

**AVISON
YOUNG**

Professional office for lease

515 7 Street South
Lethbridge, AB, T1J 2G8



Zoning
Downtown
Commercial



Opportunity
Up to 3,695 SF



Possession
Negotiable



**Professional office units located in
a desirable downtown location**

**Get more
property
information**

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Property Details

LEGAL ADDRESS

Units 1-10, Condo Plan 9412424

ZONING

Downtown Commercial (C-D)

OPPORTUNITY

Unit 300 - 3,695 SF*

Unit 403 - 1,195 SF

*Demising option available for Unit 300

LEASE PRICE

Third Floor - \$15.00 PSF

Fourth Floor - \$15.00 PSF

ADDITIONAL RENT

\$8.95 PSF

POSSESSION

Available for August 1, 2025

Property Description

The Network Building offers an excellent downtown location and convenient access from 6th Avenue South (19,400 VPD+) and Scenic Drive South (19,400 VPD+). The building has completed renovations which includes new lobby and stairwell flooring, a digital tenant directory, and renovated first and fourth floor bathrooms. Building tenants include Cash Money, Express Employment, Sun Life, UpSource HR, and Wee R Kids Family Day Homes.

Building Highlights

- Security system with cameras
- Elevator access to all floors
- Washrooms on each floor
- Building updates and renovations in progress
- Wheelchair accessible entrance and elevator
- Off street parking (Zone 03)
- 200-stall parkade half block away

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

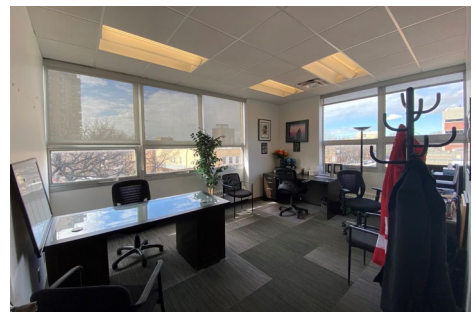
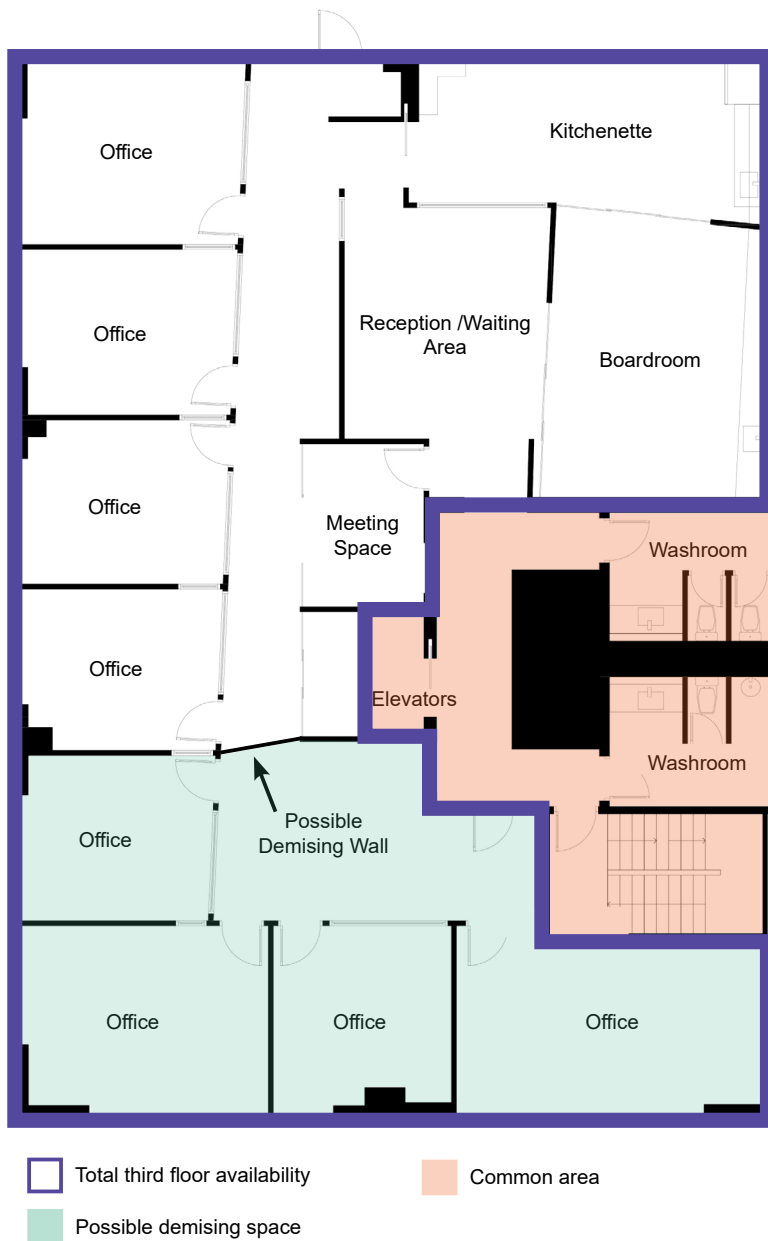
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Third Floor Availability

Unit 300 - Up to 3,695 SF

This unit spans the entire third floor and features a reception / waiting area, a large boardroom, kitchenette, eight offices, and a small meeting room. There is an option to demise the space. Please contact the Associate to discuss this opportunity further.



