

# PRIME OFFICE SPACE

## Plaza 1 Professional Suites



**Unit 232, 104 – 13 Street North  
Lethbridge, Alberta**



**Scholten Management**

210, 104 – 13 Street North  
Lethbridge, AB T1H 2R4  
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Broker  
(403) 382-7329  
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# FOR LEASE

## Plaza 1 – Unit 232

### 104 – 13 Street North, Lethbridge, AB



***Scholten Management***

#### Unit 232

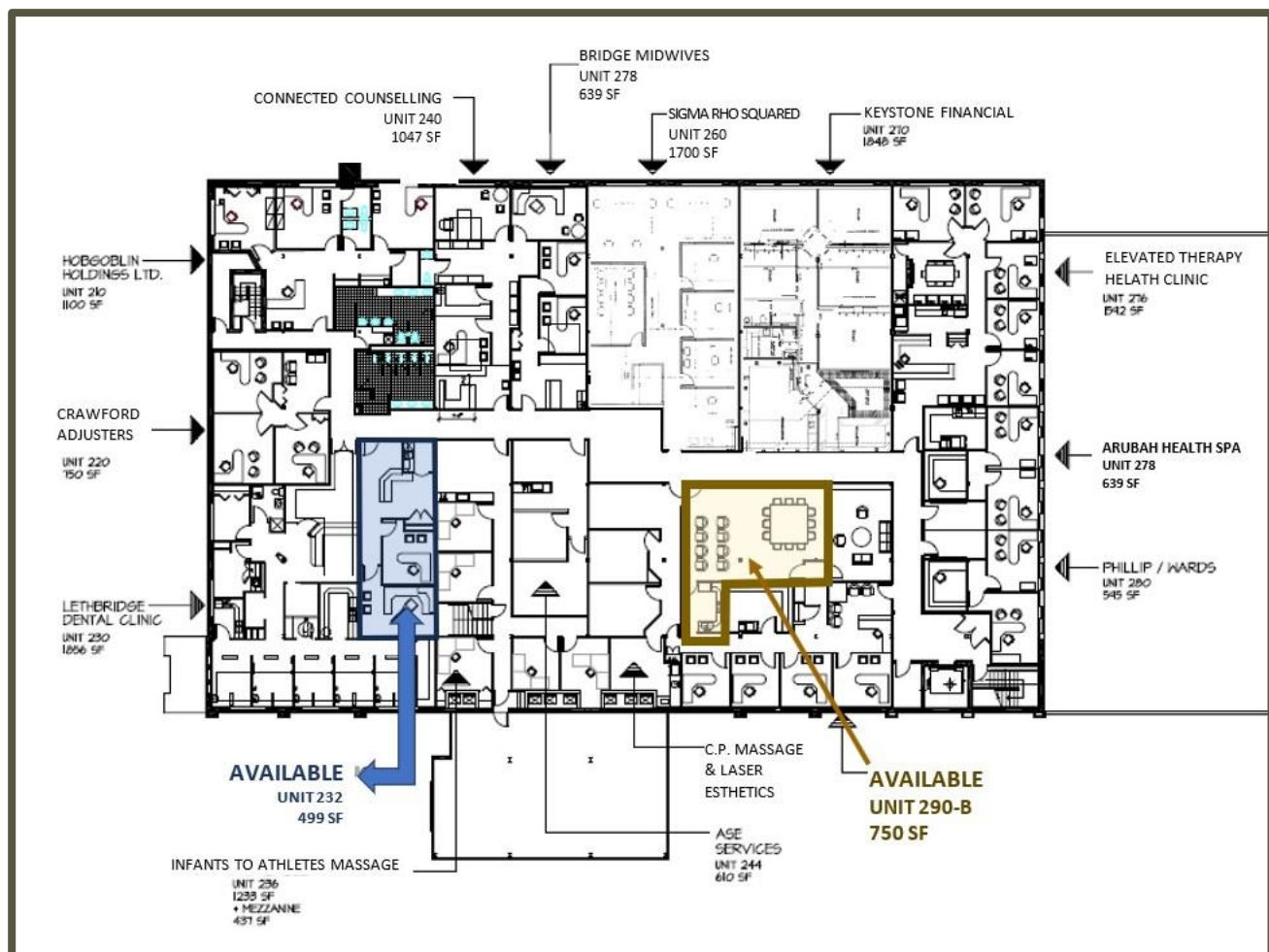
- **499 s.f. (+/-)**
- **Two Offices**
- **Reception Area**
- **Lunch Room**
- **Base Rent** – Contact us for rates
- **Additional Rent** - \$9.72 p.s.f. (2025 estimate) includes realty tax, CAM & utilities
- **Availability** - Immediately

