

**AVISON  
YOUNG**

# Class A office space for lease

505 1 Street Southeast  
Medicine Hat, AB T1A 0A9



**Lease Price**  
\$21.00 PSF



**Opportunity**  
5,000 SF



**Possession**  
Negotiable

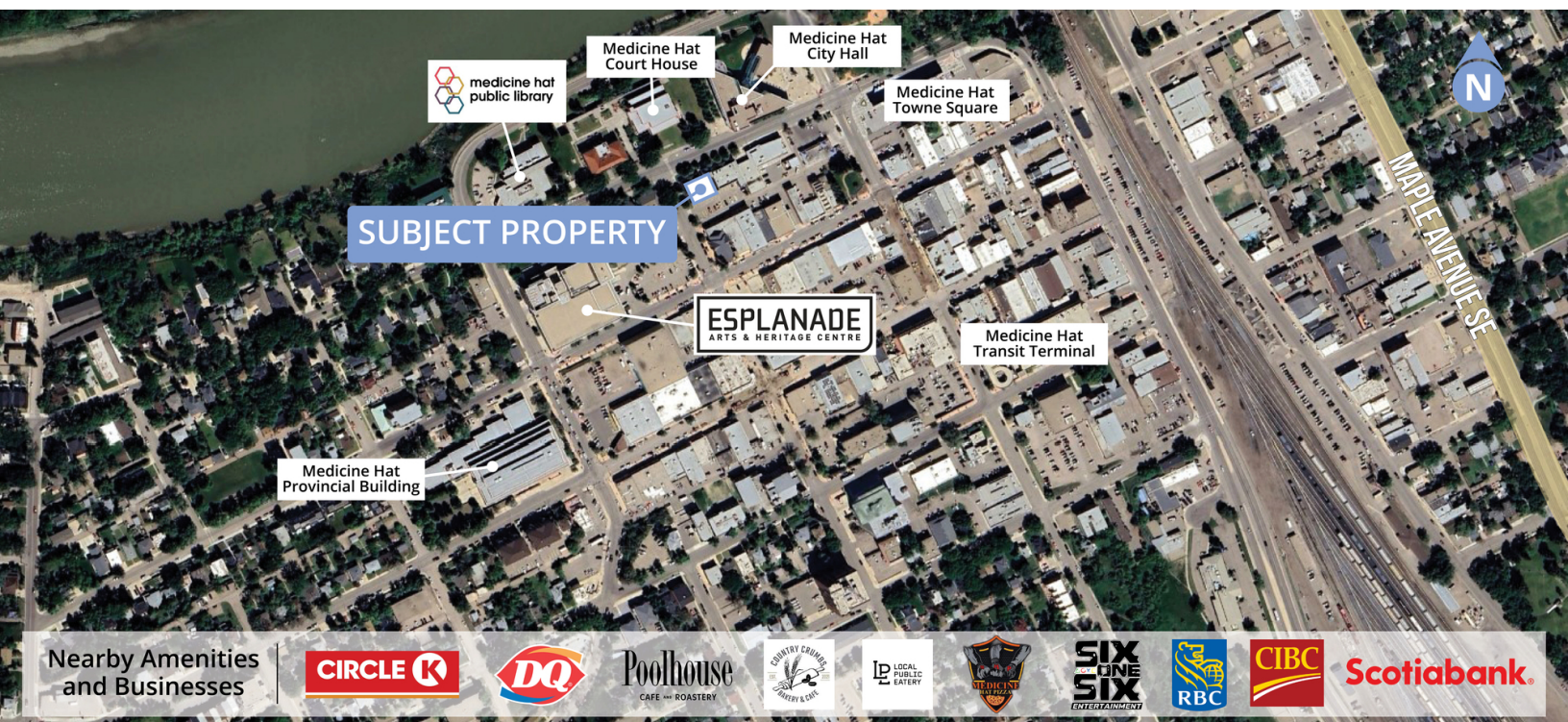


**Professional office building located in the  
heart of Medicine Hat's business district**

**Get more  
property  
information**

**Adam Andrews**  
Associate  
D 403 942 8099  
[adam.andrews@avisonyoung.com](mailto:adam.andrews@avisonyoung.com)





## Property Description

5,000 SF of office space is available for lease in Medicine Hat's downtown core. The main floor office space features multiple private offices, a reception area, designated conference room, open workspaces suitable for multiple cubicles, as well as a lower level that features the separate men's and women's washrooms, storage, and janitor room. Please contact the Associate for more information.

## Location Description

Located in Medicine Hat's historic downtown area, this stand-alone office building is on the corner of 4 Avenue SE and 1 Street SE. This high-traffic roadway is home to iconic landmarks and is minutes away from the South Saskatchewan River. The subject property is easily accessible and features neighbouring businesses such as the Medicine Hat Public Library, Court House, City Hall, Towne Square, Provincial Building, and more!

## Offering Summary

Opportunity:	5,000 SF
Legal Address:	1491;5;1-7
Zoning:	Mixed Use Downtown
Lease Price:	\$21.00 PSF
Additional Rent:	\$6.50 PSF
Possession:	Negotiable

## Property Highlights

- Stand-alone building
- Adjacent to City Hall and Court House
- Excellent visibility along 1 Street SE
- Private parking available
- Professionally managed

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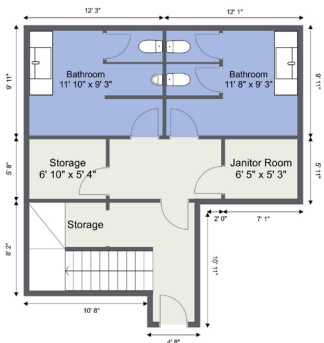
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Main Floor & Lower Level Floor Plan



Lower level Bathrooms, Storage, and Server Room not included in overall square footage



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Avison Young | 704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

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