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8, 40 STRACHAN COURT SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Medicine Hat, Alberta


Listing ID:
32010


MLS ID:
A2255034

\$16



 **DAN KITCHING**
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 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 None Known	Reports 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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