

**AVISON  
YOUNG**

# Office building for lease

116 - 120 8<sup>th</sup> Street South  
Lethbridge, AB



Up to 2,686 sf



Conveniently  
accessible location



Quick possession  
available



**Flexible office space available  
in a desirable downtown location**

**Get more  
property  
information**

**Ashley Soames**  
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**Ryan DiFlorio**  
Associate  
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## PROPERTY DESCRIPTION

This two-story commercial building currently has two second-floor units available for lease. The building features multiple units as well as a newly added intercomsystem for enhanced safety and access control. The adjacent units can be combined for a total 2,686 sf. The main floor tenant is the Lethbridge Pregnancy Care Centre.

## LOCATION DESCRIPTION

The subject property offers an excellent downtown location with convenient access from Stafford Drive, Highway 3, and 3rd Avenue South. Quality neighbouring businesses include Peak Physical Therapy, Chrome Salon + Spa, Wingate by Wyndham Hotel, Professional Optical, Modern Chinese, CASA, Park Place Mall, and Sister's Pub & Grill.

## OFFERING SUMMARY

<b>Opportunity</b>	Up to 2,686 sf
<b>Legal Address</b>	4353S;8;14-15
<b>Zoning</b>	Downtown Commercial (C-D)
<b>Lease Price</b>	\$12.00 psf
<b>Additional Rent</b>	\$4.00 psf
<b>Possession</b>	Negotiable

## PROPERTY HIGHLIGHTS

- A brand new intercom system for enhanced safety
- Stairwell access to all floors
- Shared second floor washrooms
- Off-street parking (Zone 3)
- Conveniently accessible location

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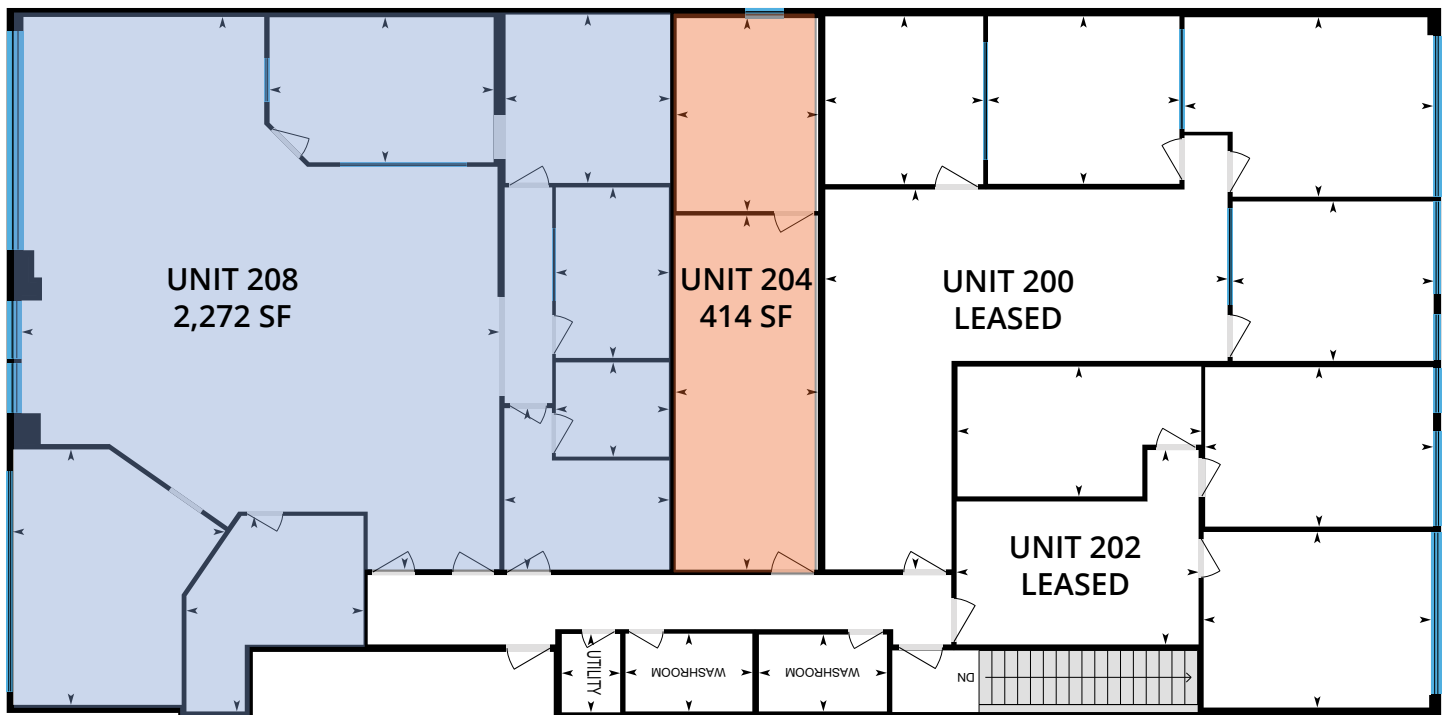
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## SECOND FLOOR AVAILABILITY



