

## THIRD FLOOR OFFICE SPACE FOR LEASE

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

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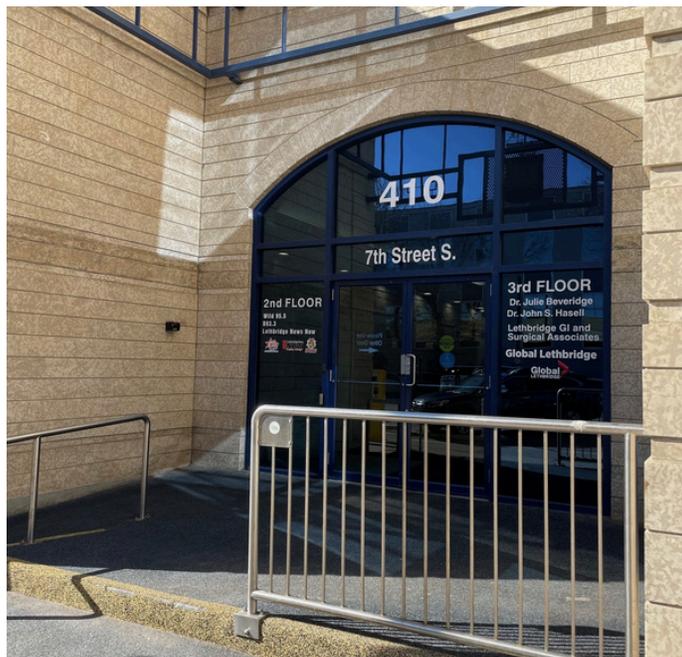
### **BUILDING INFORMATION:**

- YEAR BUILT: 1991
- ZONING: C-D (DOWNTOWN COMMERCIAL)
- PARKADE PARKING WITH STALLS ALLOCATED PER SUITE AT CURRENT MARKET RATES
- MARKET NET RENT
- ADDITIONAL RENT: \$15.85 PSF (2025), INCLUDES MANAGEMENT FEE
- FLEXIBLE TERM LENGTHS
- OUTSTANDING VIEWS WITH AMPLE NATURAL LIGHT
- IMPROVED FINISHES

### **AVAILABLE SPACE:**

SUITE #303: 2,596 SF - AVAILABLE IMMEDIATELY

SUITE #306: 2,121 SF - AVAILABLE APRIL 1, 2026

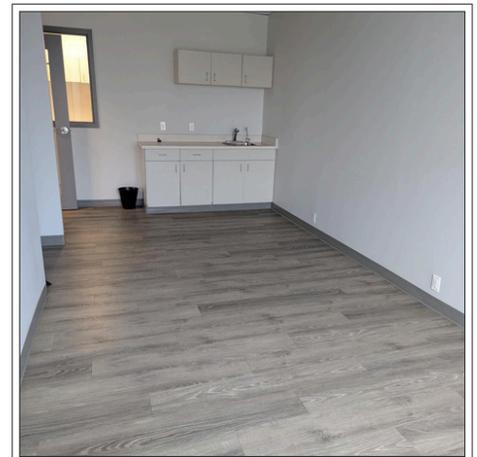
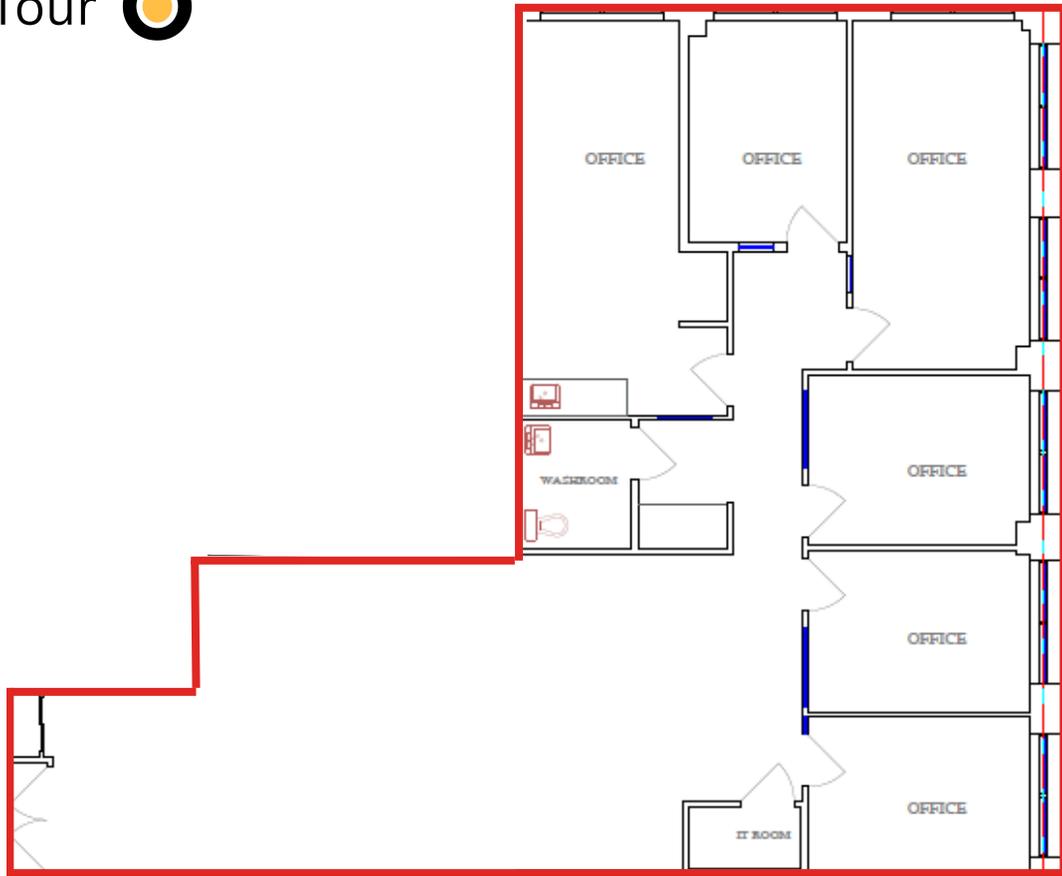


