

# PRIME OFFICE SPACE

## Plaza 1 Professional Suites



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



***Scholten Management***

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Lethbridge, AB T1H 2R4  
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# FOR LEASE

## Plaza 1 – Unit 232

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



#### Unit 232

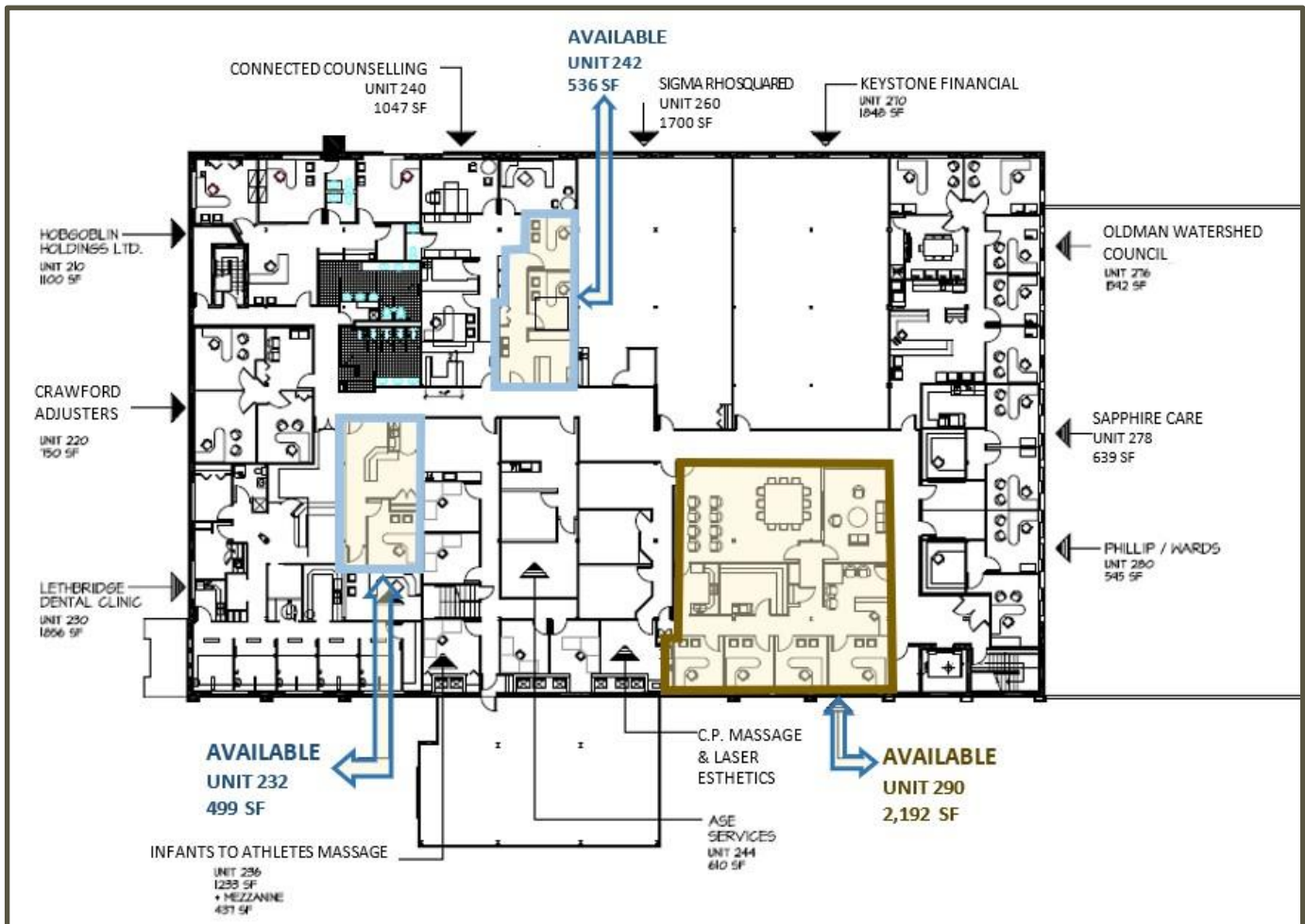
- 499 s.f. (+/-)
  - Open Concept
  - Lunch Room
  - Storage/closet area
  - Base Rent – Negotiable market rates
  - Additional Rent - \$9.67 p.s.f. (2024 estimate) includes realty tax, CAM & utilities
  - Availability - Immediately
- Lease Incentives Available
  - Development Options Available

