



**FOR LEASE**

# Melcor Centre

200 4th Avenue South  
Lethbridge, AB T1J 4C9

## Building

Melcor Centre is a modern, professional building with endless potential.

The centre benefits from a number of outstanding services and facilities including, on-site security, fully-furnished conference rooms, and on-site customer and tenant reserved parking. Immediate possession available for some suites!

## Property Details

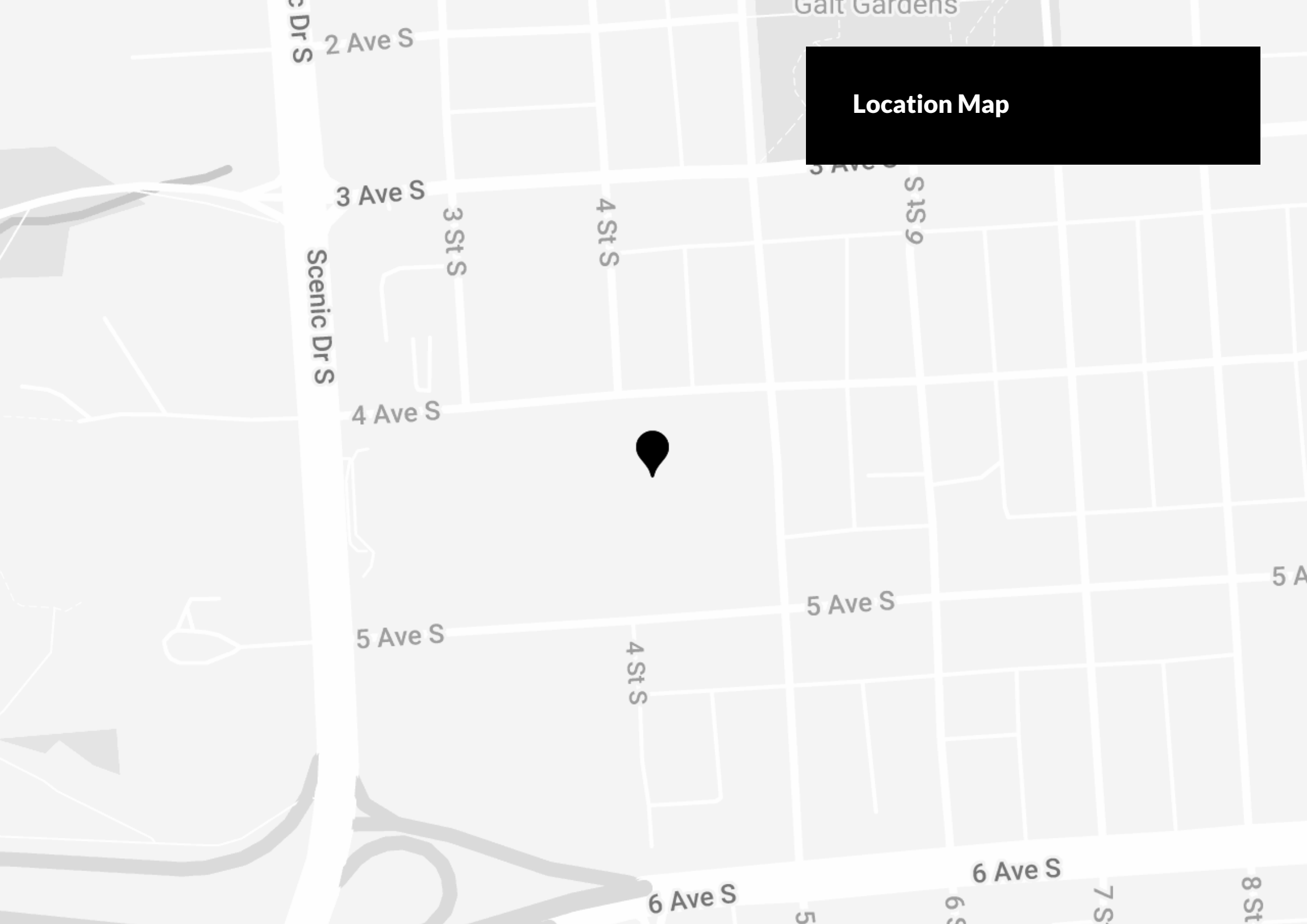
Lease Price	Negotiable
Zoning	C-D Commercial Downtown
Parking	On-site, secure tenant and customer parking
Possession	Immediate or after construction

