

**AVISON  
YOUNG**

# Professional Building

740 4<sup>th</sup> Avenue South  
Lethbridge, AB



**Professional office spaces  
available for lease**

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property  
information**

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

## PROPERTY DETAILS

### Legal Address

4353S;43;18-23

### Opportunity

583 SF - 5,180 SF

### Zoning

Downtown Commercial (C-D)

### Lease Rates

744 4<sup>th</sup> Avenue South - \$15.00 PSF

All other units -\$12.00 PSF

### Additional Rent (Operating Costs / Taxes)

\$6.40 PSF

### Possession Date

Negotiable

## BUILDING HIGHLIGHTS

### Parking / Transit

- Off-street, angled parking (Zone 3)
- Landlord-owned, reserved, off-street parking available
- City Transit Hub located along 5<sup>th</sup> Avenue South

### Elevators

Elevator access to all floors

### Building Security

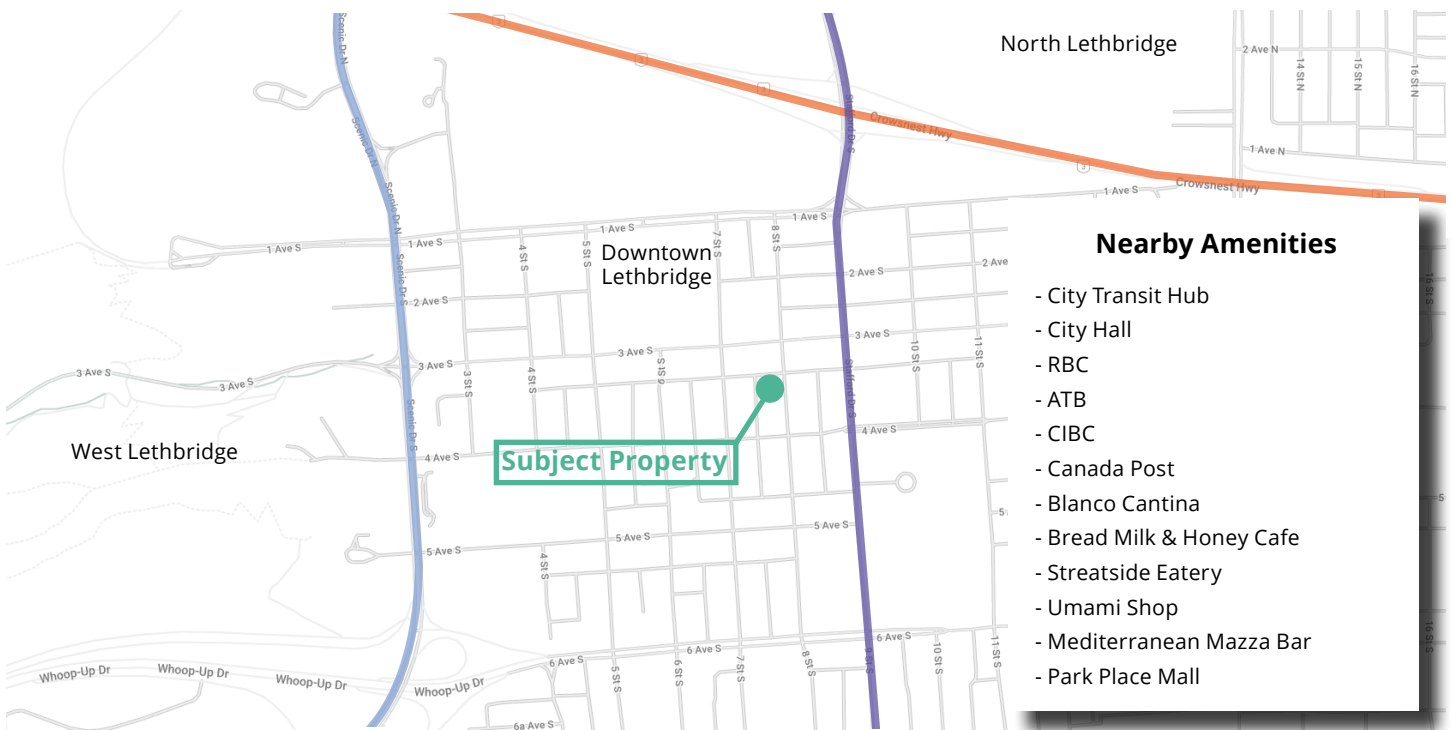
Mobile Patrols

## LOCATION DETAILS

The Professional Building is located on the busy corner of 4<sup>th</sup> Avenue South and 8<sup>th</sup> Street South. The site offers a desirable downtown location on the Bicycle Corridor and is conveniently accessible from Stafford Drive South (10,300 VPD+).

