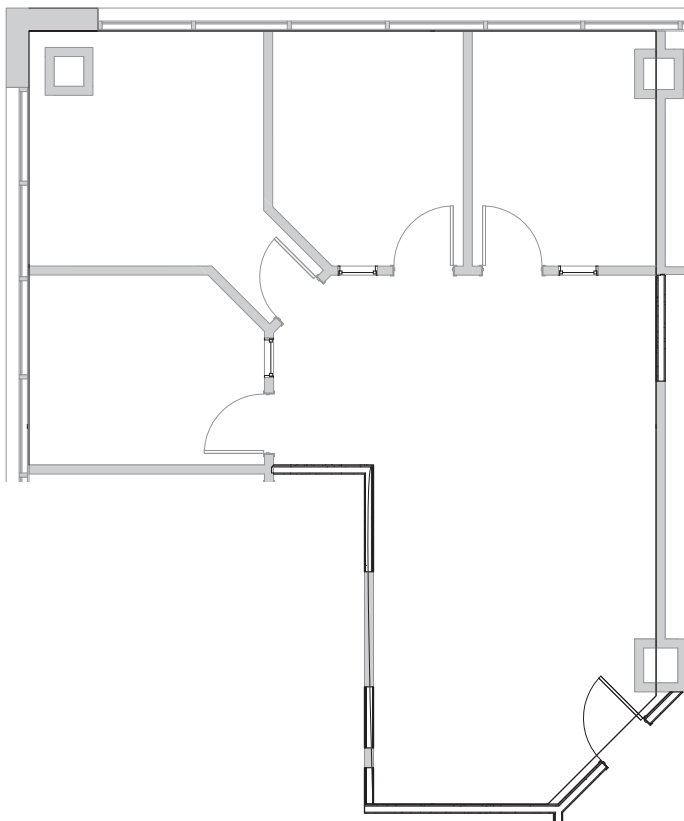
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Suite #204 | 1,112 sf

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MOVE-IN-READY



Suite Highlights

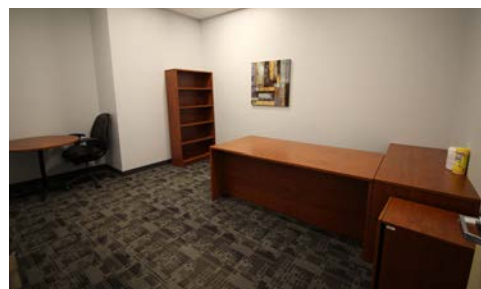
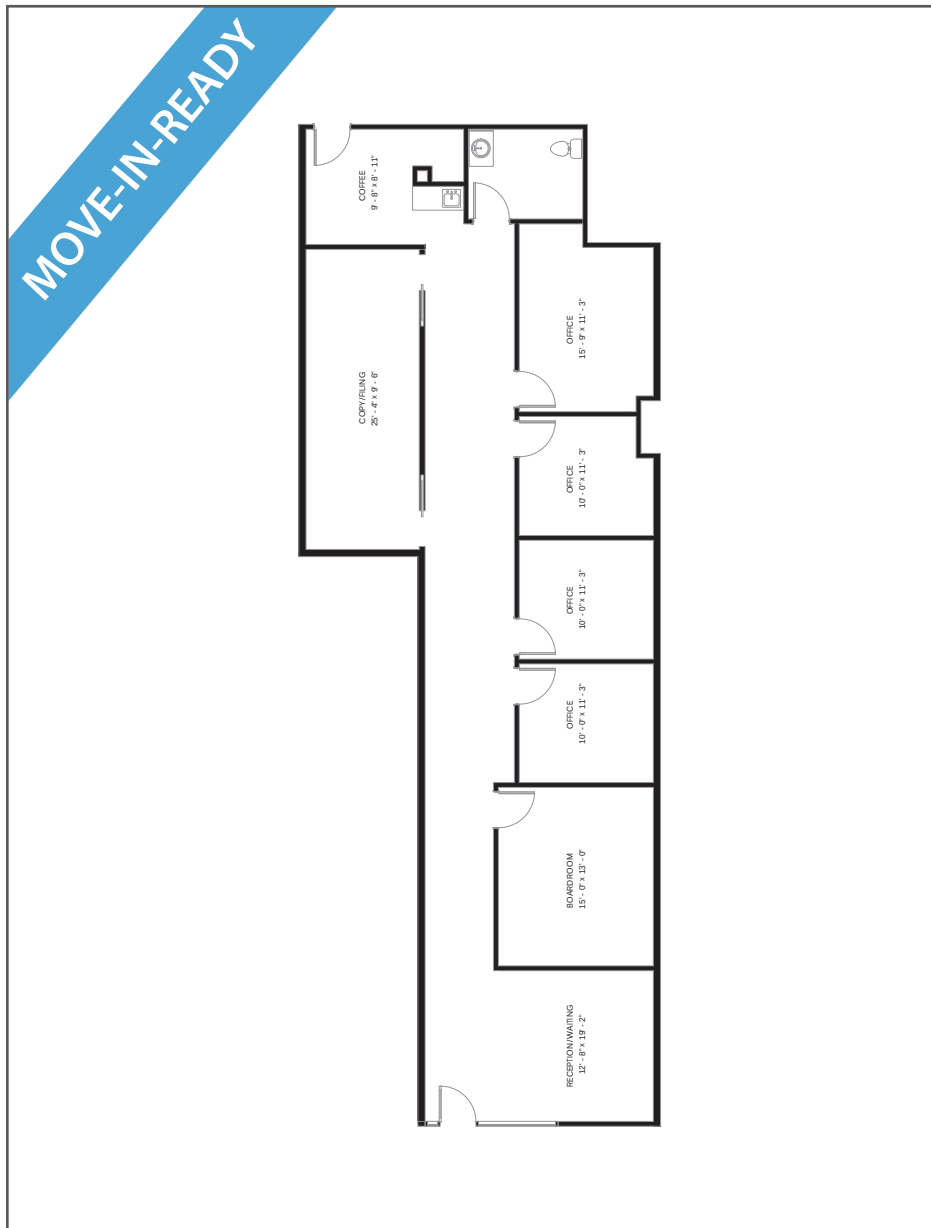
- Reception / waiting area
- 4 office layout or
- 3 offices and a small boardroom
- Large windows
- Barrier free
- Move-in-Ready
- The unit is not furnished