#### 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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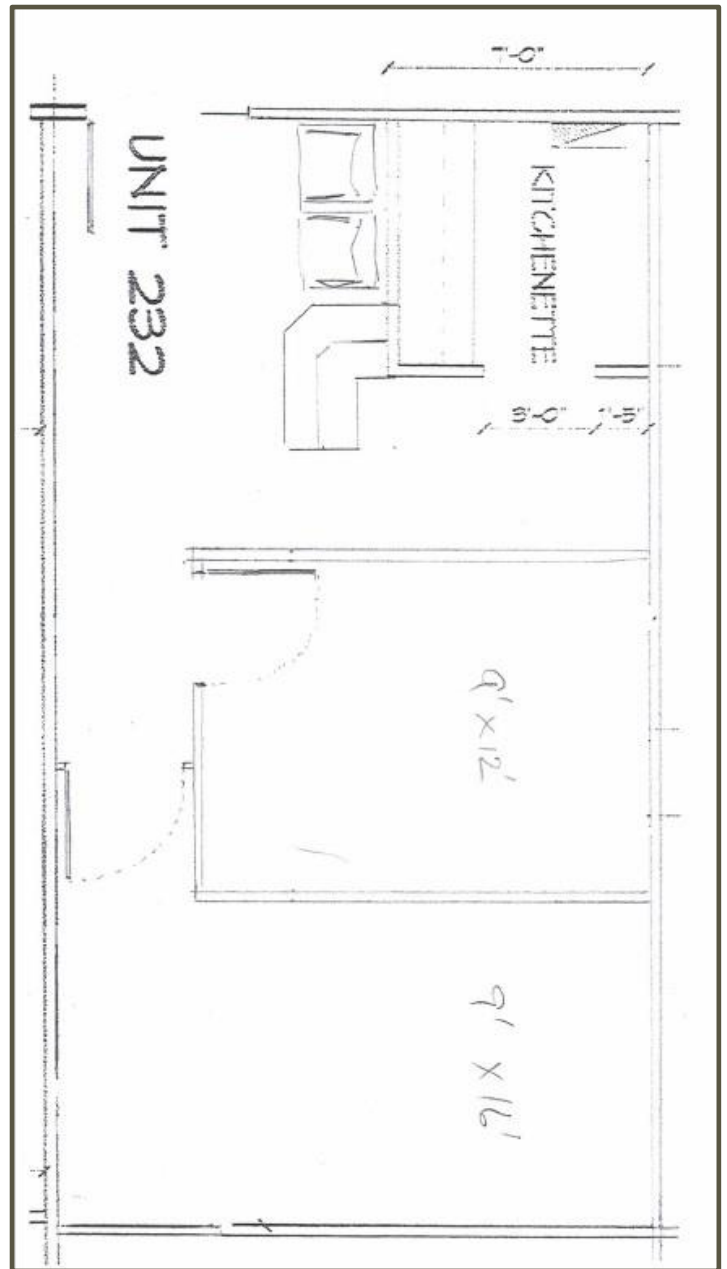
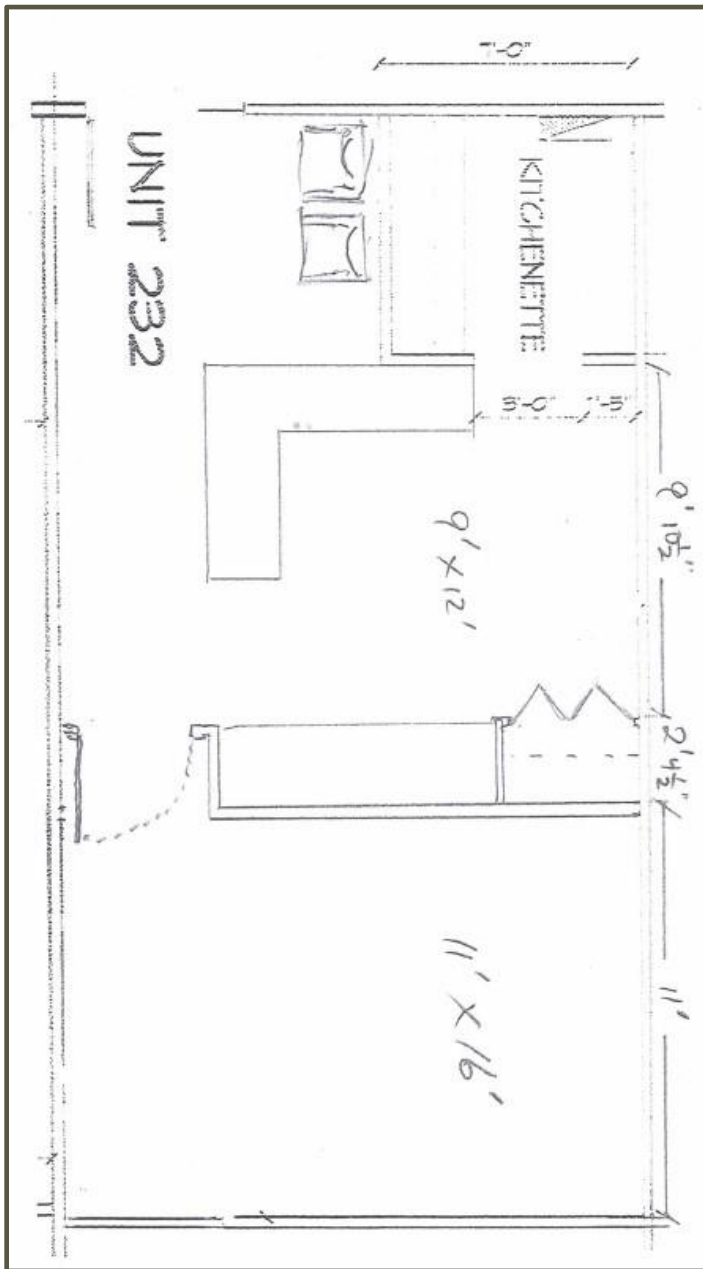


