

# PRIME OFFICE SPACE

## Plaza 1 Professional Suites



**Unit 290, 104 – 13 Street North  
Lethbridge, Alberta**

**SUB-LEASE  
OPPORTUNITY**



***Scholten Management***

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# SUB-LEASE

## Plaza 1 – Unit 290

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



Unit 290 – 2,192 s.f. (+/-)

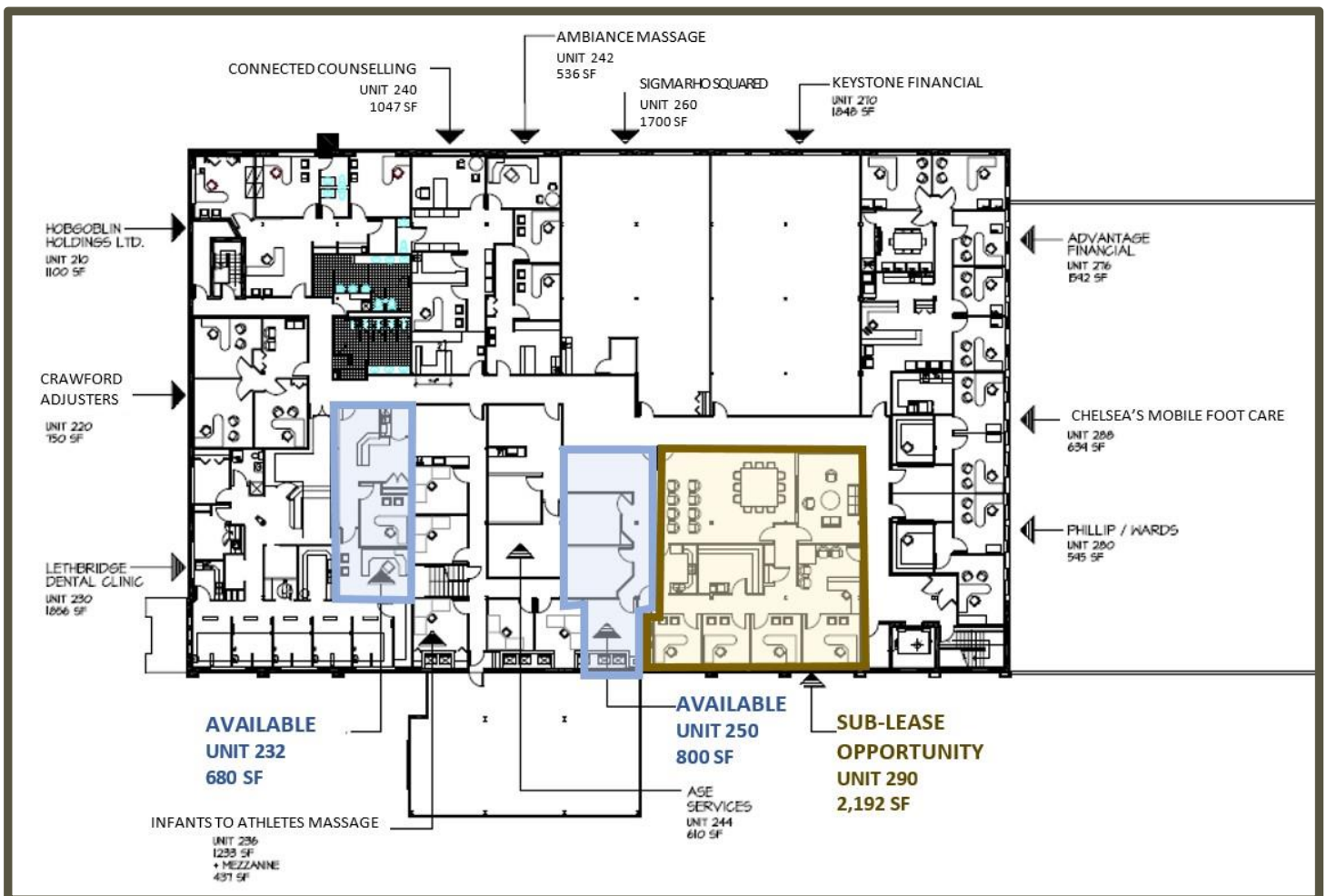
- Reception area
- Four private offices
- Four large windows
- Boardroom
- Open concept multi-purpose room
- Filing/copy room
- Lunch room
- Base Rent - \$13.50 p.s.f
- Additional Rent - \$9.01 p.s.f. (2022 estimate) includes realty tax, CAM & utilities
- Availability - 30 days