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Suite #209 | 2,153 sf

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Suite Highlights

- Reception / waiting area
- 4 offices
- Small boardroom
- Private washroom
- Barrier free
- Move-in-Ready
- The unit is not furnished

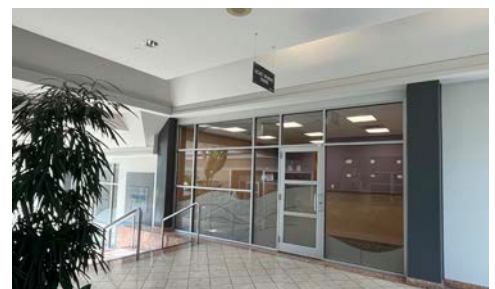
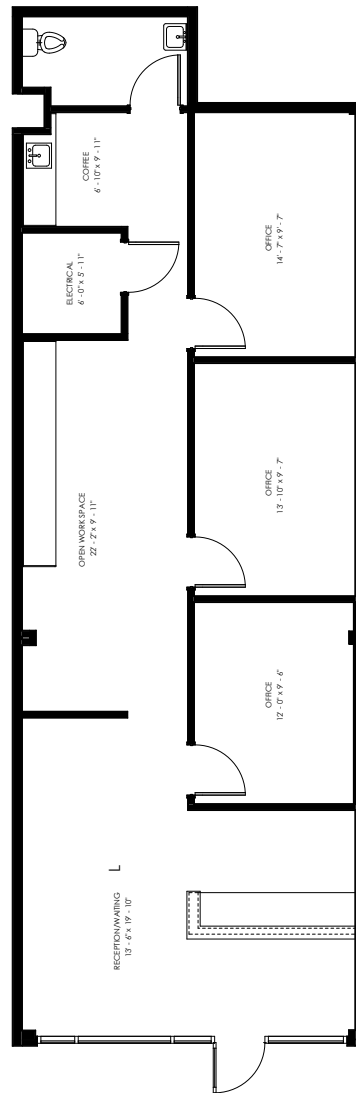
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Suite #212 | 1,310 sf

