

PRIME OFFICE SPACE

Plaza 1 Professional Suites



**Unit 242, 104 – 13 Street North
Lethbridge, Alberta**



Scholten Management

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FOR LEASE

Plaza 1 – Unit 242

104 – 13 Street North, Lethbridge, AB



Unit 242

- 536 s.f. (+/-)

Lease Incentives Available

- Two offices
- Reception area

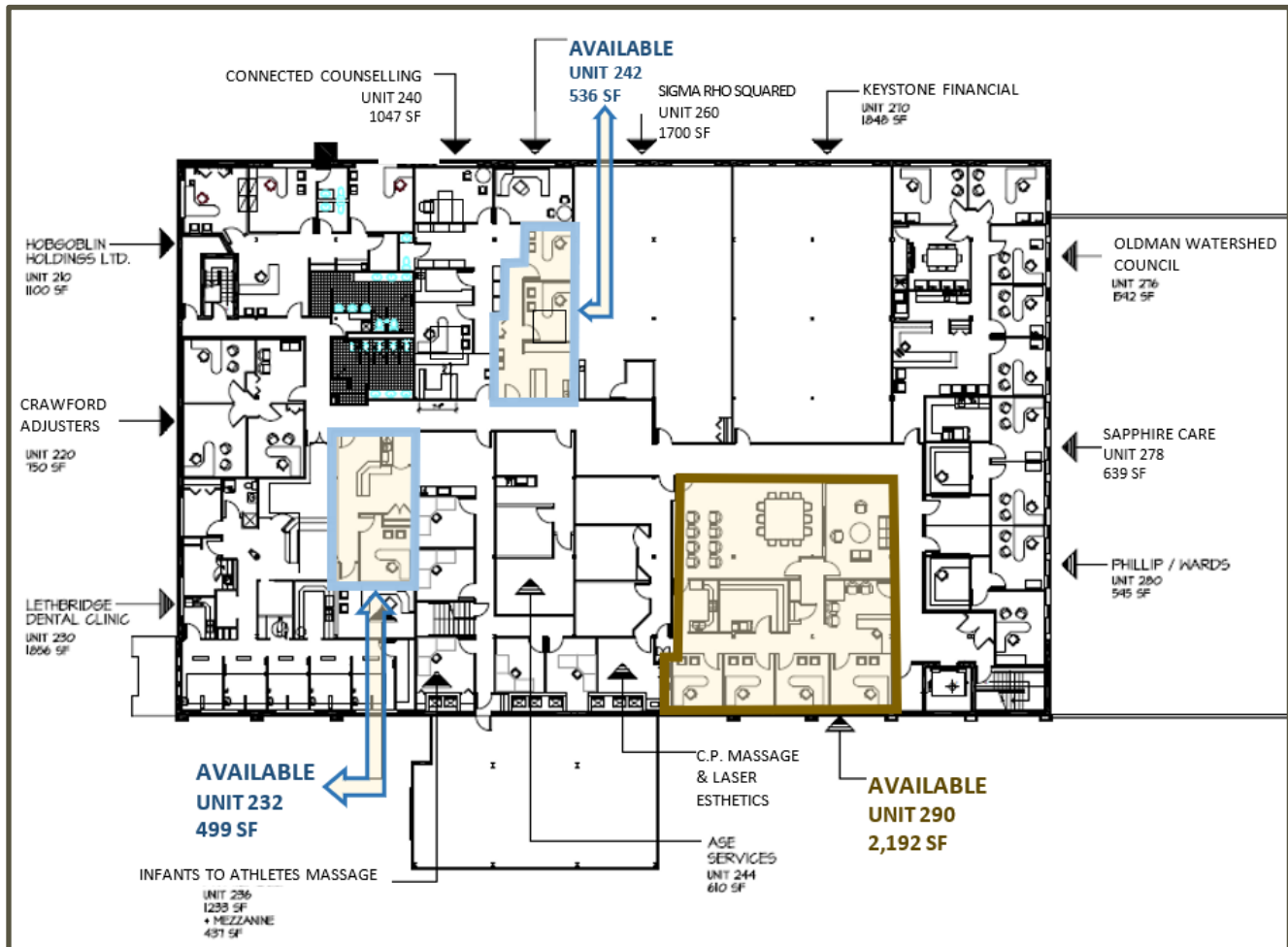
- Base Rent – Negotiable market rates
- Additional Rent - \$9.67 p.s.f. (2024 estimate) includes realty tax, CAM & utilities
- Availability - Immediately

