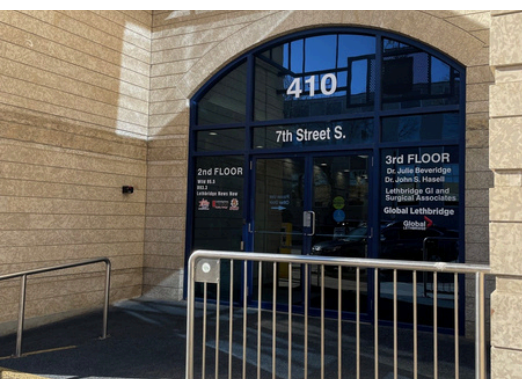


## OFFICE SPACE FOR LEASE - 2,596 SF

410 - 7 STREET S.  
LETHBRIDGE, ALBERTA



### FEATURES

- EXCELLENT DOWNTOWN LETHBRIDGE LOCATION
- WALKING DISTANCE TO MANY RESTAURANTS AND RETAIL SHOPS
- WELL MAINTAINED BUILDING, ANCHORED BY RBC - SECURE PARKING

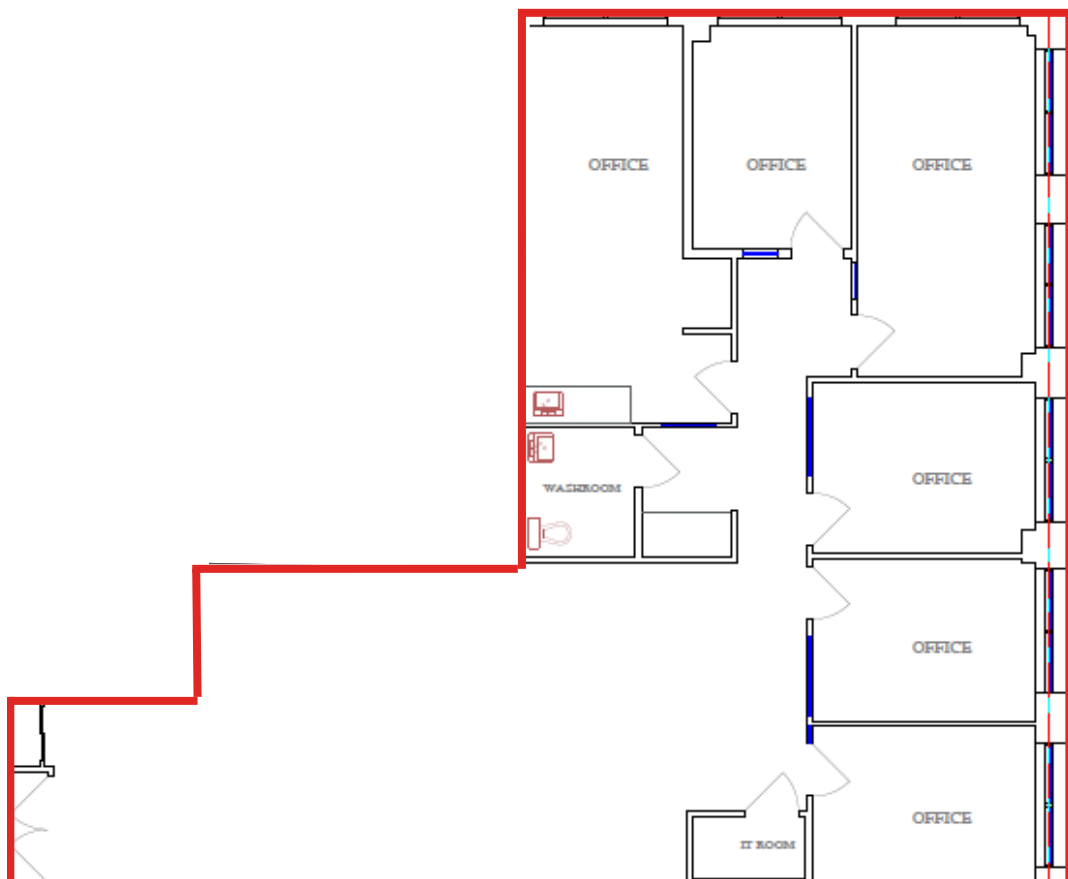
Lori Suba  
President & Broker  
(403)850-4248  
lsuba@scoutrealestate.ca

## BUILDING INFORMATION:

- YEAR BUILT: 1991
- ZONING: C-D (DOWNTOWN COMMERCIAL)
- PARKING: 3 STALLS CHARGED AT CURRENT MARKET RATES

## SUITE INFORMATION:

- SUITE #303: 2,596 SF
- MARKET NET RENT
- ADDITIONAL RENT: \$15.85 PSF (2025), INCLUDES MANAGEMENT FEE
- AVAILABLE IMMEDIATELY
- FLEXIBLE TERMS
- OUTSTANDING SE CORNER VIEWS WITH AMPLE NATURAL LIGHT
- SUITE FEATURES A PRIVATE WASHROOM AND IMPROVED FINISHES