#### 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 13<sup>th</sup> Street
- Strong tenant mix including Dollarama, Sylvan Learning Centre and professional offices
- Shadow anchored by Canadian Tire, London Drugs and Save On Foods



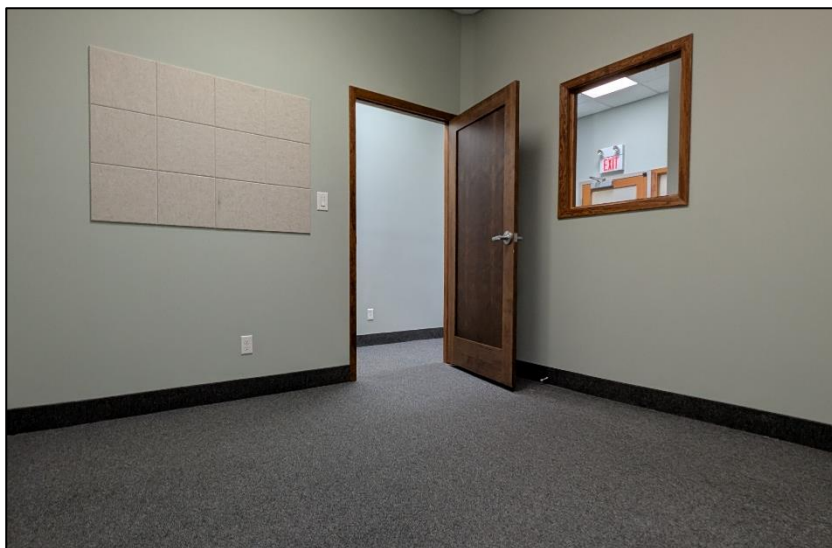
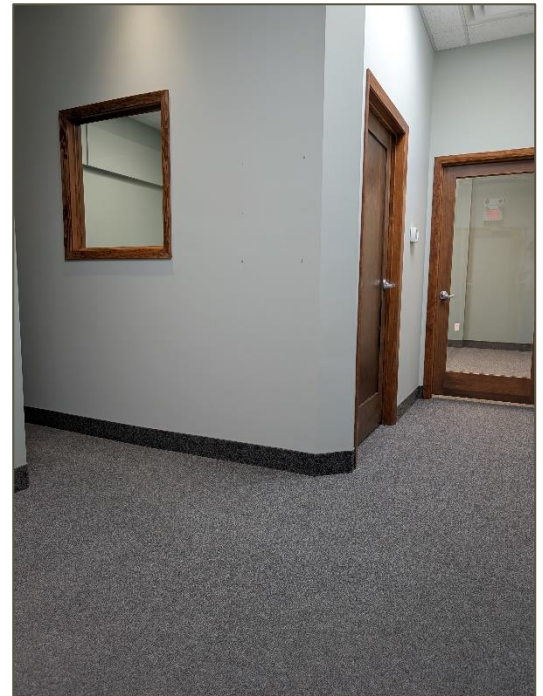
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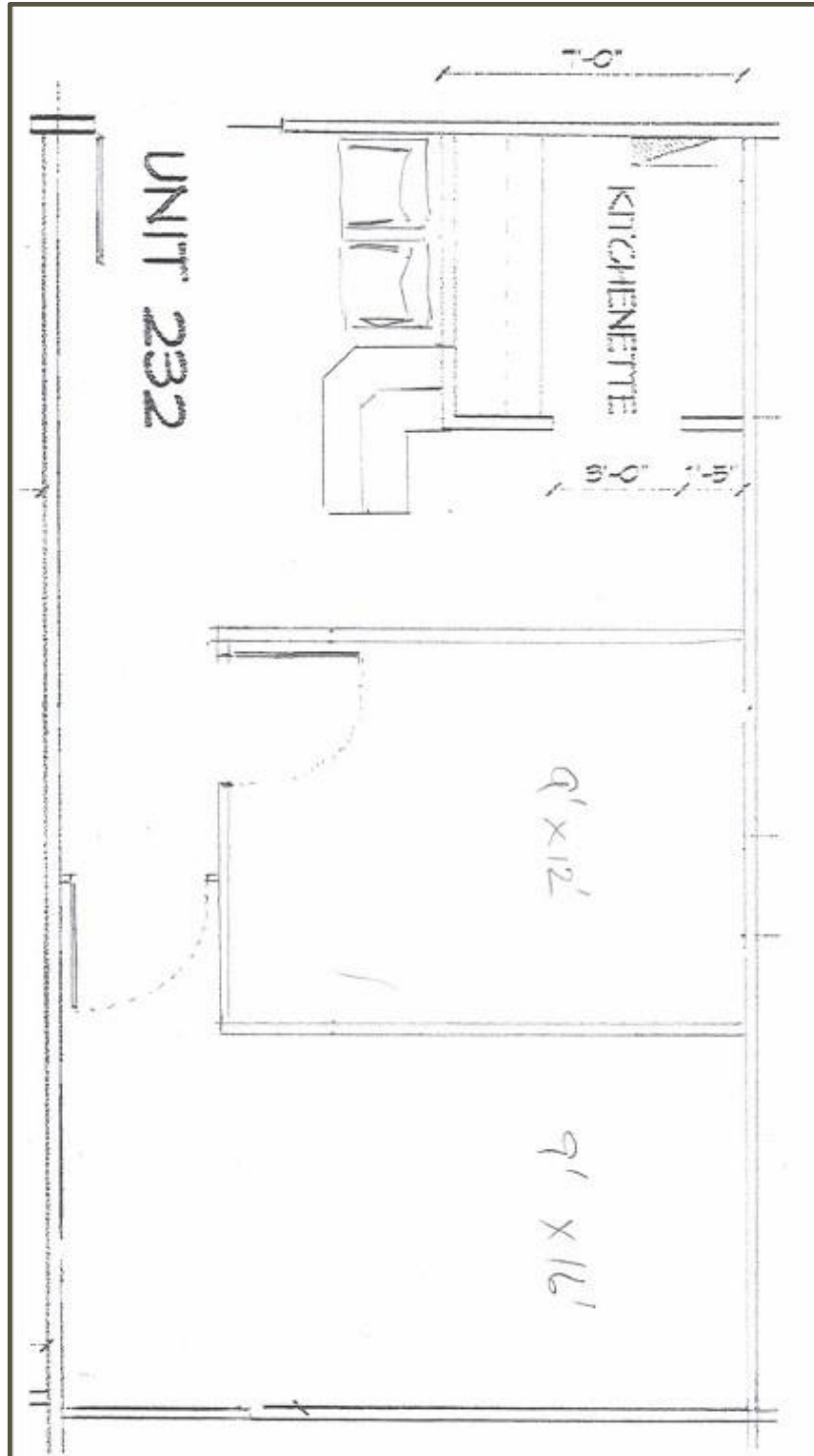


