

**AVISON
YOUNG**

Move-in Ready Office Suites

1111 Kingsway Avenue SE
Medicine Hat, AB T1A 2Y1



Lease Price
Market Rates



Opportunity
1,837 SF and
3,712 SF



Possession
Move-in Ready



**Modern professional complex with great
visibility located in Medicine Hat!**

**Get more
property
information**

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Property Description

This two-storey commercial building offers two professional office units available for lease. Unit 101 offers a large Class A main floor suite featuring multiple private offices, ample meeting spaces, staff lounge and kitchenette, and washrooms. The modern designs and large windows create an inviting space ideal for an office use. Unit 210 is located on the second floor and can be accessed from both the East and West stairwells. This unit offers an open floor concept and two private offices, making this ideal for a studio or training centre. Large windows line the East wall and users can customize the space to best suit their needs. For more information, please contact the agent.

Location Description

The subject property offers street frontage of Kingsway Avenue SE, a high traffic street located minutes away from the Medicine Hat downtown core and city retail centre. Building tenants include Stantec, Dynamic Dance & Acrobatics, Encounter Chiropractic and Sage & Willow Massage and Wellness.

Offering Summary

Opportunity:	Unit 101 - 3,712 SF Unit 210 - 1,837 SF
Legal Address:	483M;13;8-10
Zoning:	Mixed Use
Lease Price:	Market Rates
Additional Rent:	\$5.47 PSF + shared utilities
Possession:	Move-in Ready

Property Highlights

- Modern professional complex with a central location with easy access to all corners of the city
- Ample on-site parking lot
- Common areas and kitchenette recently completed upgrades

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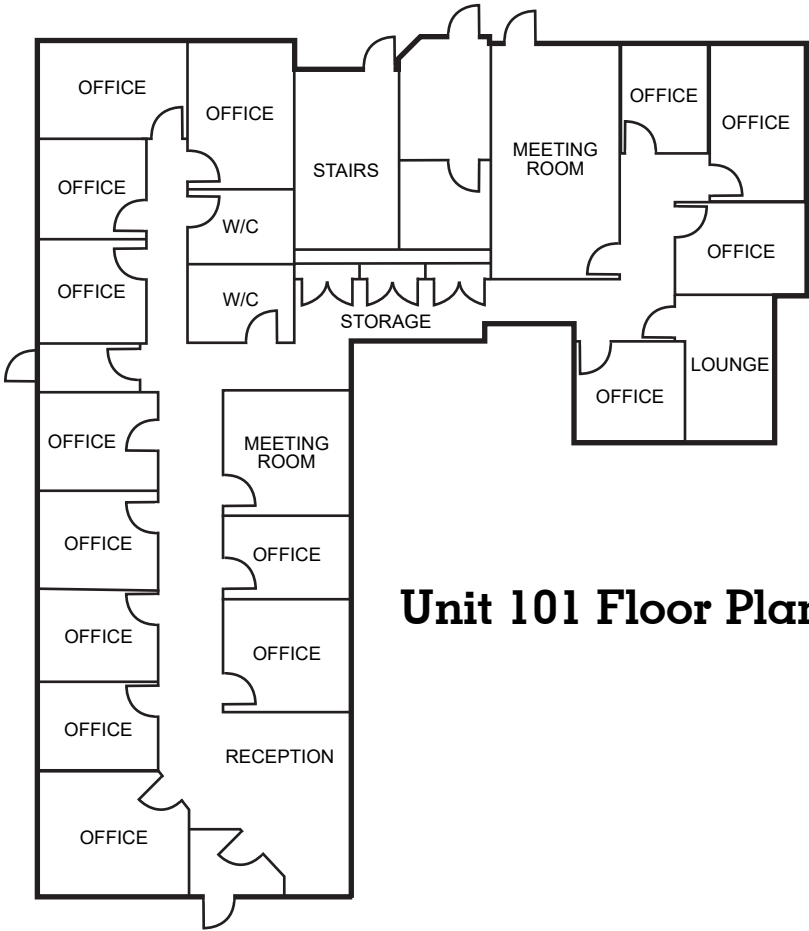
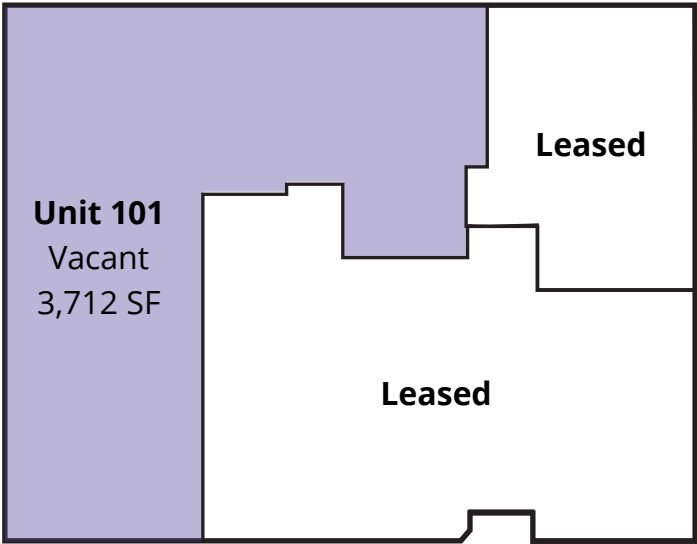
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Main Floor

