

# FOR LEASE

**16,564 SF**  
Executive Office Space



**4901-4911 50 STREET**  
Lloydminster, SK

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**Royal LePage® Musgrave Agencies**  
1202 50th Avenue, Lloydminster, AB  
Independently Owned & Operated

# PROPERTY OVERVIEW

**\$10.00/SF, Annually**  
Property Features

- 16,564 SF Executive office space for lease
- Second floor location of what used to be the Synergy Credit Union Building
- Move-in ready for occupancy starting April 25, 2024
- Lots of on-site and off-site parking available and elevator access
- This space consists of multiple offices, meeting rooms, open cubicle areas, staff room, storage and washrooms

## Property Overview

- **Legal Description:** Plan 68B02204, Block 3, Lot C, D, E, F
- **Year Built:** 1970
- **Zoning:** C1, Central Commercial District
- **Lease Space SF:** 16,564 SF
- **Power:** Three Phase
- **Heating:** Floor Model Furnace, Natural Gas
- **Lease Type:** Net
- **Renewal Option:** Yes
- **Occupancy Costs:** \$7.00 / SF
- **Occupancy Costs Include:** Garbage/Waste Removal, Insurance, Maintenance, Property Tax
- **MLS #:** A2191571



# PROPERTY PHOTOS

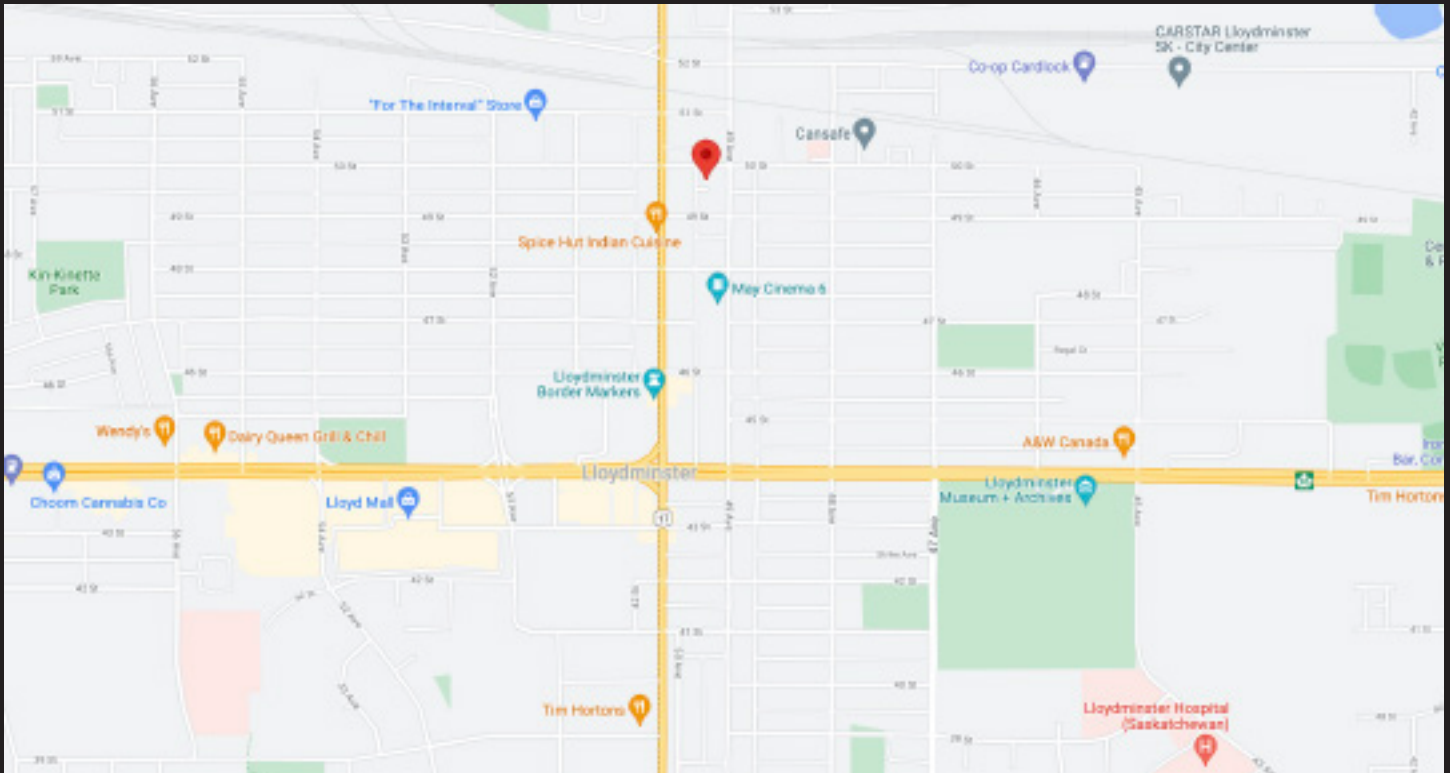




# PROPERTY PHOTOS



# LOCATION MAP



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