

**AVISON  
YOUNG**

# Professional office spaces for lease

515 7<sup>th</sup> Street South  
Lethbridge, AB, T1J 2G8



**Zoning**  
Downtown  
Commercial



**Opportunity**  
743 SF  
up to  
3,695 SF



**Possession**  
Negotiable



**Professional office units located in  
a desirable downtown location**

**Get more  
property  
information**

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## Property Details

### LEGAL ADDRESS

Units 1-10, Condo Plan 9412424

### ZONING

Downtown Commercial (C-D)

### OPPORTUNITY

Unit 102 - 743 SF\*

Unit 103 - 1,404 SF\* **LEASED**

\*Units can be combined for 2,147 SF

Unit 300 - 3,695 SF

### LEASE PRICE

Main Floor - \$15.00 PSF

Third Floor - \$14.00 PSF

### ADDITIONAL RENT

\$8.95 PSF

### POSSESSION

Negotiable

## Property Description

The Network Building offers an excellent downtown location and convenient access from 6<sup>th</sup> Avenue South (19,400 VPD+) and Scenic Drive South (19,400 VPD+). The building has completed renovations which includes new lobby and stairwell flooring, a digital tenant directory, and renovated first and fourth floor bathrooms. Building tenants include World Financial Group, Express Employment, Sun Life, UpSource HR, and Wee R Kids Family Day Homes.

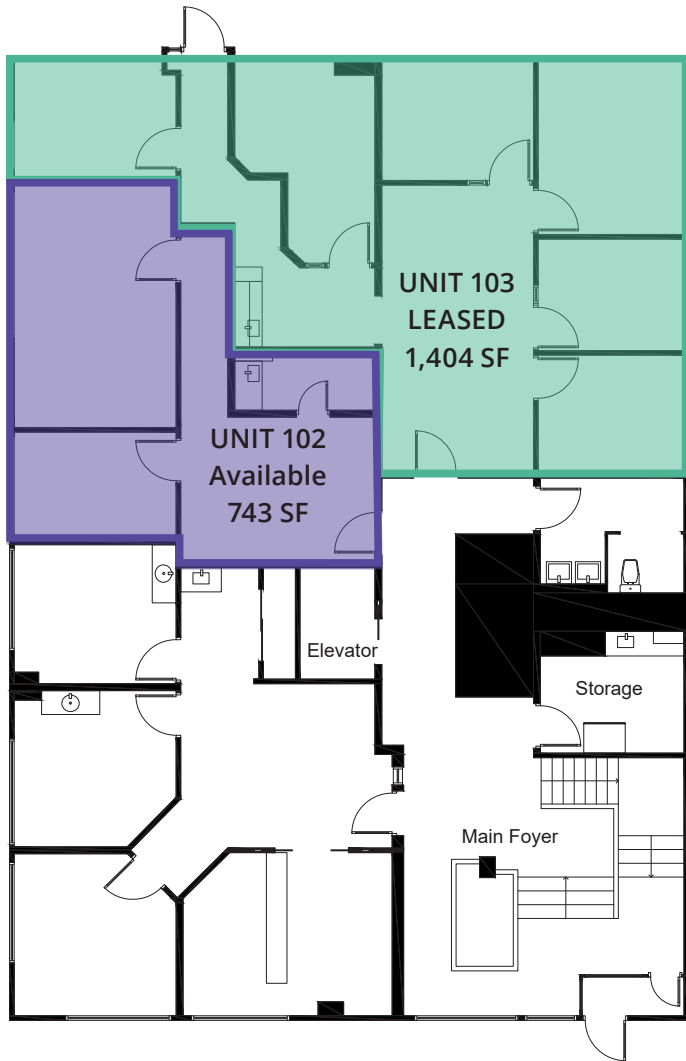
## Building Highlights

- Security system with cameras
- Elevator access to all floors
- Washrooms on each floor
- Building updates and renovations in progress
- Wheelchair accessible entrance and elevator
- Off street parking (Zone 03)
- 200-stall parkade half block away
- Shared boardroom, all building tenants are welcome to book and use

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

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## Main Floor Availability

### Unit 102 - 743 SF

This unit features a flexible open floor plan with a reception / waiting area, two offices and a kitchenette. The north wall is lined with windows, bringing in lots of natural light.