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MOVE-IN-READY



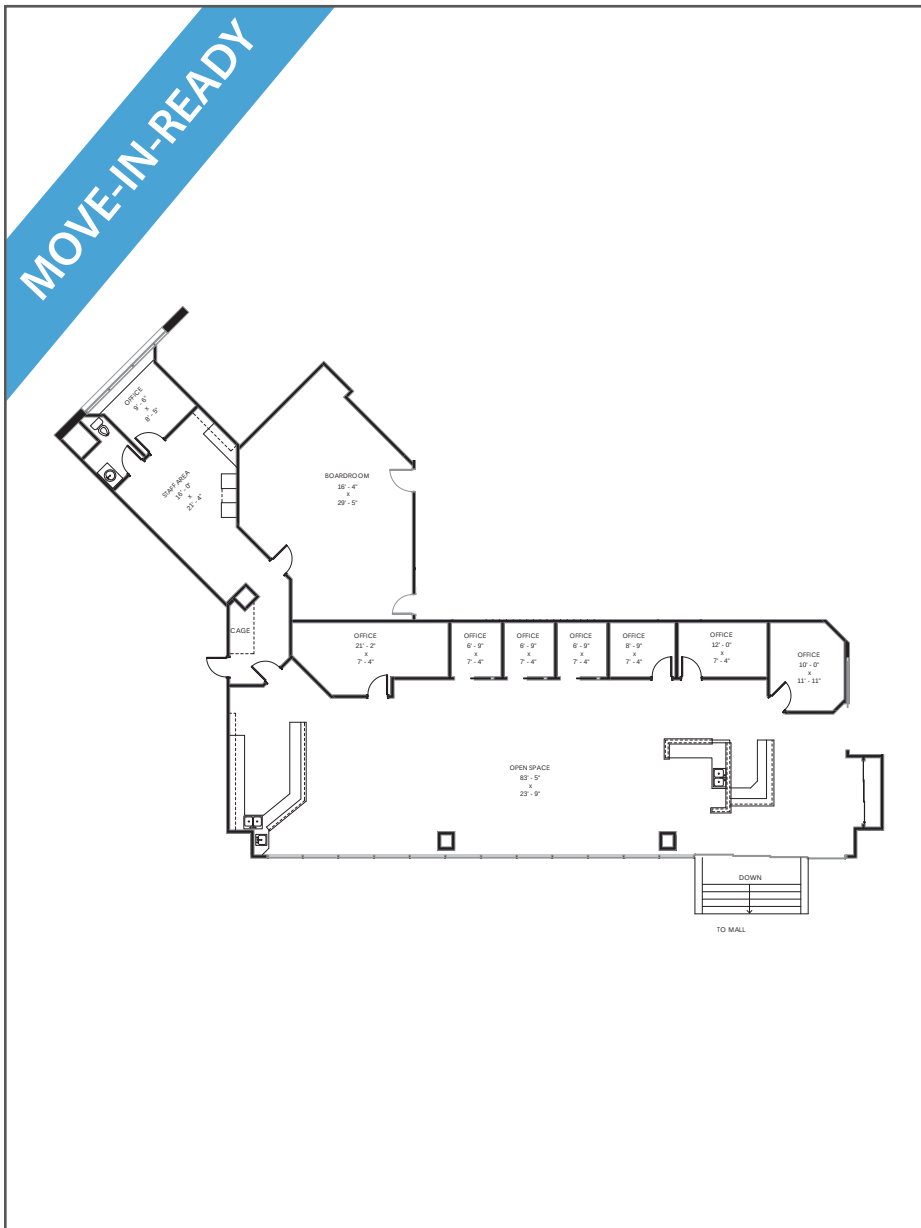
Suite Highlights

- Reception / waiting area
- 3 offices
- Small kitchenette
- Private washroom
- Windows into court yard
- Move-in-Ready

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Suite Highlights

Suite #236 7,259 sf



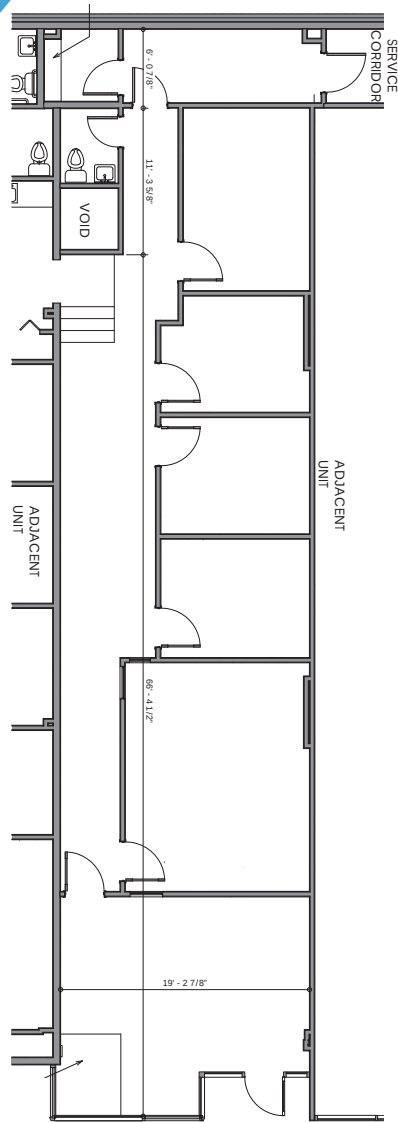
Suite Highlights

- Two reception / waiting areas
- Boardrooms
- Multiple offices
- Private washrooms
- Windows into court yard
- Move-in-Ready