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Fourth Floor Availability

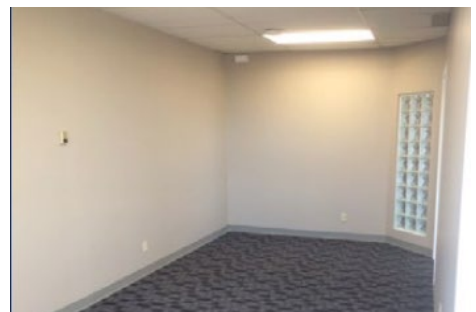
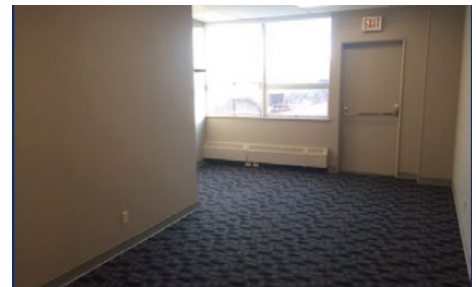
Unit 403 - 1,195 SF

This unit spans a portion of the fourth floor with a layout that offers four flexible offices. The large office would be suitable for a meeting room or multiple team members to share. Unit 403 offers large exterior windows. Please contact the Associate to discuss this opportunity further.



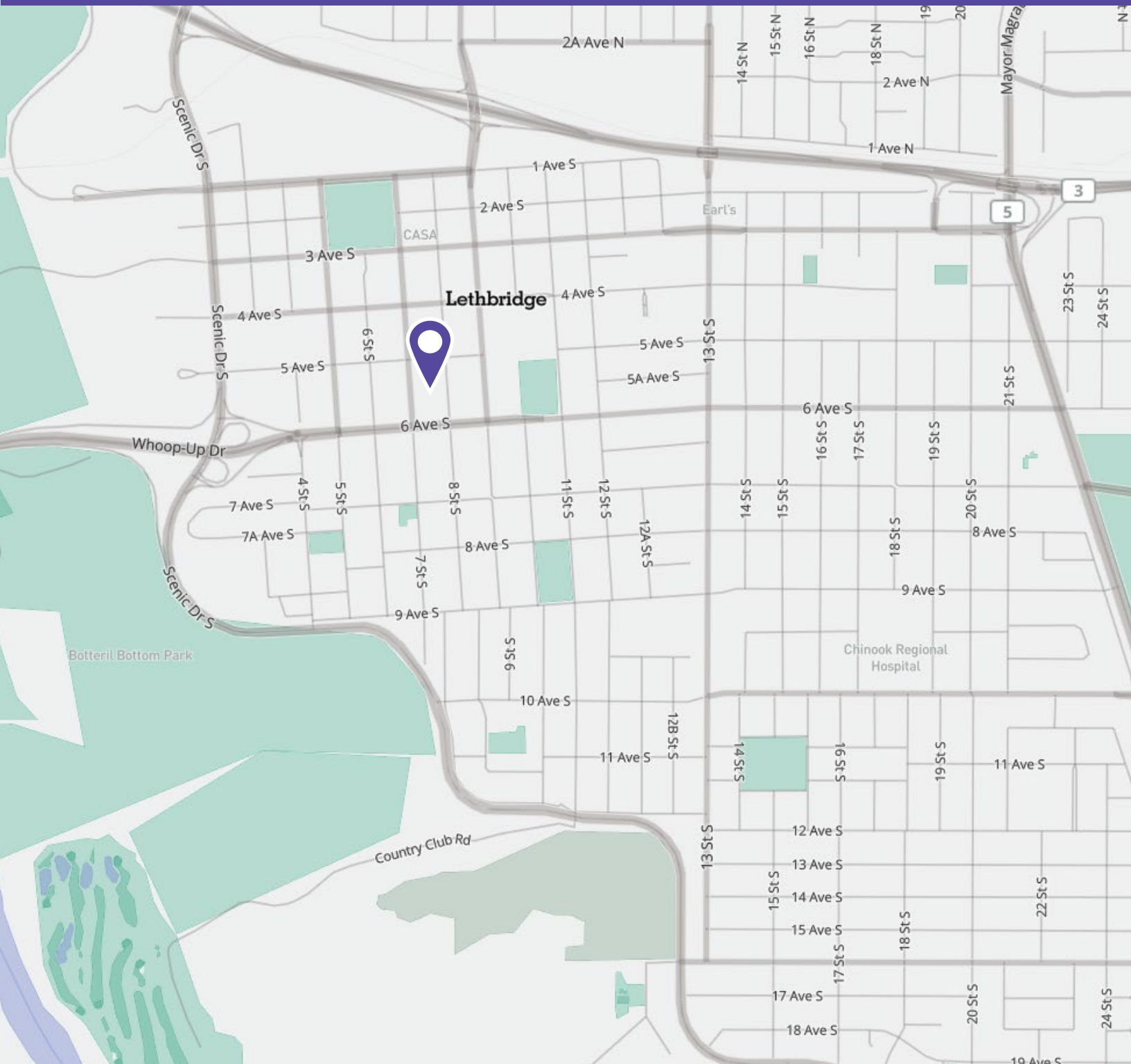
 Fourth floor availability

 Common area



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