

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 #:** A2104402

PROPERTY PHOTOS



PROPERTY PHOTOS