Neighbouring businesses include several banks, Canada Post, Mediterranean Mazza Bar, Umami Shop, and Streetside Eatery.

## SITE MAP



Scenic Drive South (14,800 VPD+)

Stafford Drive South (10,300 VPD+)

Crowsnest Highway / Highway 3

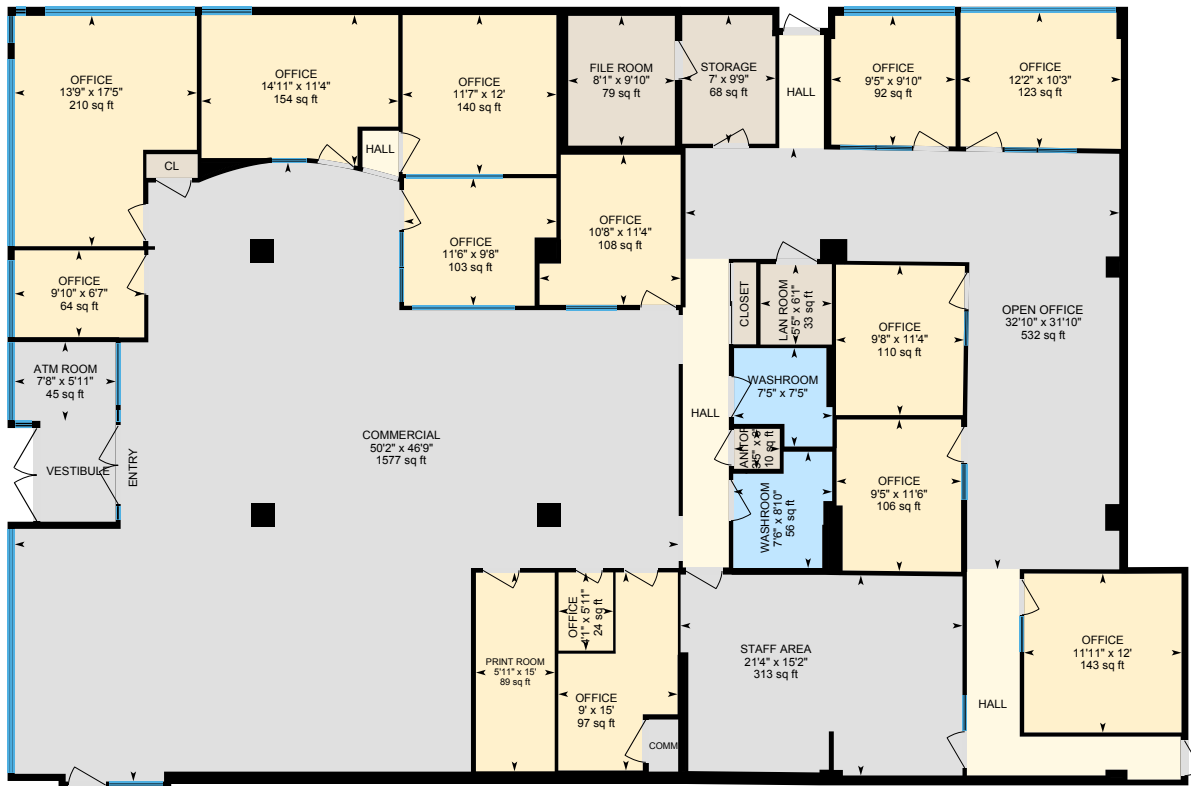
# 744 4<sup>th</sup> Avenue South - 5,180 SF

## Unit Description

Ground-level space with frontage along 4<sup>th</sup> Avenue South and 8<sup>th</sup> Street South. The space features multiple offices, a dedicated file room, ample storage space, a staff area, washrooms, and one parking spot in the rear.

This unit offers demising options as well as the option to have an entrance along 8<sup>th</sup> Street South. The space is currently occupied by Canadian Western Bank.