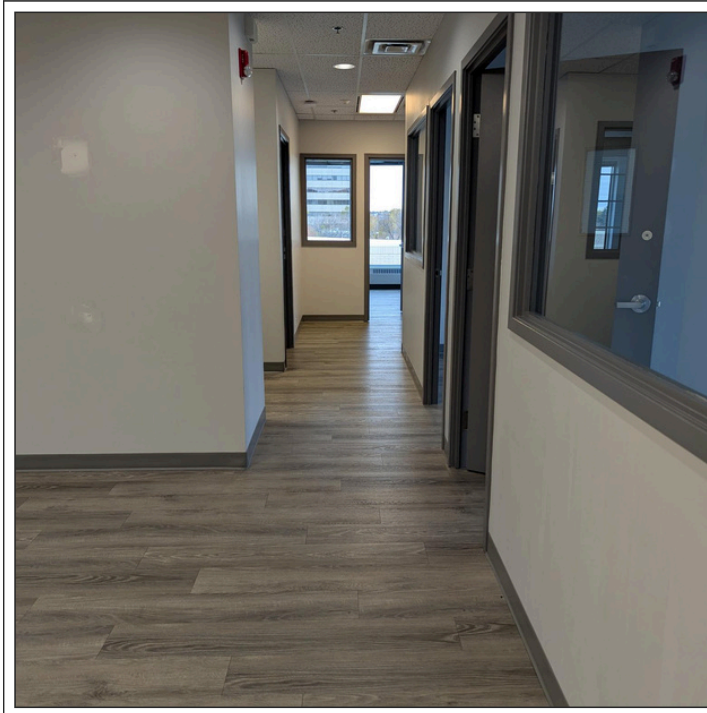


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## **SUITE #303:**

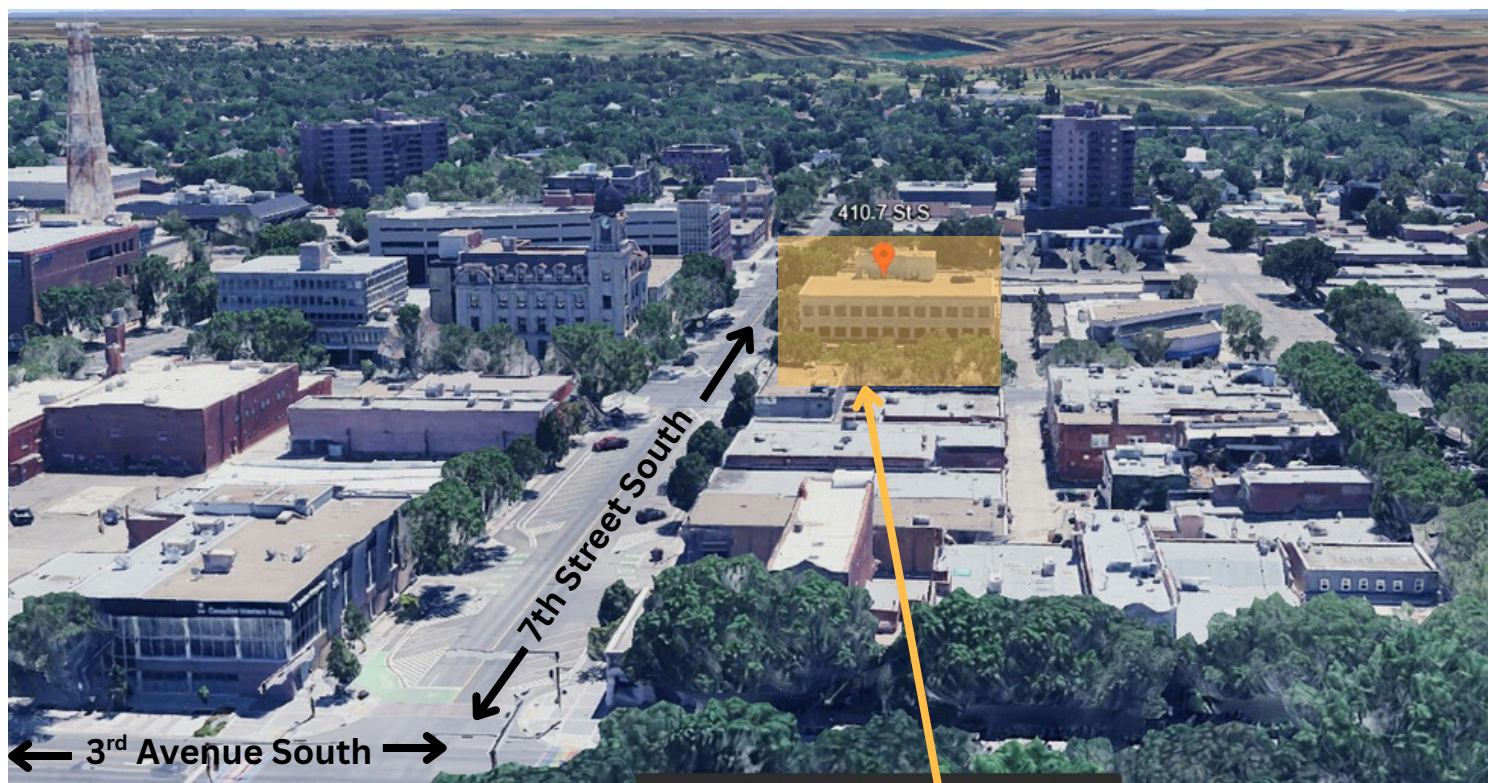


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Subject Property

## DEMOGRAPHICS

- LETHBRIDGE POPULATION 98,406 (GROWTH OF 4.2% YEAR OVER YEAR)
- 48,000 POPULATION WITHIN 5 KM
- AVERAGE HOUSEHOLD INCOME \$82,000
- MEDIAN AGE 24-34



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