## Highlights

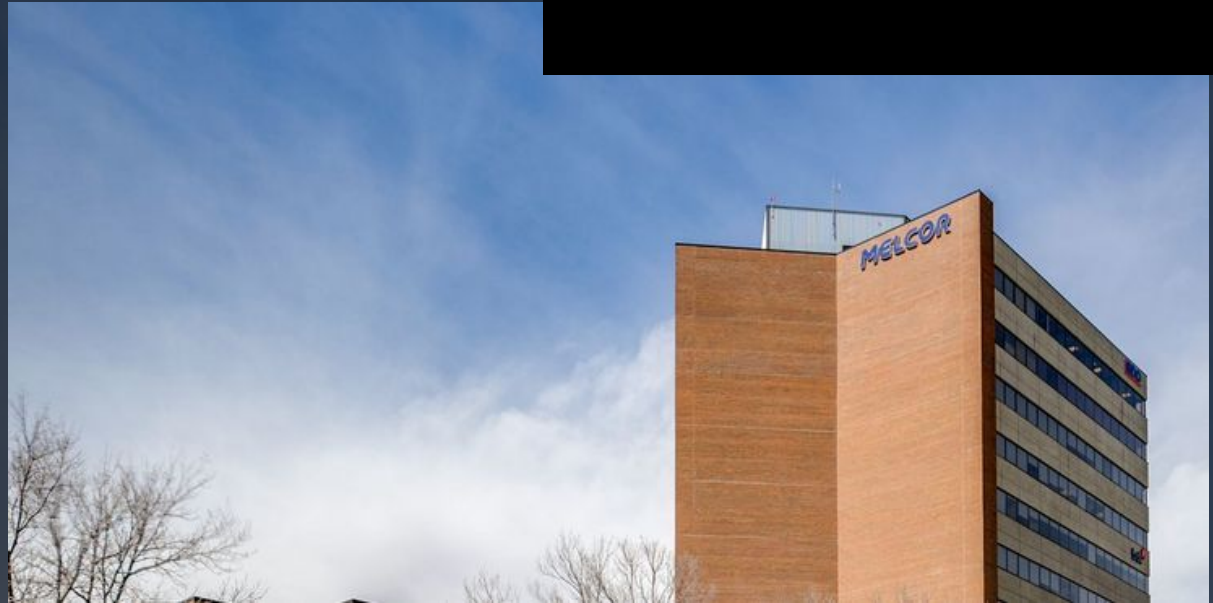
- Easily accessible downtown location
- Great visibility, city views and high traffic counts
- Close to major bus routes
- Updated building common areas and mechanical systems



**Location Map**



# Gallery



## Availabilities

### Suite 149

Unit 149 - 890sqft

### Suite 152

Unit 152 - 4,192sqft

### Suite 155

Unit 155 - 2,737sqft

### Suite 204

Unit 204 - 1,112sqft

### Suite 209

Unit 209 - 2,153sqft

### Suite 212

Unit 212 - 1,310sqft

### Suite 220

Unit 220 - 4,308sqft

### Suite 236

Unit 236 - 7,259sqft

### Suite 239

Unit 239 - 1,825sqft

### Suite 240

Unit 240 - 4,790sqft

### Suite 243

Unit 243 - 1,864sqft

### Suite 244

Unit 244 - 2,834sqft



## Team



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