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

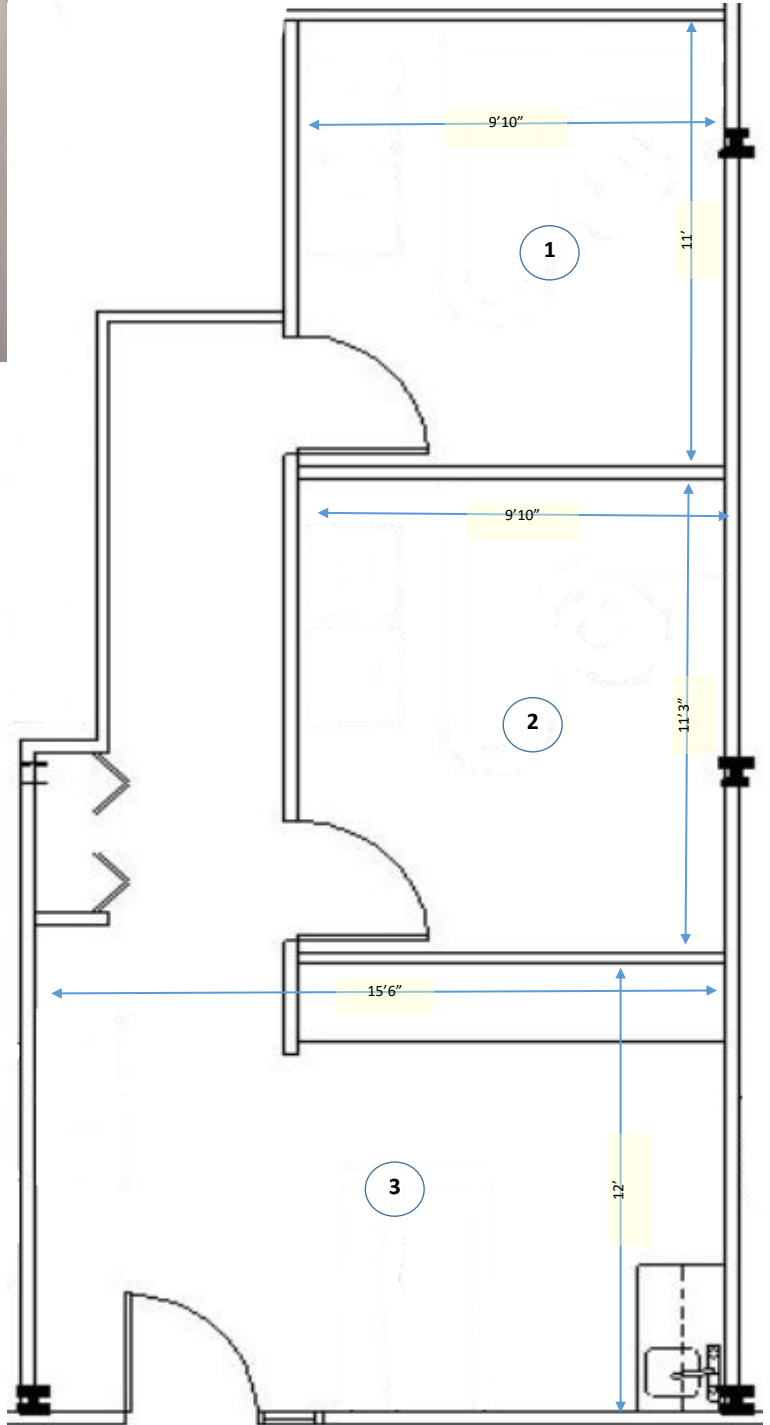
Area Features:

- Extensively renovated landmark building
- Geographic center of city at intersection of highway #3 and 13th Street
- Strong tenant mix including Dollarama, Sylvan Learning Centre and professional offices
- Shadow anchored by Canadian Tire, London Drugs and Save On Foods