Suite #239 | 1,825 sf

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MOVE-IN-READY



Suite Highlights

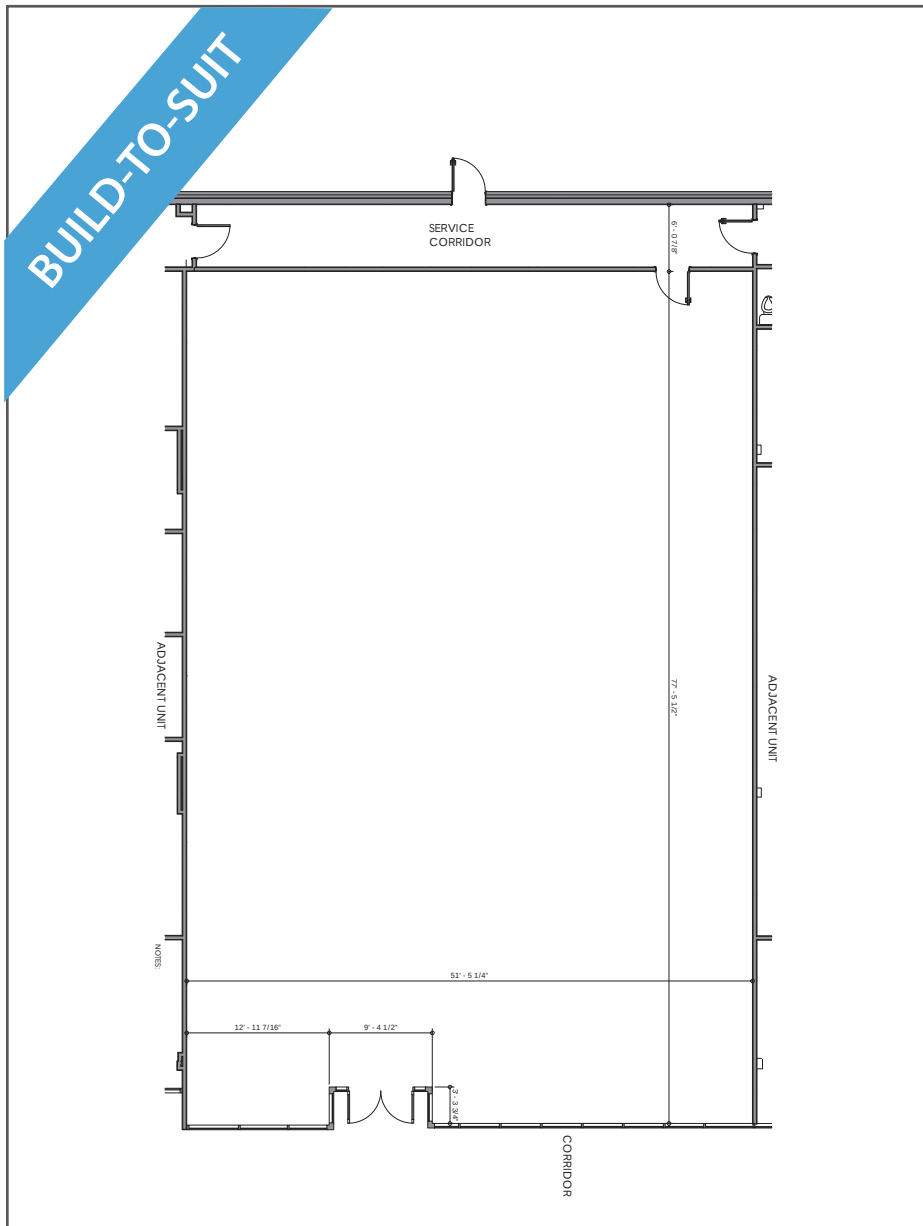
- Reception / waiting area
- Meeting room
- Server
- Private washroom
- Windows into court yard
- Move-in-Ready

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Suite #240 | 4,790 sf

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Suite Highlights

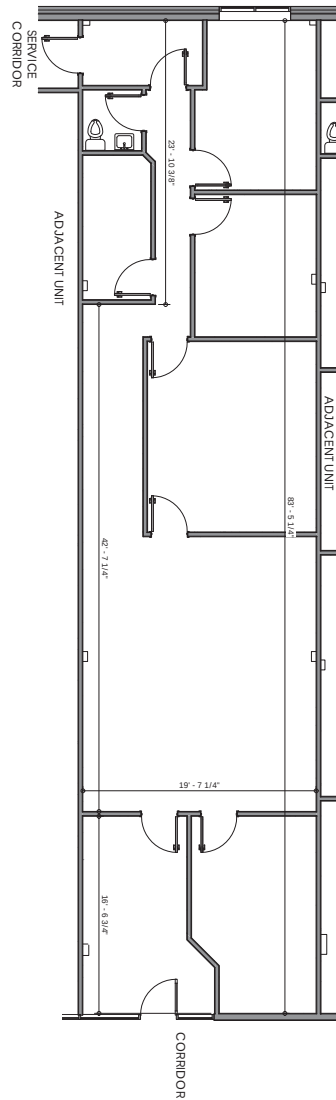
- Windows into court yard
- Build-to-Suit
- Possibility to add exterior windows

