

**AVISON  
YOUNG**

# Professional Building

740 4 Avenue South  
Lethbridge, AB



**Professional + flexible  
office spaces for lease**

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property  
information**

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## PROPERTY DETAILS

### Legal Address

4353S;43;18-23

### Opportunity

2,342 sf or 5,180 sf

### Zoning

Downtown Commercial (C-D)

### Lease Rate

Market Rates

### Additional Rent

#### (Operating Costs / Taxes)

\$6.84 psf (2026 Est.)

### Possession Date

Negotiable

## BUILDING HIGHLIGHTS

### Parking / Transit

- Off-street, angled parking (Zone 3)
- Landlord-owned, reserved, off-street parking available
- City Transit Hub located along 5 Avenue South

### Elevators

Elevator access to all floors

### Building Security

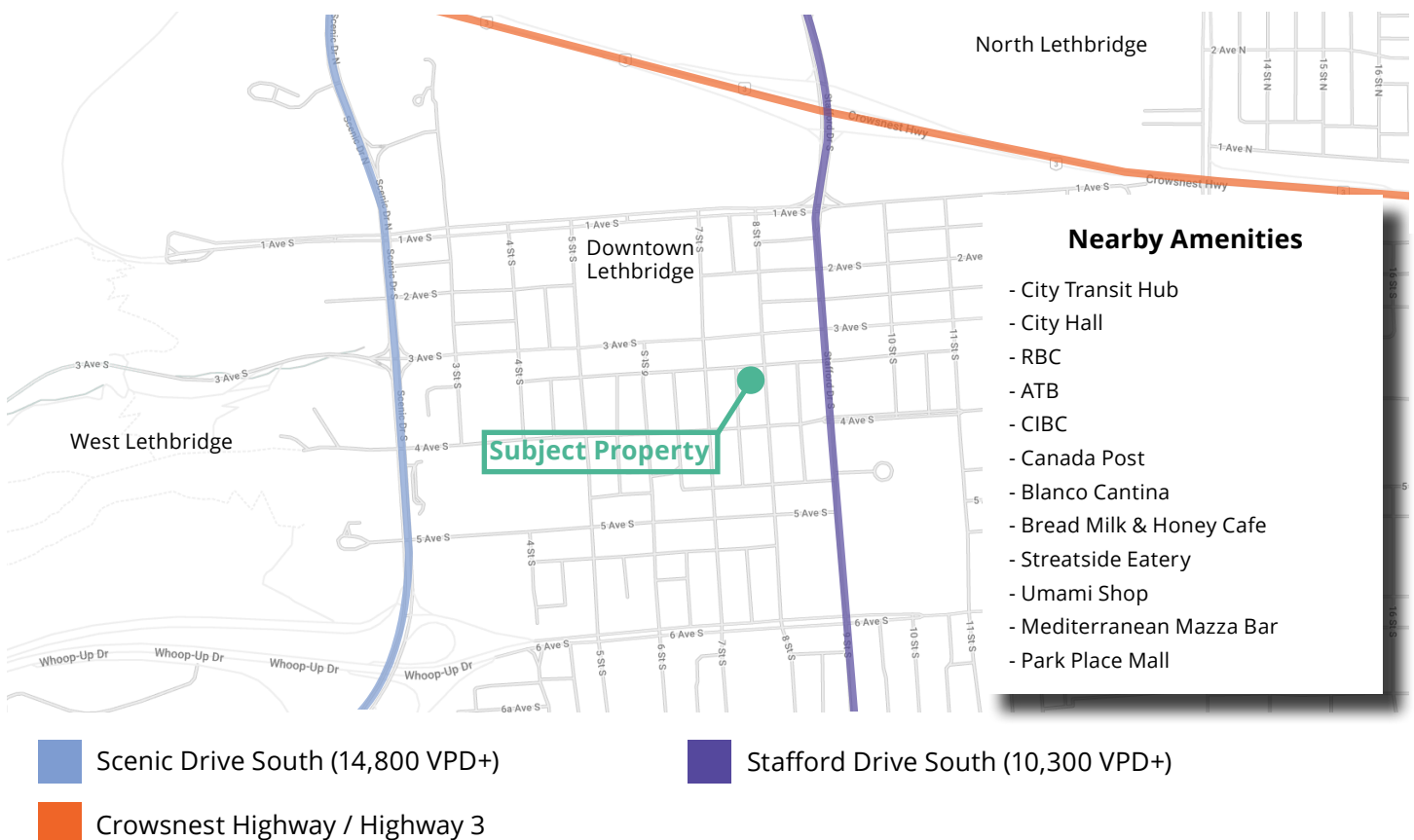
Mobile Patrols

## LOCATION DETAILS

The Professional Building is located on the busy corner of 4<sup>th</sup> Avenue South and 8<sup>th</sup> Street South. The site offers a desirable downtown location on the Bicycle Corridor and is conveniently accessible from Stafford Drive South (10,300 VPD+).

Neighbouring businesses include several banks, Canada Post, Mediterranean Mazza Bar, Umami Shop, and Streetside Eatery.

## SITE MAP





# 744 4 Avenue South - 5,180 sq ft

## Unit Description

Ground-level space with frontage along 4<sup>th</sup> Avenue South and 8<sup>th</sup> Street South. The space features multiple offices, a dedicated file room, ample storage space, a staff area, washrooms, and one parking spot in the rear.

This unit offers demising options as well as the option to have an entrance along 8<sup>th</sup> Street South. The space was most recently occupied by a bank.

## Floor Plan



[Click here to view virtual tour](#)



## Unit 207 - 2,342 sf

### Unit Description

Unit 207 features a flexible floor plan with a reception / lobby area, multiple private offices, a staff area complete with a kitchenette, ample storage space, and washrooms that are located just outside of the unit. The south and west walls are lined with windows, bringing in lots of natural light.

### Floor Plan



[Click here to view virtual tour](#)







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## For Inquiries, Contact:

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