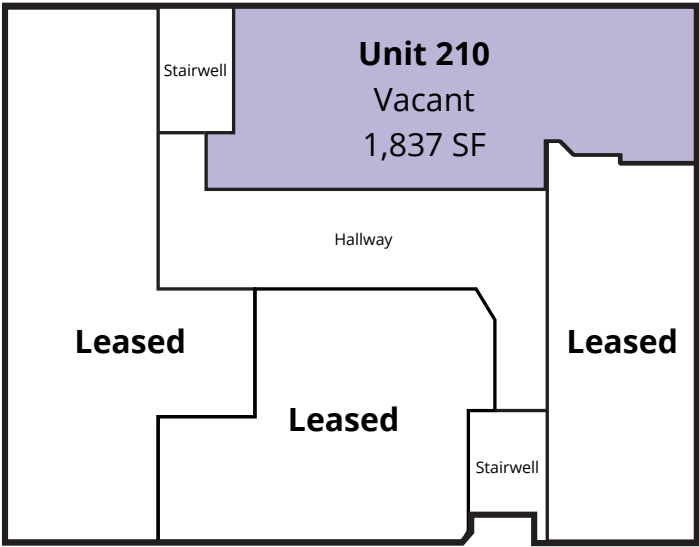


Unit 101 Floor Plan

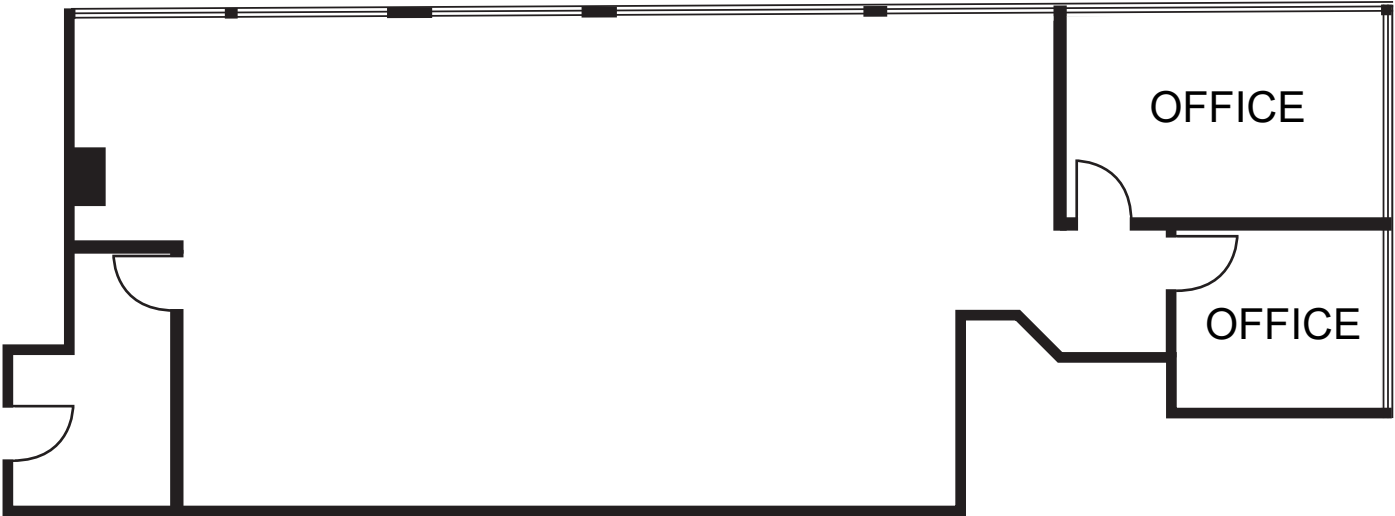


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Second Floor



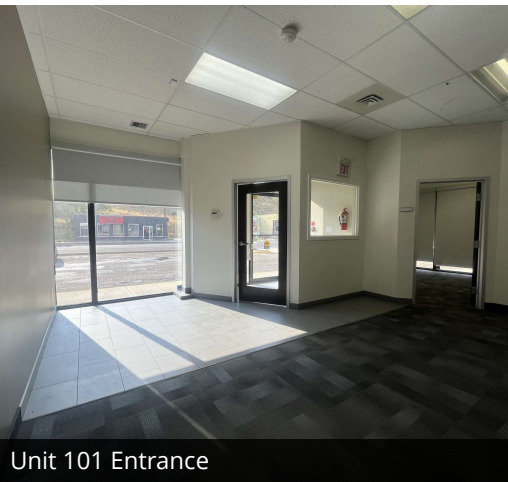
Unit 210 Floor Plan



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