

Parkside Mall

Retail / Office / QSR



**2622 South Parkside Drive
Lethbridge, Alberta**

**LEASE
OPPORTUNITY**



Scholten Management

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Parkside Mall Lease Opportunity 2622 South Parkside Drive, Lethbridge, AB



885 s.f.

- **Base Rent** – \$13.00 p.s.f.
- **Availability** - August 1, 2026
- **Additional Rent** - \$3.35 p.s.f.
(2026 estimate) includes realty tax and CAM

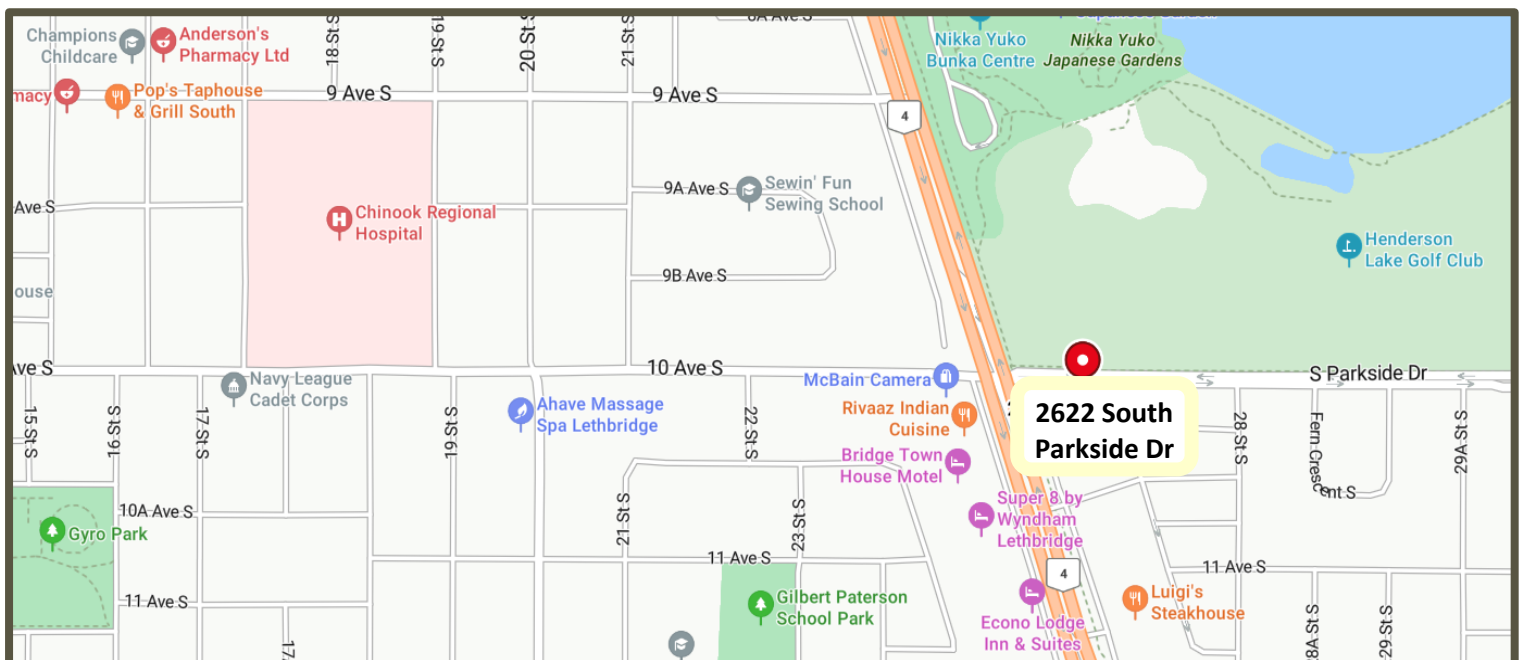
Features:

Space was recently renovated and includes:

- Large reception, 3 offices, cabinetry storage, two piece washroom with washer and dryer
- Stonework feature wall in reception area
- Off street parking at front with staff parking at back
- Ideal for medical or professional offices, retail or quick service restaurant

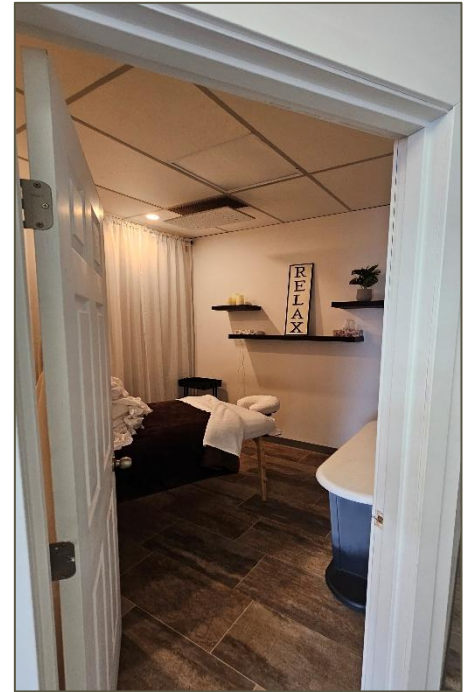
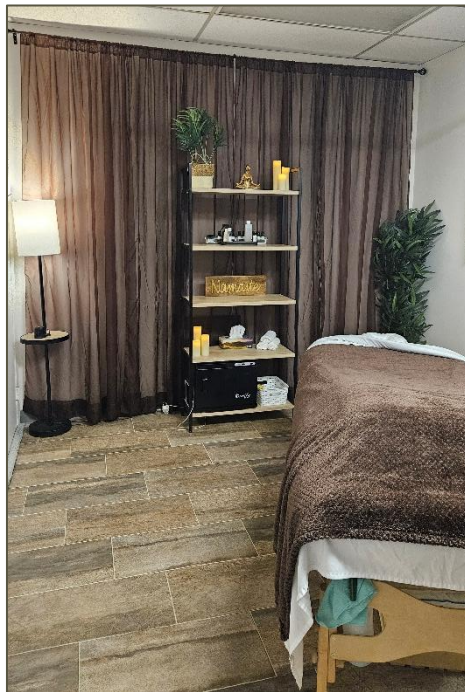
Property Features:

- Close proximity to south Lethbridge Shopping and Lethbridge Regional Hospital (west 1.5 km +/-)
- Located on city path system across from Henderson Lake Golf Course
- Nearby businesses include a diverse range of hotel accommodations and restaurants



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Exceptional location with a welcoming reception area, well appointed office areas, versatile cabinetry, plus two piece restroom with washer and dryer.



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