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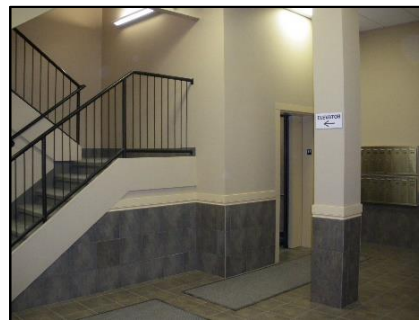
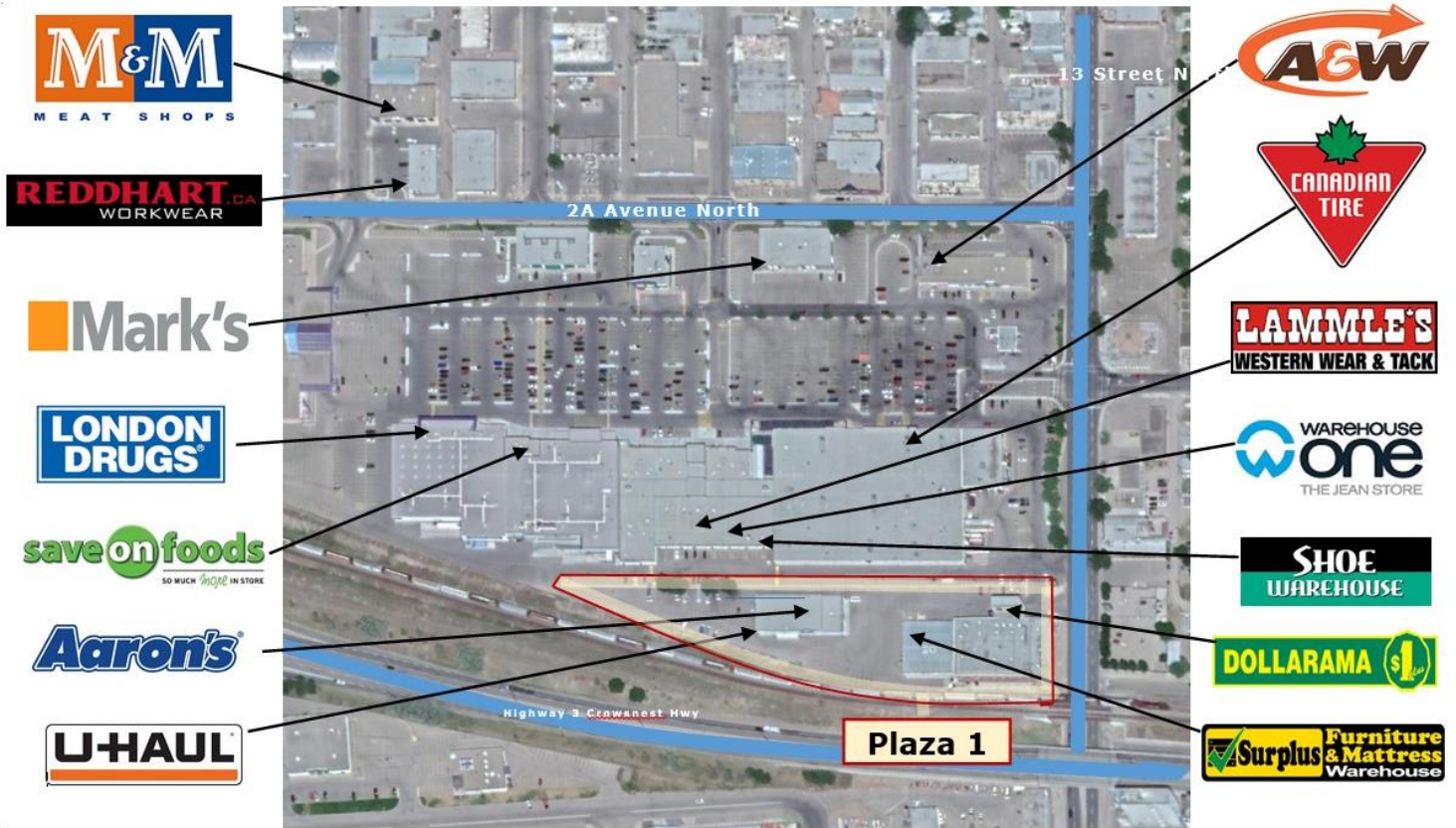
**Sample Development Options**



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