## Floor Plan



[Click here to view virtual tour](#)



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## Unit 207 - 2,342 SF

### Unit Description

Unit 207 features a flexible floor plan with a reception / lobby area, multiple private offices, a staff area complete with a kitchenette, ample storage space, and washrooms that are located just outside of the unit. The south and west walls are lined with windows, bringing in lots of natural light.

### Floor Plan



[Click here to view virtual tour](#)

# Unit 208 - 1,097 SF

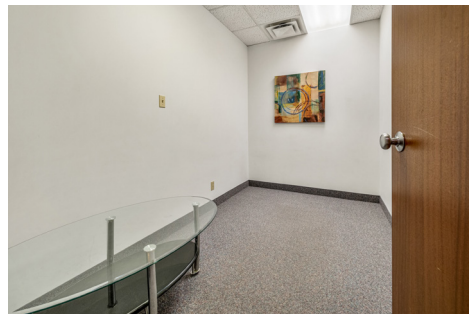
## Unit Description

Unit 208 is a modern space that features five private offices, a spacious open lounge and a private washroom.

## Floor Plan



## Photos



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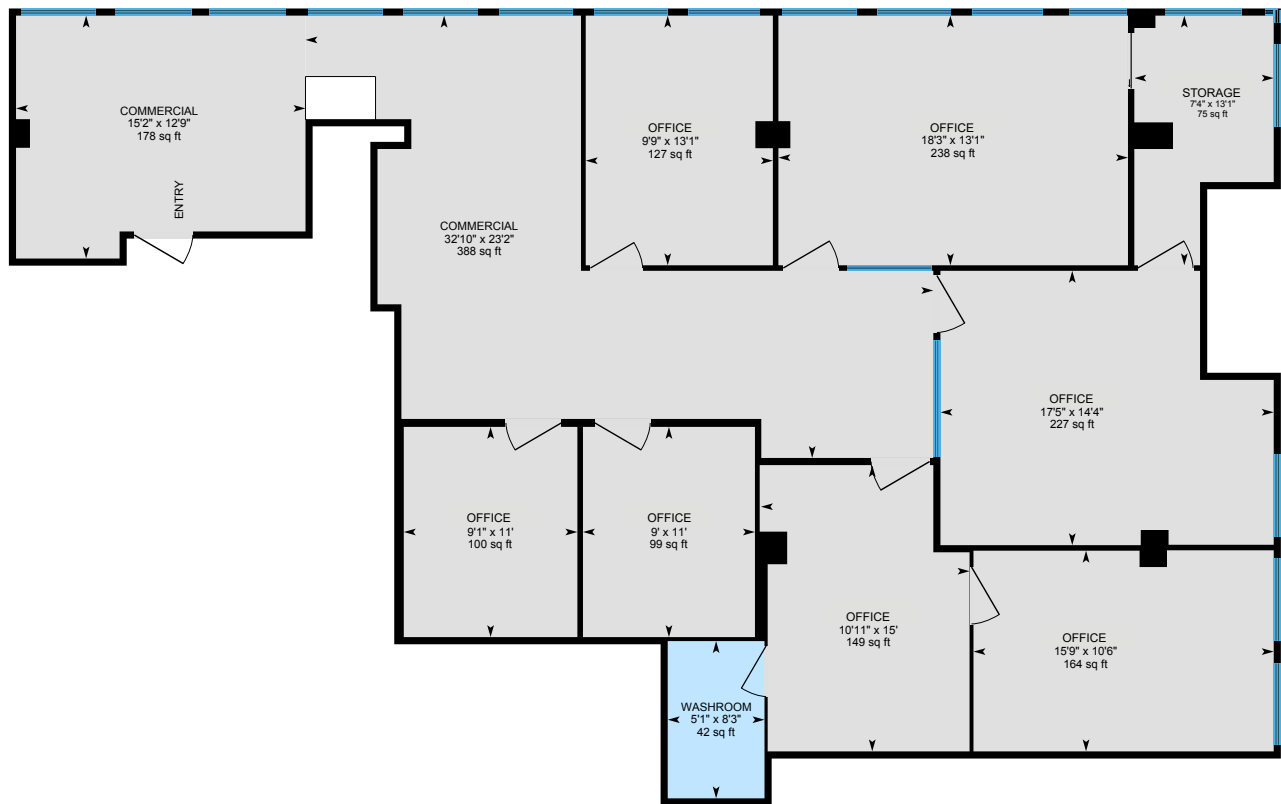
## Unit 300 - 1,880 SF

### Unit Description

Unit 300 is a spacious unit that was previously occupied by a medical user. There is ample space for flexible work areas, multiple private office spaces, a reception / lobby area, and a private washroom. The north and east walls are lined with windows offering ample amounts of natural light.