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Suite #243 | 1,864 sf

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Suite Highlights

- Large open work space
- 4 offices
- Reception area
- Kitchenette
- Lunch room
- Storage
- Private washroom
- Windows into court yard
- Move-In-Ready

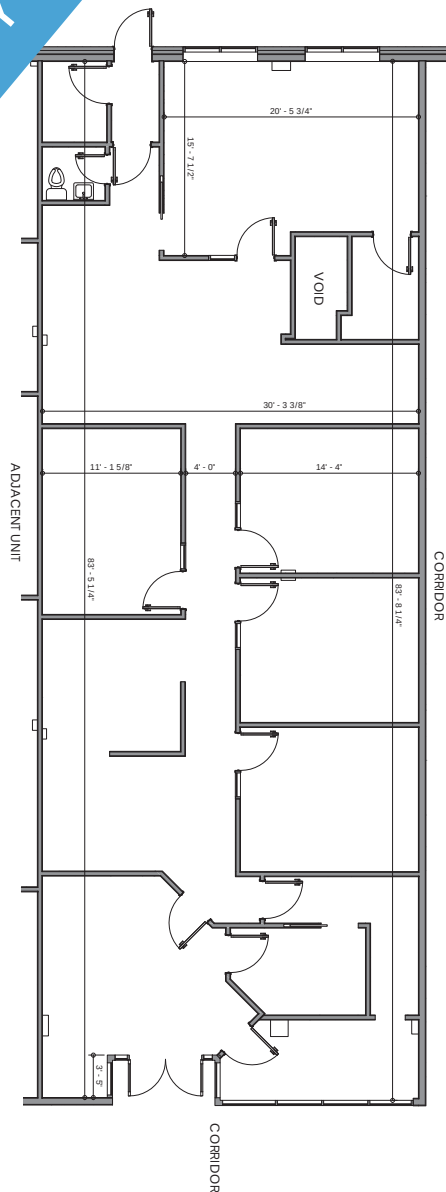
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Suite #244 | 2,834 sf