#### 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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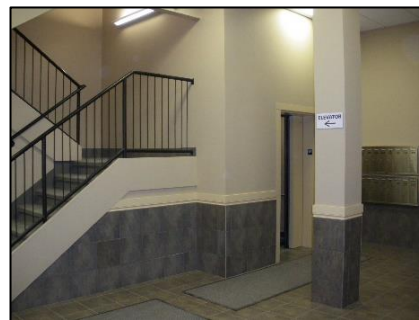
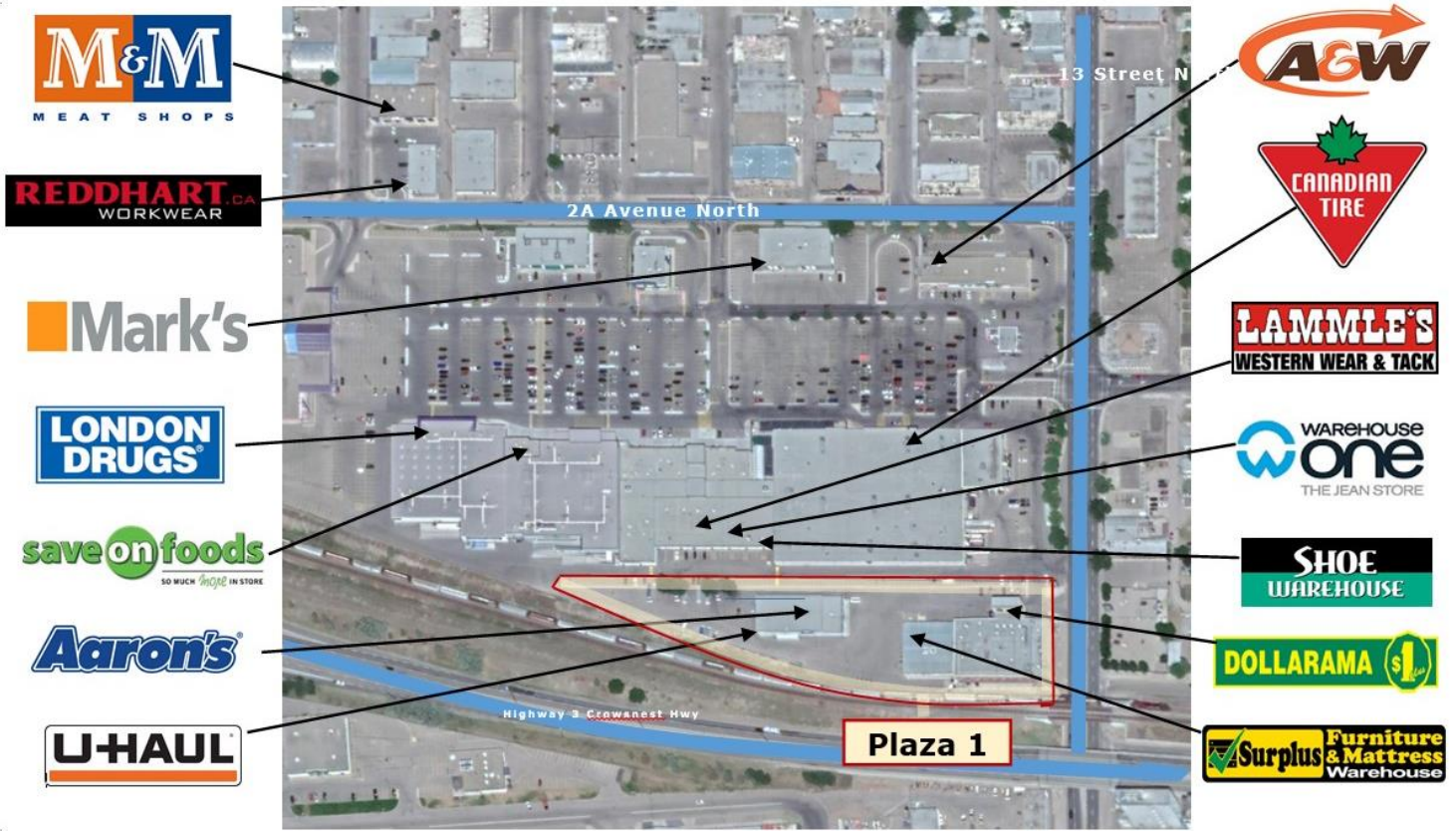


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