

PRIME OFFICE SPACE

Plaza 1 Professional Suites



**Unit 250, 104 – 13 Street North
Lethbridge, Alberta**



Scholten Management

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**Ted Scholten
Broker
(403) 382-7329
ted@scholten.ca**

LEASE or SUBLEASE

Plaza 1 – Unit 250

104 – 13 Street North, Lethbridge, AB



Unit 250

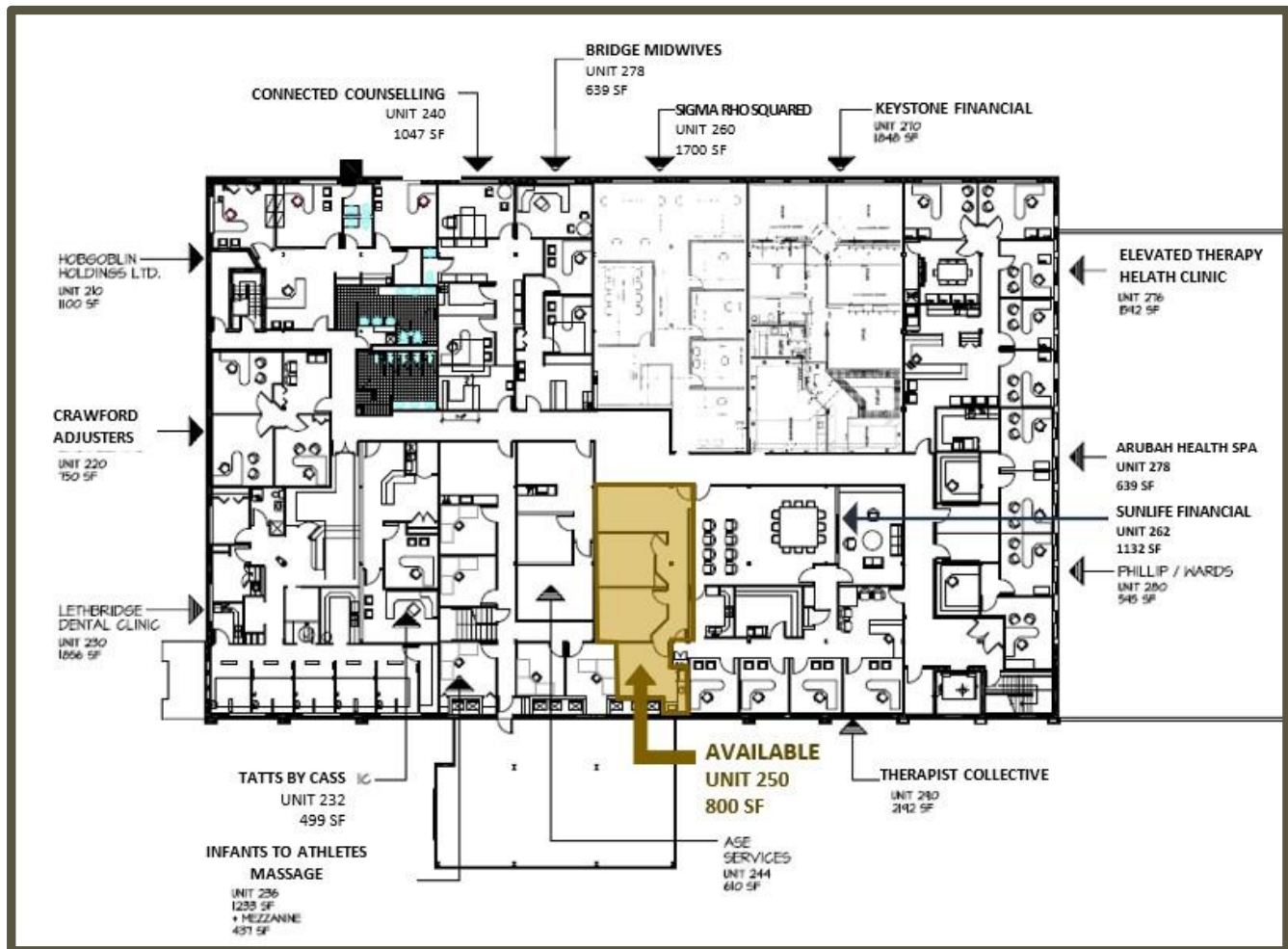
- 800 s.f. (+/-)
- Reception area
- Two large offices
- Flex-room with cabinets, sink, counter
- Base Rent – contact us for rates
- Additional Rent - \$9.72 p.s.f. (2026 estimate) includes realty tax, CAM & utilities
- Availability – May 2026