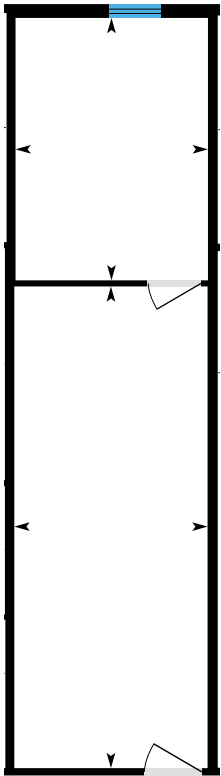
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## UNIT 204



### UNIT 204

**Size** 414 sf  
**Lease Price** Starting at \$552  
Per Month (+ GST)  
**Inclusions** Utilities  
**Possession** Negotiable

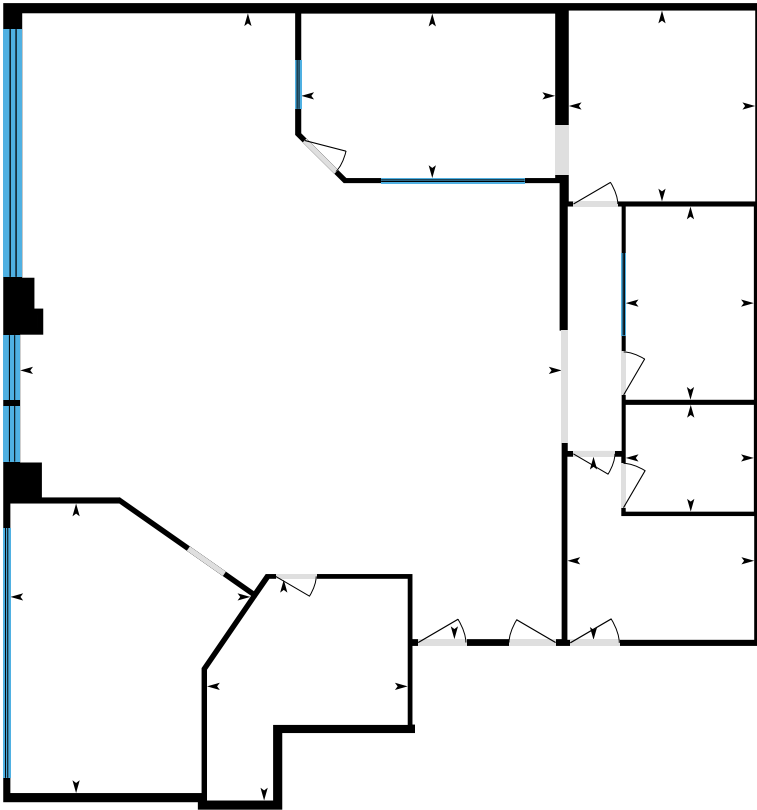
This affordable unit offers a flexible footprint that would work as two offices or a single office with a reception / waiting area. There is a window along the North wall. Please contact the Associate to discuss this opportunity further.



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## UNIT 208



### UNIT 208

**Size** 2,272 sf  
**Lease Price** Starting at \$3,029.33  
Per Month (+ GST)  
**Inclusions** Utilities  
**Possession** Negotiable

This large unit would be ideal for a medical user. The layout includes a large reception / waiting area with a built in desk, a mix of offices or treatment rooms, and a small lunchroom with a kitchenette. There are large windows along the West wall bringing in plenty of natural light.



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