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**Floor Plan**



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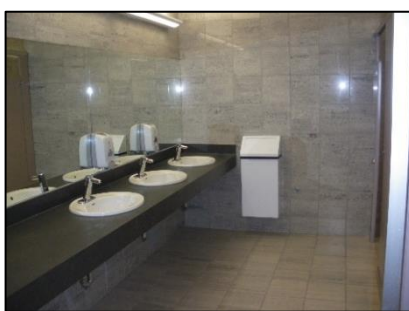
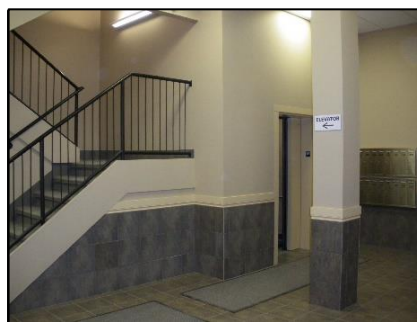
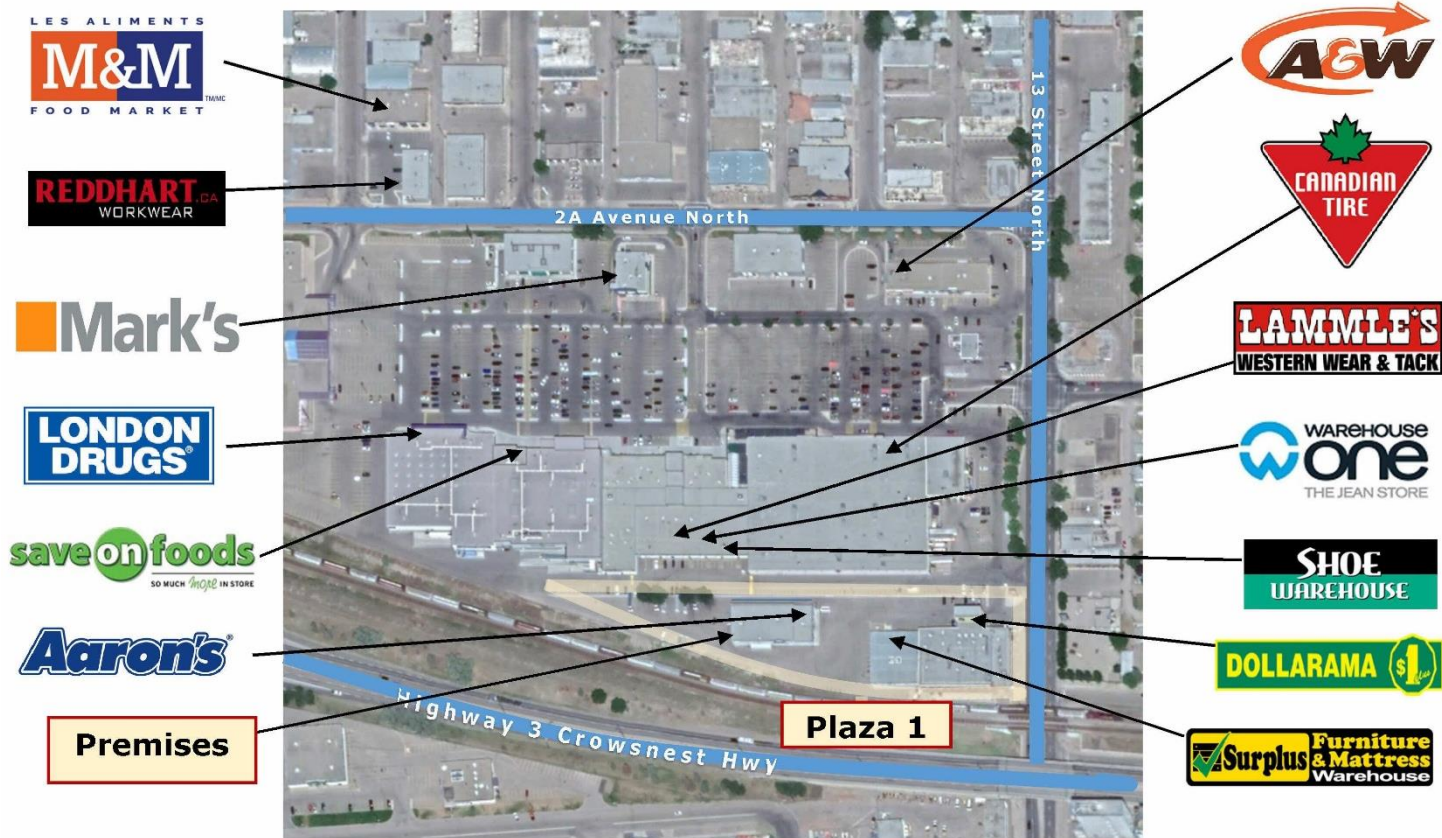
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