

**AVISON
YOUNG**

Office building for lease

116 - 120 8th Street South
Lethbridge, AB



Up to 4,824 SF



**Conveniently
accessible location**



**Quick possession
available**



**Flexible office space available
in a desirable downtown location**

**Get more
property
information**

Ashley Soames
Senior Associate
D 403942 6692
ashley.soames@avisonyoung.com

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PROPERTY DESCRIPTION

This two-story commercial building currently has four second-floor units available for lease. The building features multiple available units as well as a newly added intercomsystem for enhanced safety and access control. The adjacent units can be combined for a total 4,824 SF. The main floor tenant is the Lethbridge Pregnancy Care Centre.

LOCATION DESCRIPTION

The subject property offers an excellent downtown location with convenient access from Stafford Drive, Highway 3, and 3rd Avenue South. Quality neighbouring businesses include Peak Physical Therapy, Chrome Salon + Spa, Wingate by Wyndham Hotel, Professional Optical, Modern Chinese, CASA, Park Place Mall, and Sister's Pub & Grill.

OFFERING SUMMARY

Opportunity	Up to 4,824
Legal Address	4353S;8;14-15
Zoning	Downtown Commercial (C-D)
Lease Price	\$12.00 PSF
Additional Rent	\$4.00 PSF
Possession	Negotiable

PROPERTY HIGHLIGHTS

- A brand new intercom system for enhanced safety
- Stairwell access to all floors
- Shared second floor washrooms
- Off-street parking (Zone 3)
- Conveniently accessible location

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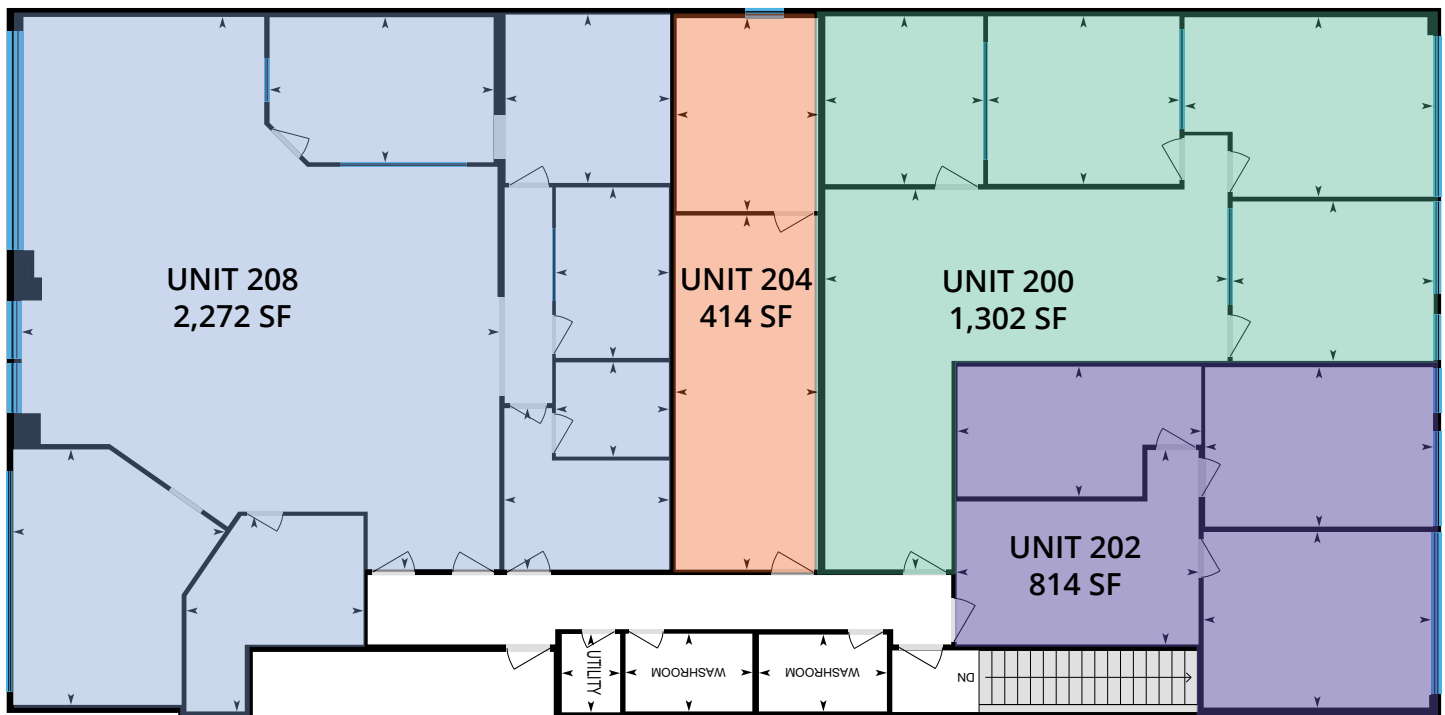
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SECOND FLOOR AVAILABILITY