Property Features:

- Bright modern office building
- Paved parking for 165 cars
- Barrier free access with elevator
- 24 hour key fob electronic access
- Units include coffee station with sink and provision for fridge and microwave

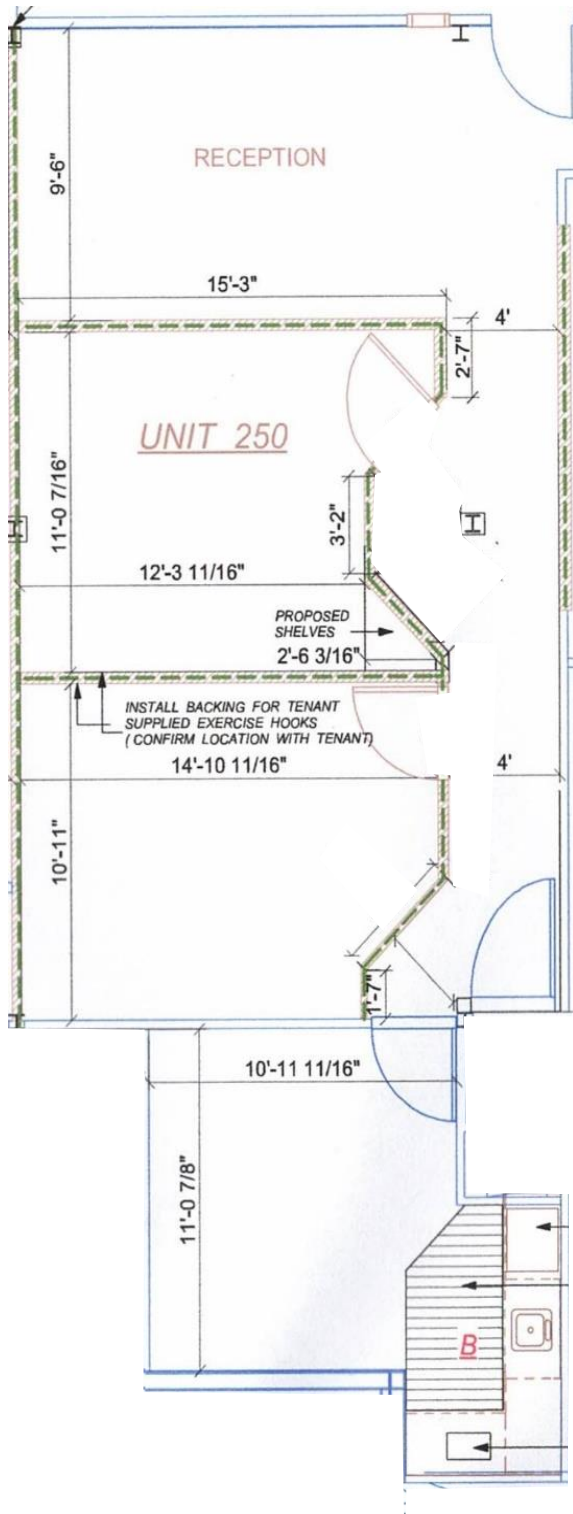
Area Features:

- Extensively renovated landmark building
- Geographic center of city at intersection of highway #3 and 13th Street
- Strong tenant mix including Dollarama, Sylvan Learning Centre and professional offices
- Shadow anchored by Canadian Tire, London Drugs and Save On Foods