### Unit 103 - 1,404 SF LEASED

This unit features a flexible open floor plan with a reception / waiting area, six offices and a kitchenette. The north wall is lined with windows, bringing in lots of natural light.

\*These two main floor units can be combined for a total of 2,147 SF. For more information on the main floor availability or to schedule a tour, please contact an Associate.



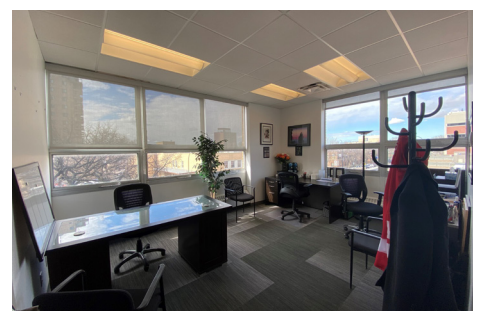
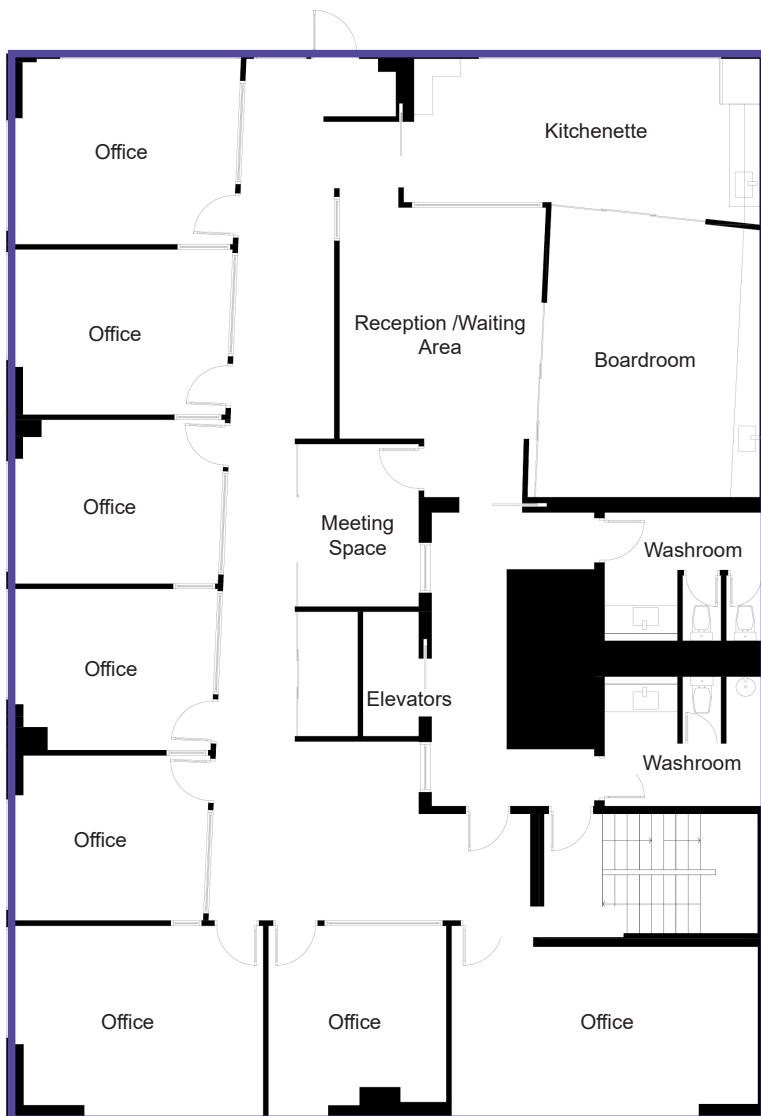
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# Third Floor Availability