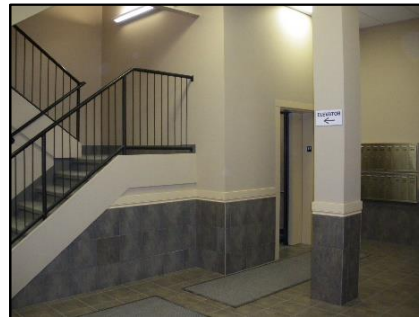
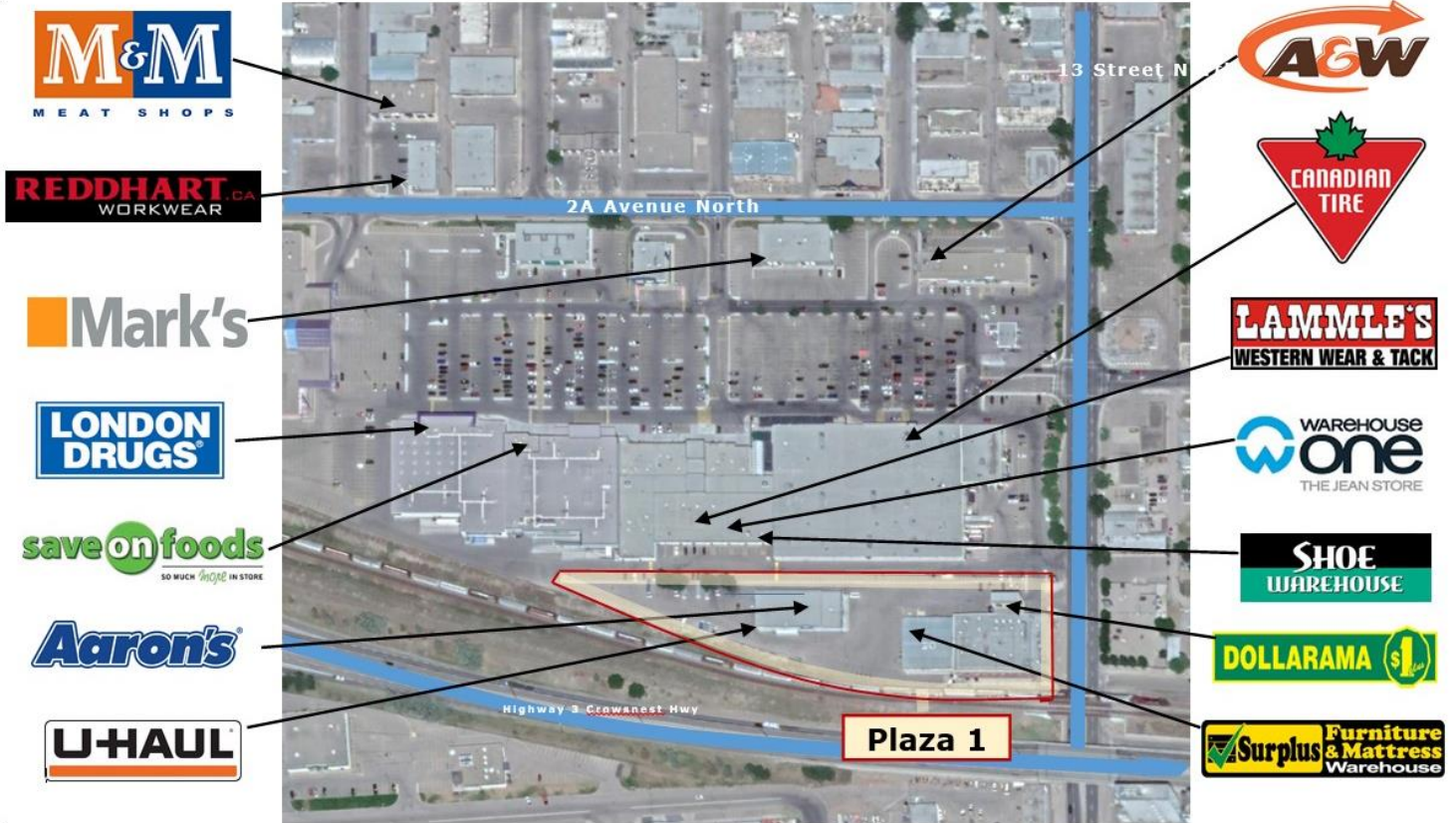
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FOR LEASE
Plaza 1 – Unit 22
104 – 13 Street North, Lethbridge, AB



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