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MOVE-IN-READY



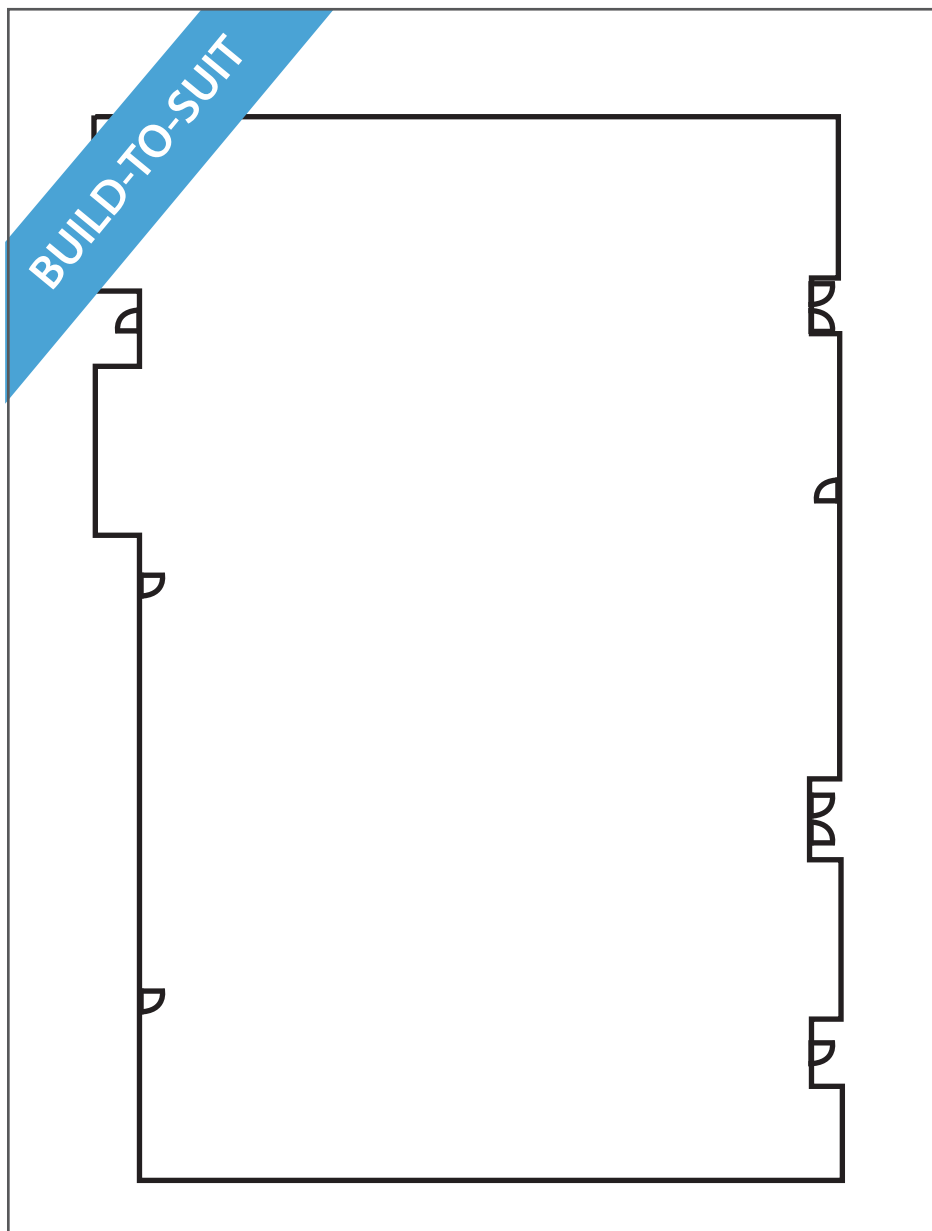
Suite Highlights

- Open work space
- 5 offices
- Reception
- Boardroom
- Kitchenette
- Storage
- Private washroom
- Windows into court yard
- Move-In-Ready

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Suite #239-244 | 11,313 sf **MELCOR** | CENTRE



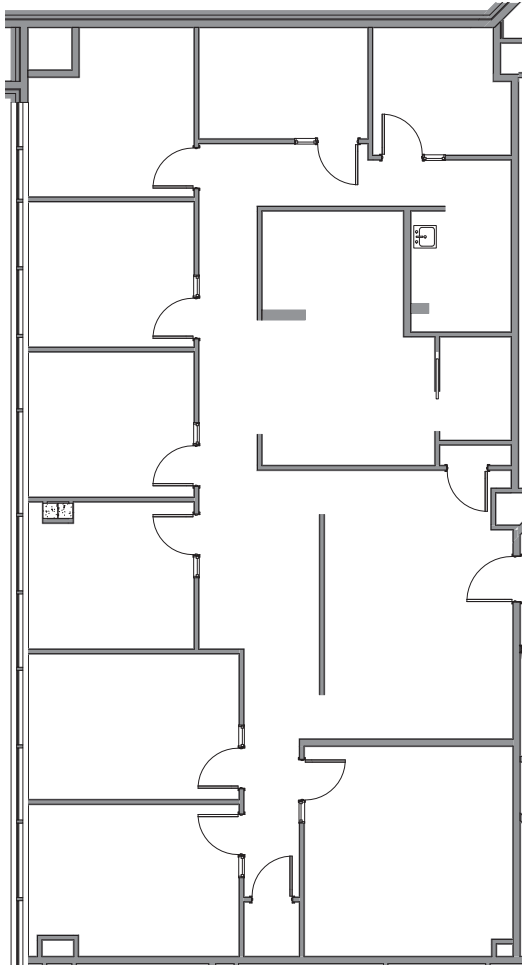
Suite Highlights

- Opportunity to combine multiple suites into one large space
- Multiple demising options
- Build-to-Suit