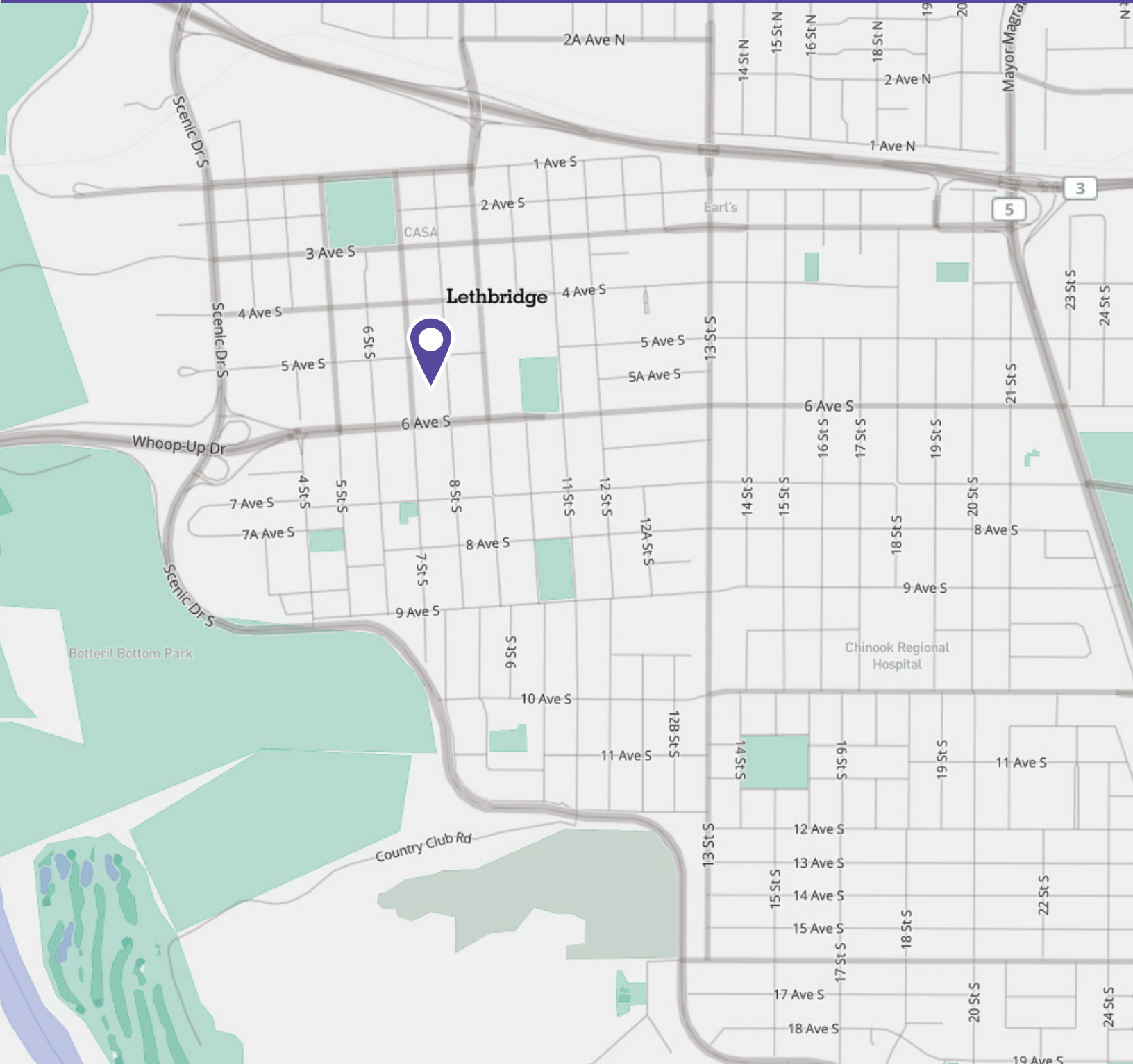
## Unit 300 - 3,695 SF

This unit spans the entire third floor and features a reception / waiting area, a large boardroom, kitchenette, eight offices, and a small meeting room.



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