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Entry & Reception Area



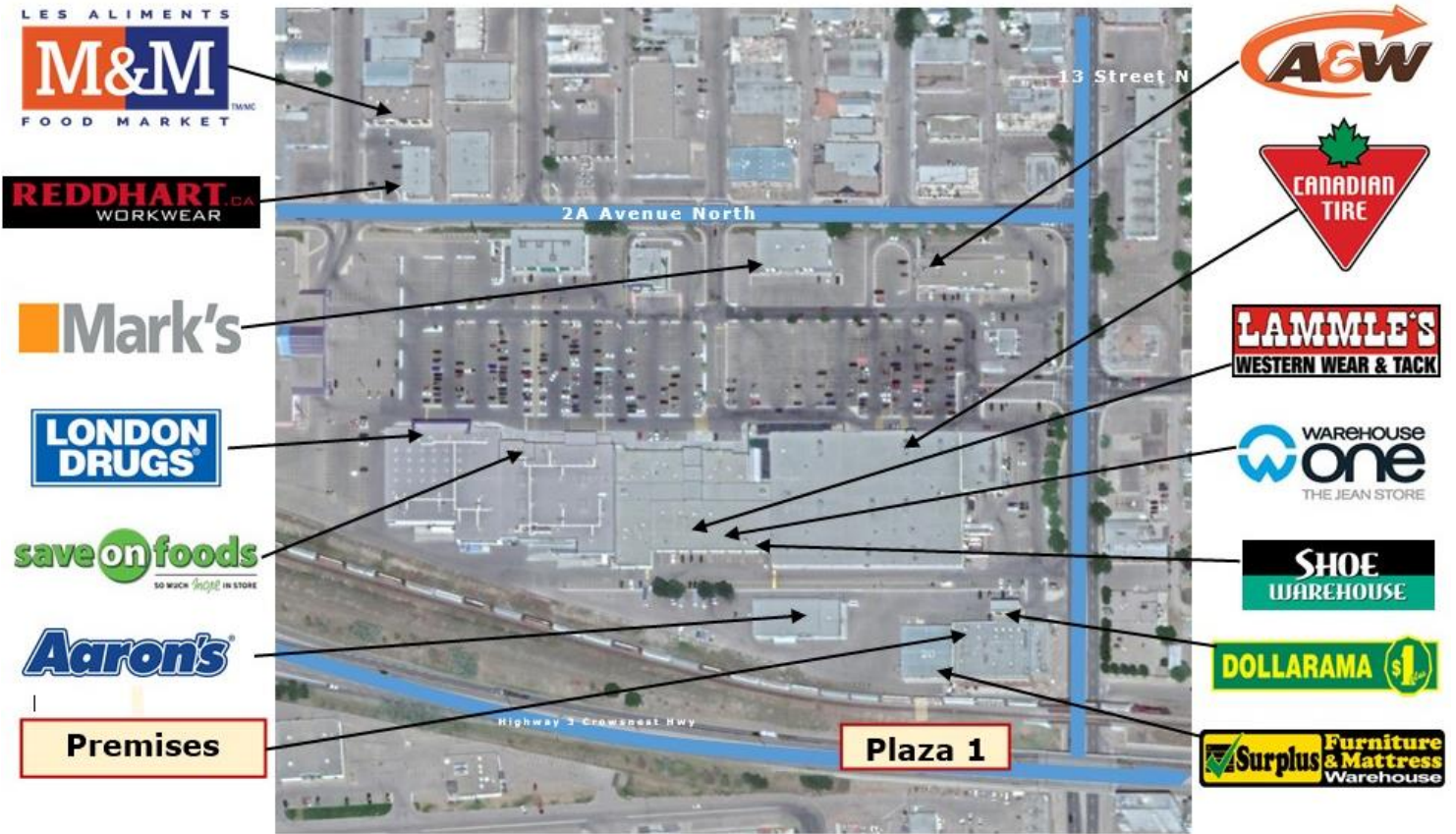
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