Suite #401 | 2,350 sf

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MOVE-IN-READY



Suite Highlights

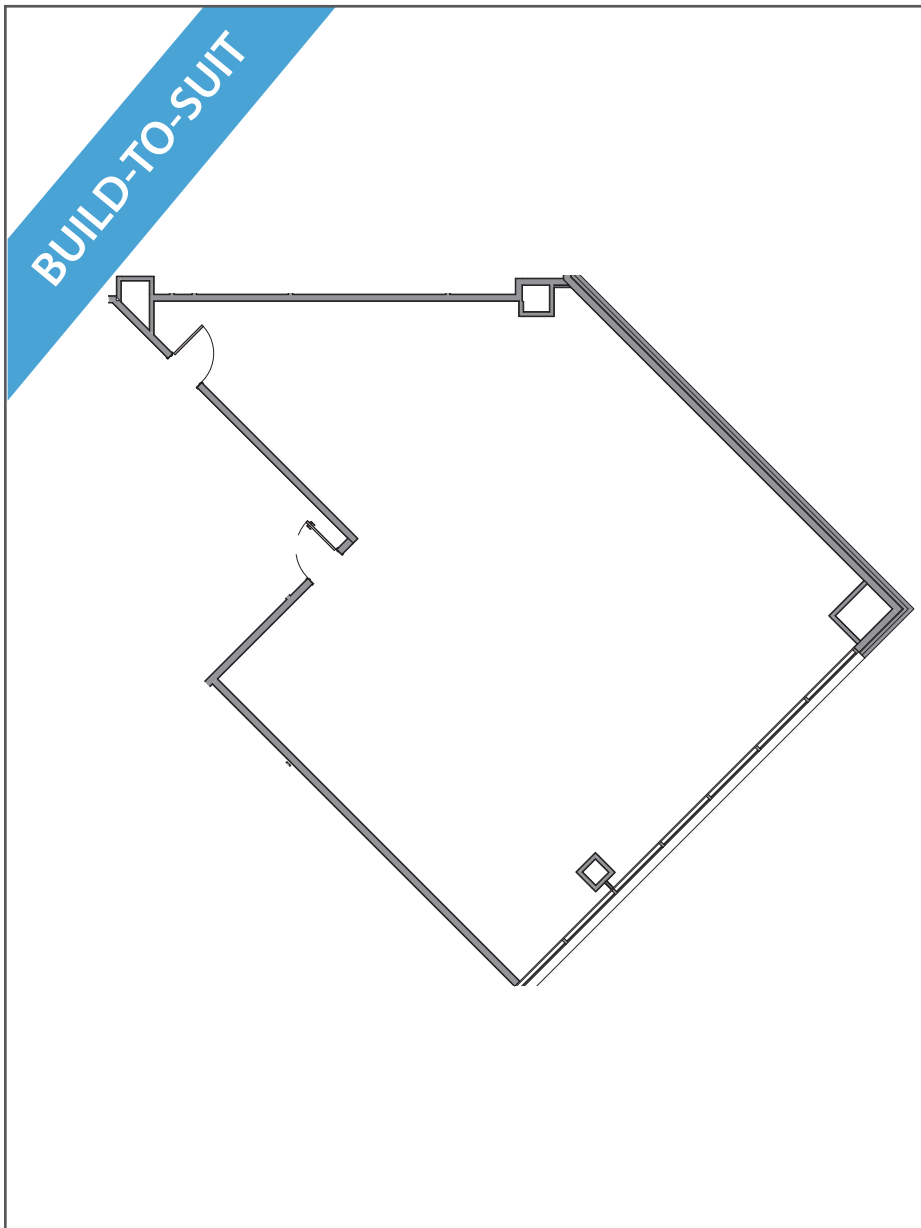
- 8 large offices
- Boardroom
- Storage room
- Waiting room
- Reception
- Kitchenette
- Lined with exterior windows
- Move-in-Ready

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Suite #404 | 1,853 sf

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Suite Highlights

- Build-to-Suit
- Proposed floor plan above, but not limited to
- Lined with exterior windows
- Plan includes 4 offices, reception / waiting area, lunch room & meeting room

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Suite #409 | 1,428 sf

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BUILD-TO-SUIT



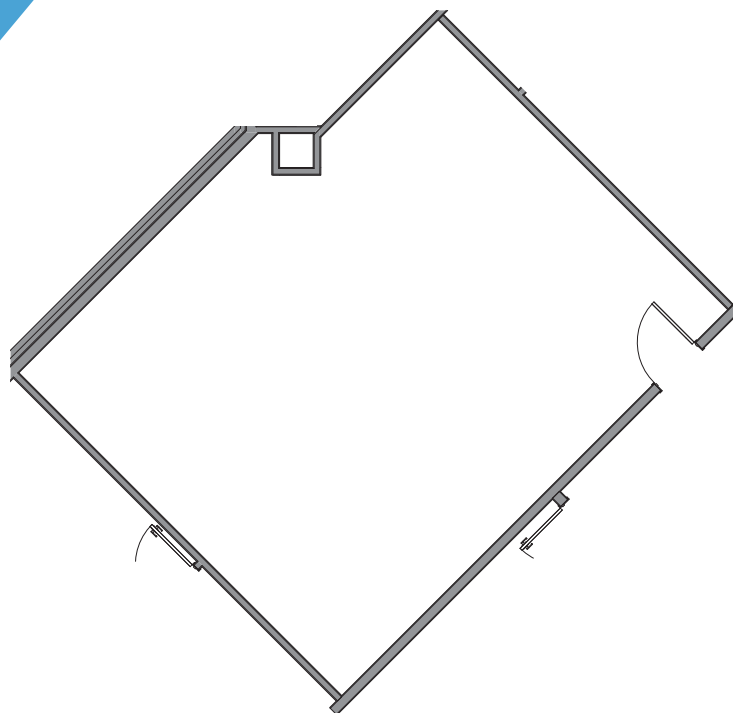
Suite Highlights

- Flexible floor plan
- Perfect for a small business or start up company
- Build-to-Suit