This unit would be ideal for a medical user.

### Floor Plan



[Click here to view virtual tour](#)

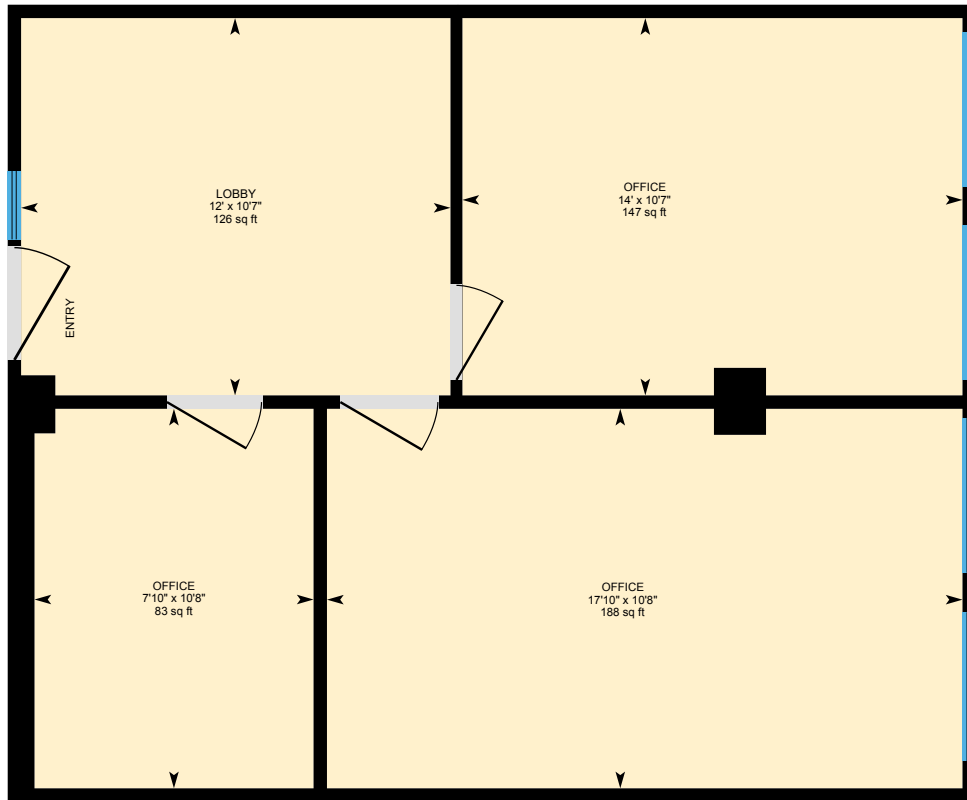
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## Unit 306 - 583 SF - PENDING

### Unit Description

Unit 306 is a versatile shell space that offers a designated reception / lobby area and three office spaces. The east walls are lined with windows, bringing in lots of natural light, and the washrooms are located outside of the unit.