CLICK TO VIEW
VIRTUAL TOUR

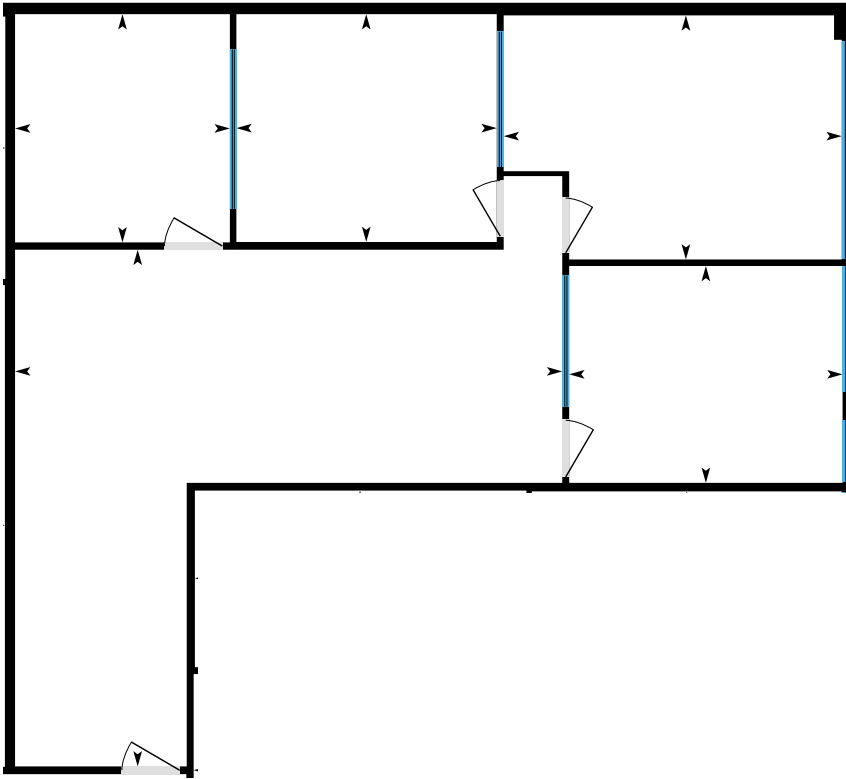
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UNIT 200



UNIT 200

Size	1,302 SF
Lease Price	Starting at \$1,736 Per Month (+ GST)
Inclusions	Utilities
Possession	Negotiable

This unit offers a flexible floor plan and features a spacious reception / waiting area and four offices. There are large windows along the East wall bringing in lots of natural light. Please contact the Associate to discuss this opportunity further.



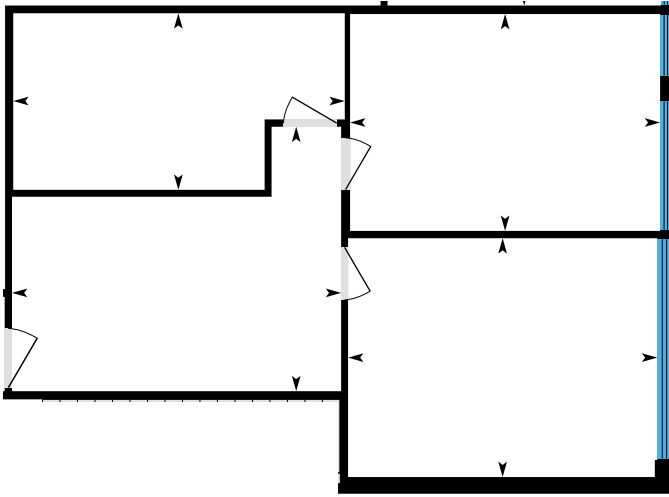
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UNIT 202



UNIT 202

Size	814 SF
Lease Price	Starting at \$1,085.33 Per Month (+ GST)
Inclusions	Utilities
Possession	Negotiable

This unit includes a flexible floor plan and features a small reception / waiting area. There are three offices, one of which includes a simple kitchenette. There are large windows along the East wall bringing in lots of natural light. Please contact the Associate to discuss this opportunity further.



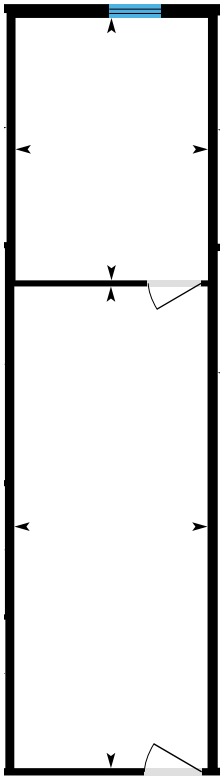
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UNIT 204



UNIT 204

Size 414 SF
Lease Price Starting at \$552
Per Month (+ GST)
Inclusions Utilities
Possession Negotiable

This affordable unit offers a flexible footprint that would work as two offices or a single office with a reception / waiting area. There is a window along the North wall. Please contact the Associate to discuss this opportunity further.



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UNIT 208



UNIT 208

Size	2,272 SF
Lease Price	Starting at \$3,029.33 Per Month (+ GST)
Inclusions	Utilities
Possession	Negotiable

This large unit would be ideal for a medical user. The layout includes a large reception / waiting area with a built in desk, a mix of offices or treatment rooms, and a small lunchroom with a kitchenette. There are large windows along the West wall bringing in plenty of natural light.



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704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

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