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BUILD-TO-SUIT



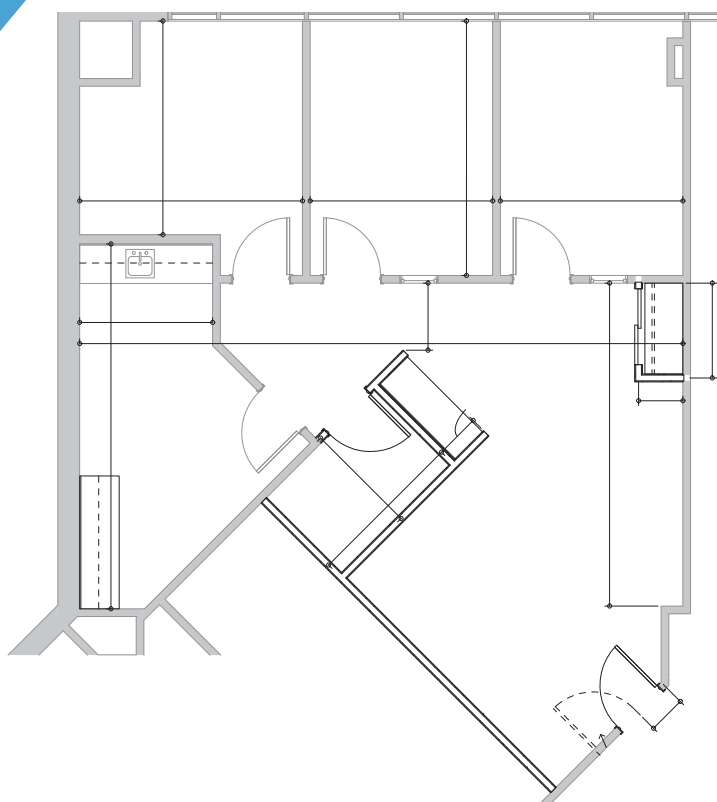
Suite Highlights

- Flexible floor plan
- Perfect for a small business or start up company
- Build-to-Suit

Suite #412A | 1,225 sf

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BUILD-TO-SUIT



Suite Highlights

- Flexible floor plan
- Perfect for a small business or start up company
- Build-to-Suit

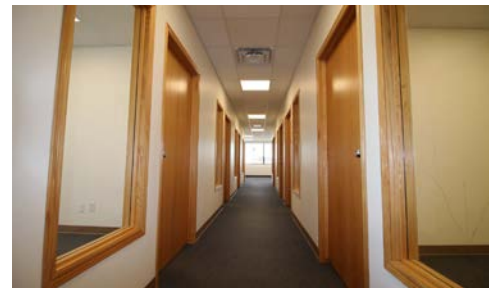
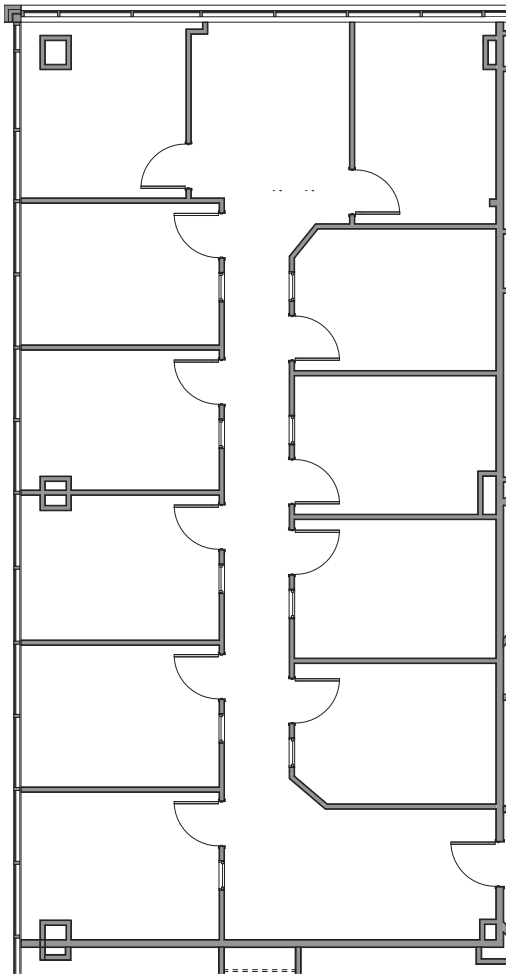
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Suite #413 | 2,342 sf

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MOVE-IN-READY



Suite Highlights

- 11 private offices
- Large windows with downtown views
- Kitchenette

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