### Floor Plan



### Photos



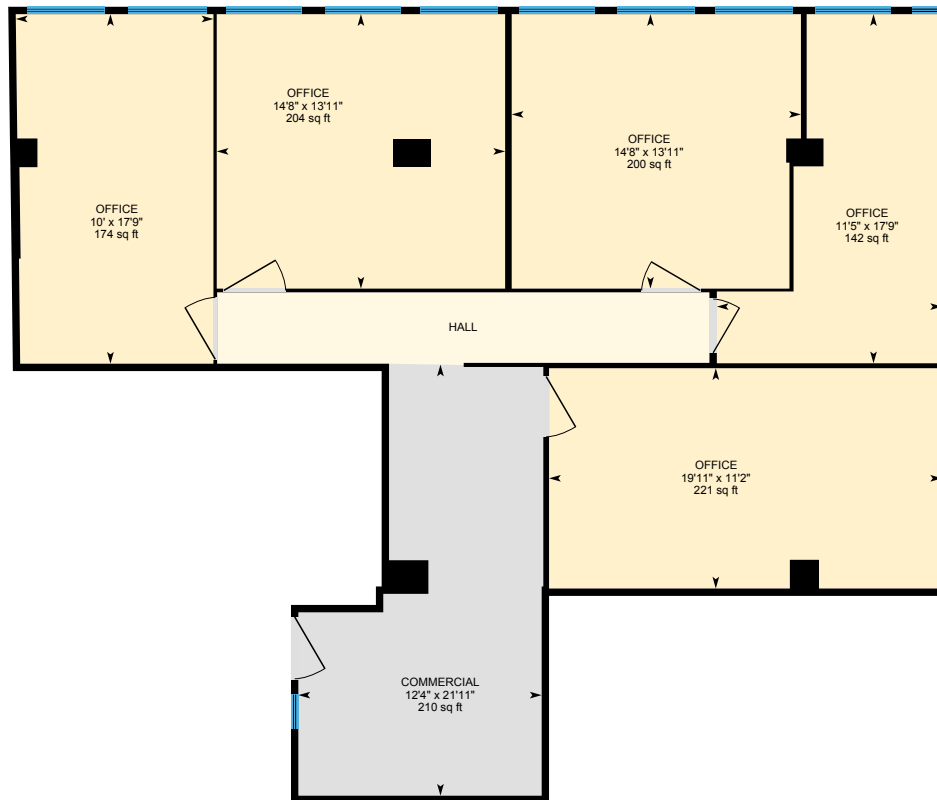
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## Unit 403 - 1,319 SF

### Unit Description

Unit 403 features a flexible floor plan that offers ample space for a reception / lobby area and multiple office spaces. The south wall of the unit is lined with windows, bringing in lots of natural light, with the washrooms being located outside of the unit.

### Floor Plan



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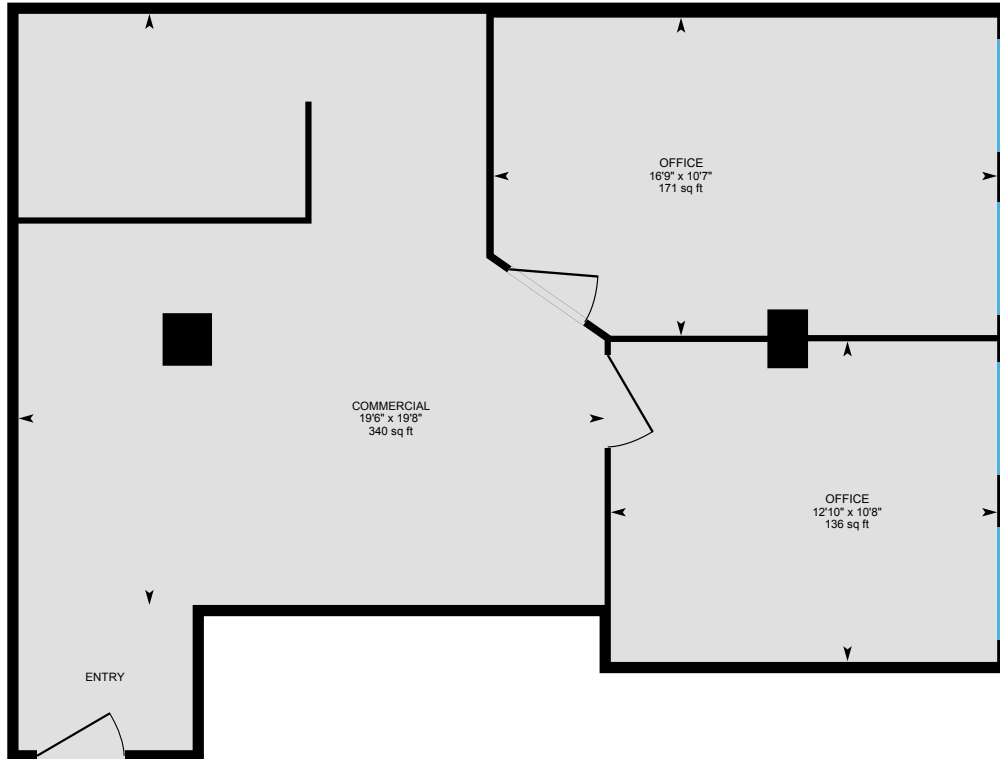


# Unit 507 - 726 SF

## Unit Description

Unit 507 features an open floor plan, two private offices and a dedicated storage space. This unit offers the option for plumbing installation.

## Floor Plan



## Photos



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### For Inquiries, Contact:

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