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SUITE #303 - 2,596 SF  
AVAILABLE IMMEDIATELY

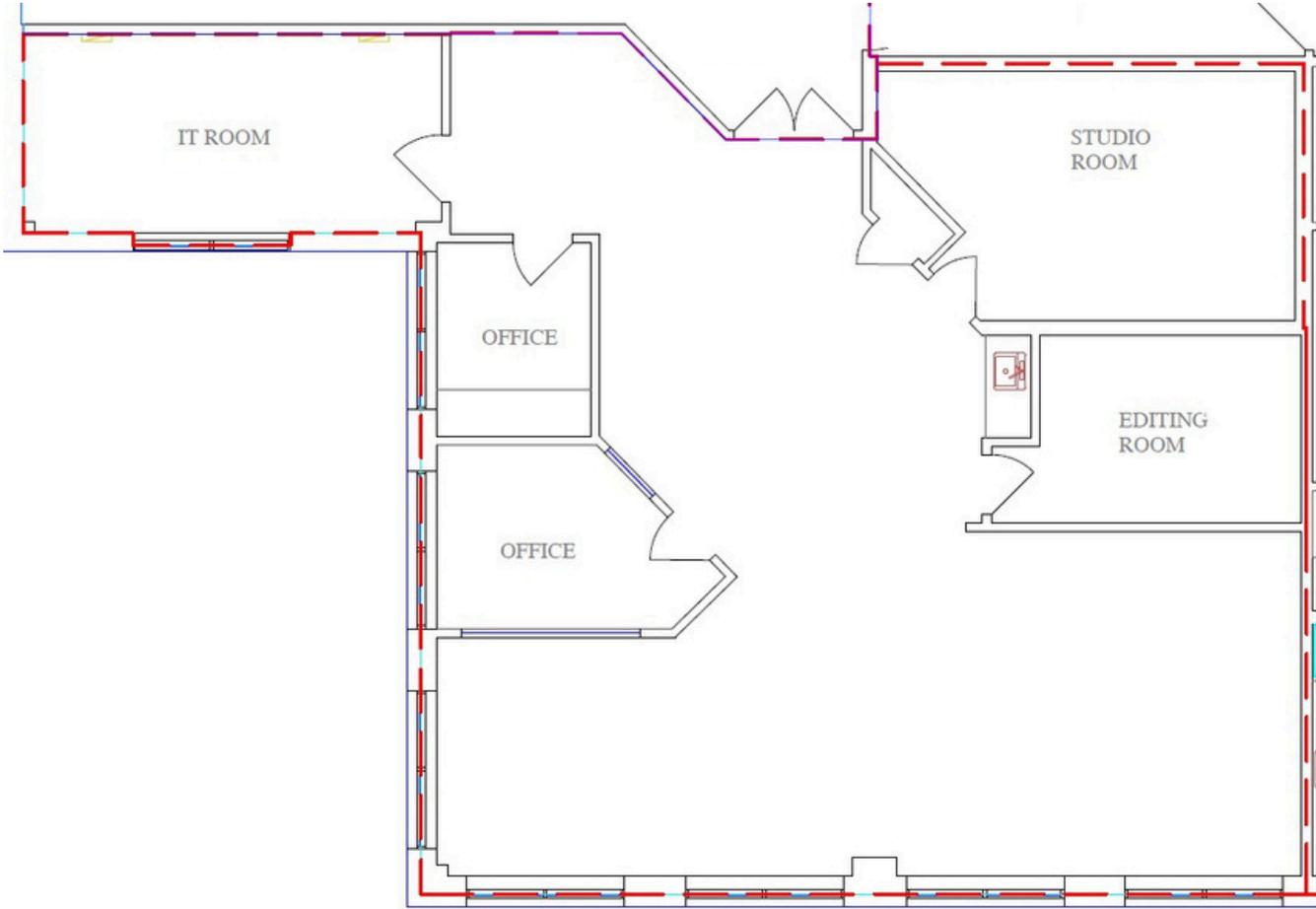
Virtual Tour 



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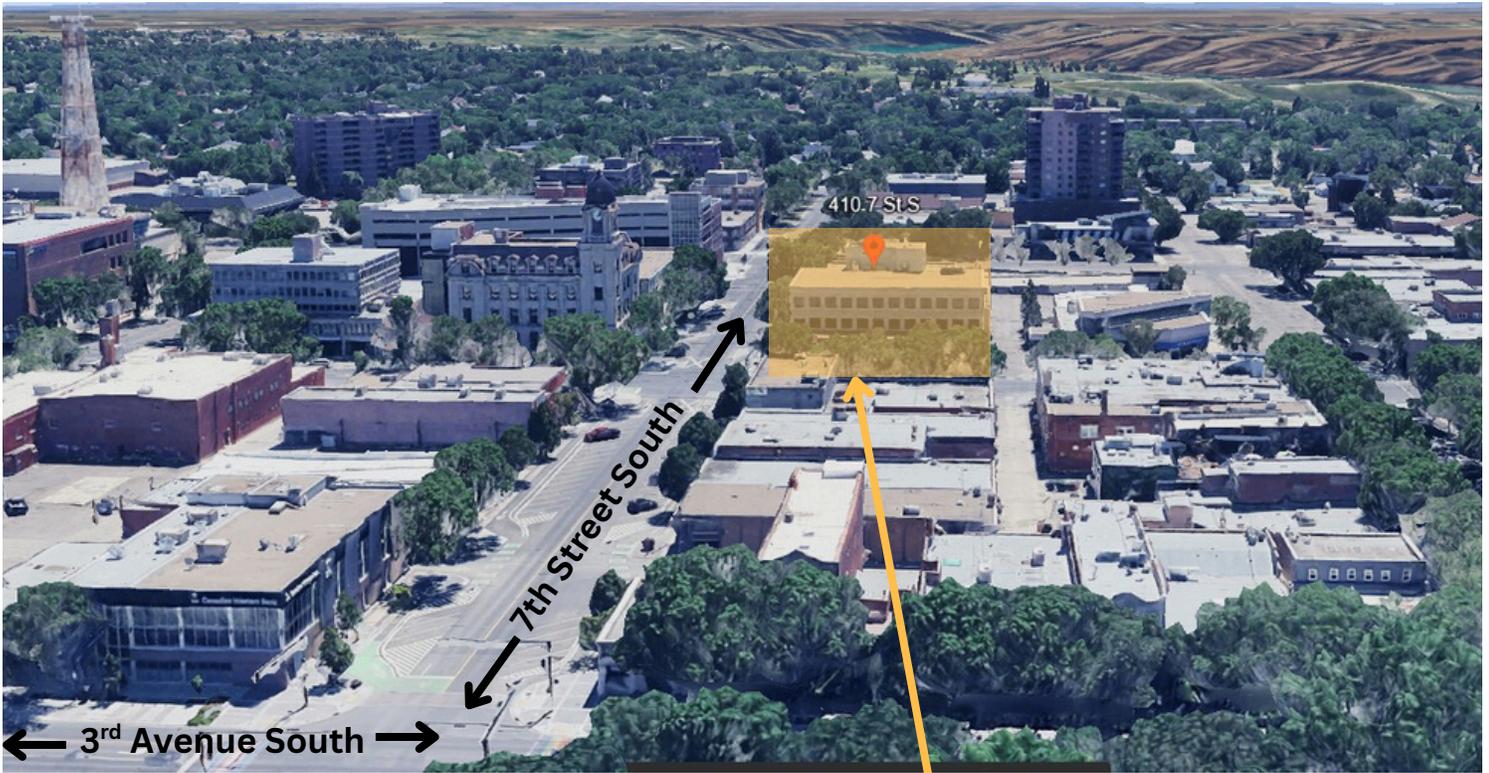
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SUITE #306 - 2,121 SF  
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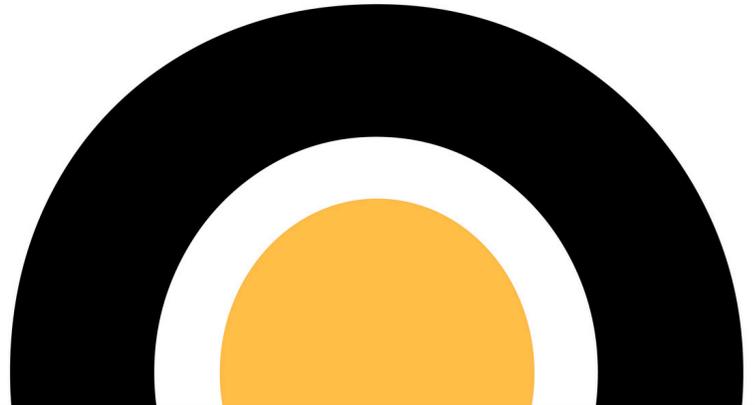
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Subject Property

## 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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