

Office space for lease

915 15 Street South
Lethbridge, AB



**Charming character
building offering flexible
office space options with
ample natural light**



Up to 2,694 SF



Historical building



Convenient
location

Get more property information

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Property Description

The subject property offers a charming blend of historical character and modern finishes. The building enjoys ample natural light from both sky lights and clerestory windows. Flexible size options available to accommodate tenant needs while sharing the existing building with FWBA Architects. There is the option to share in the common area that includes the kitchen/ lunch room, washrooms, and the reception/waiting area. This space would be ideal for a professional office user or a medical/wellness service provider.

Building History

The building was home to the Lethbridge Hebrew Congregation from 1956 – 2009. It was dedicated as the Beth Israel Synagogue on April 22, 1956 by Rabbi Susman. The congregation became a hub for the larger southwestern Alberta Jewish community, including members from Magrath, Pincher Creek, Blairmore and Milk River. In 1921, there were about 100 Jews in Lethbridge and 50 in the aforementioned surrounding towns. This unique brick building was built by Dorigatti Construction and is currently the proud home to FWBA Architects.

Offering Summary

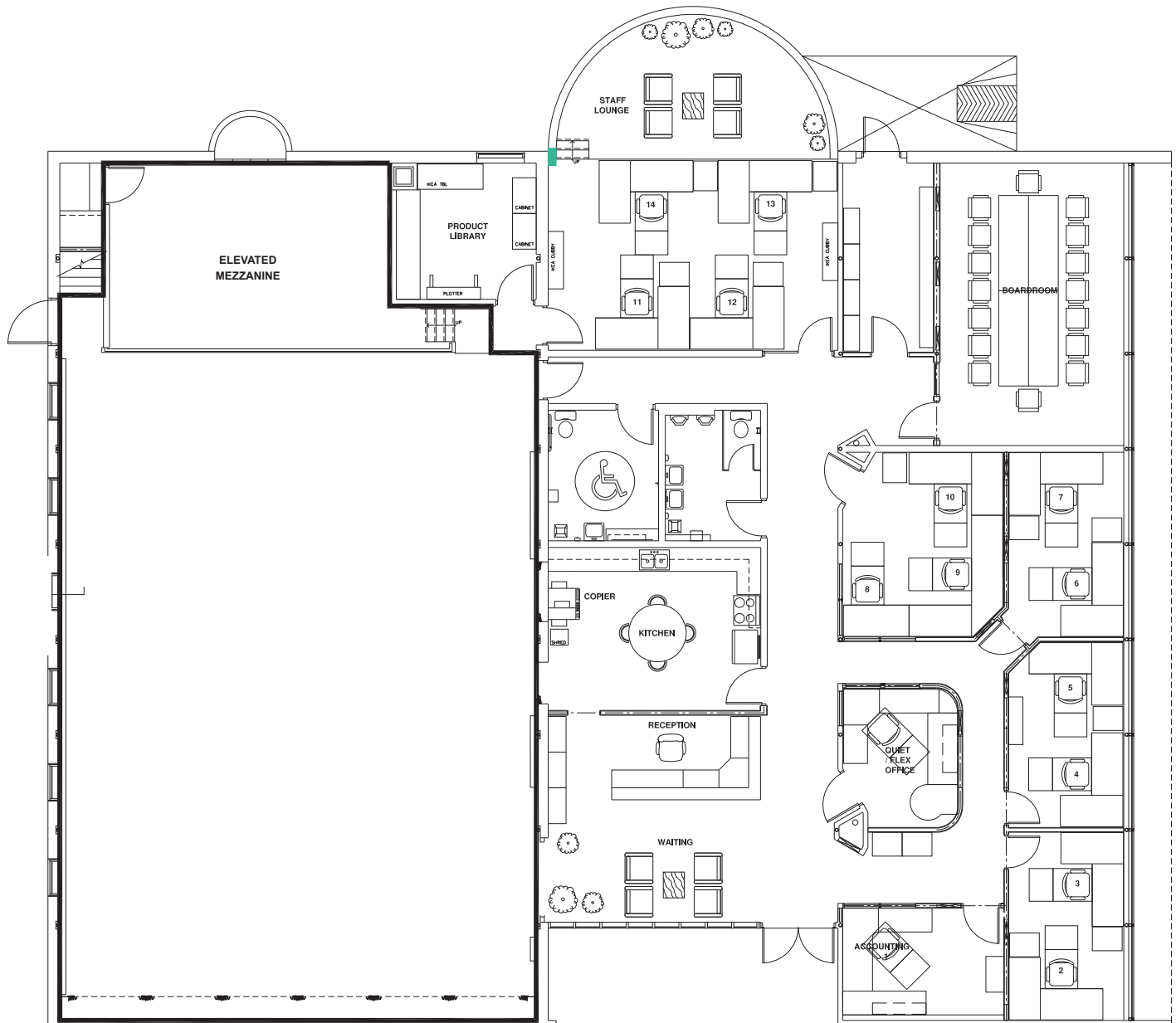
Opportunity	Up to 2,694 SF
Legal Address	5337Y;;17-21
Zoning	Direct Control
Lease Price	Market Rates
Additional Rent	\$9.75 PSF (Est.)*
Possession	Negotiable

**Additional Rent includes utilities, property maintenance, janitorial, snow removal, landscaping, insurance, and taxes.*

Property Highlights

- Unique character property
- Exposed brick and beams
- Lots of natural light
- Flexible space options
- Free two hour street parking

Floor Plan



The tenant can take up to 2,694 SF in an area of their choice.





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