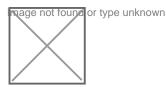


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

101, 1111 KINGSWAY AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationMedicine Hat, Alberta

Listing ID: 26801 **MLS ID:** A2170206

\$14



△ ADAM ANDREWS

■ AVISON YOUNG

403-330-3338

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101, 1111 Kingsway Avenue SE, Medicine Hat , Alberta T1A 2Y1

Transaction Type

For Lease

Days On Market

331

Lease Amount

14.00

Lease Frequency

Monthly

Subdivision

River Flats

Year Built 1979

Structure Type

Mixed Use

Property Type Commercial

Property Sub Type

Office

Building Area (Sq. Ft.)

3712.00

Building Area (Sq. M.)

344.85

Inclusions

N/A

Restrictions None Known

Reports None

Suite 101 is a premium Class A main floor office space available for lease at a competitive rate of \$14.00 PSF, with scheduled escalations over a 5-year term. The tenant will also be responsible for a proportionate share of utilities, as well as, occupancy costs estimated at \$5.47 PSF. This suite offers a well-designed, functional layout with multiple private offices, ample meeting rooms, a staff lounge with kitchenette, and washroom facilities. The building provides ample on-site parking, excellent visibility, and convenient access from major routes. Professionally managed, this property ensures a high standard of maintenance and operational efficiency. Ideal for businesses looking for a high-quality, professional office environment.

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