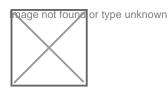


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

8, 40 STRACHAN COURT SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Medicine Hat Alberta

Listing ID:

MLS ID: A2255034

\$16

Medicine Hat, Alberta

32010



A DAN KITCHING

2 (403) 866-1334

AVISON YOUNG

403-330-3338

r<u>M</u>1

8, 40 Strachan Court SE, Medicine Hat , Alberta T1A 2Y7

Transaction Type

For Lease

Days On Market

22

Lease Amount

16.00

Lease Frequency

Annually

Subdivision Southland Year Built 2003

Structure Type

Office

Property Type Commercial **Property Sub Type**

Office

Building Area (Sq. Ft.)

4606.00

Building Area (Sq. M.)

427.91

Inclusions

N/A

Restrictions Reports
None Known None

Tori Plaza Nest Hub has prime 2nd floor executive office space available, offering outstanding visibility and exposure just off Dunmore Road/Strachan RD with easy access to Highway 1. This 4,606 sf professional office is built to a high standard and features flexible Teknion modular Executive office solutions, allowing for reconfiguration to suit a wide range of business needs. The layout includes up to 14 private offices, a fully outfitted staff room, boardroom, multimedia Studio, conference centre, Executive Showers, fibre optic connectivity, and a climate-controlled server room. Bright natural light flows throughout, creating an inviting and productive workspace. Ample on-site parking further enhances accessibility for staff and clients. An excellent opportunity for professional service firms seeking quality, move-in ready space in a highly visible and convenient location. There is potential for an additional 2,800 sf (approx.) available on the 2nd floor and an additional 4,800 sf (approx.) available on the main floor for the right client.

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