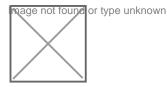


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

101, 1111 KINGSWAY AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationMedicine Hat, Alberta

Listing ID: 33317

\$14



△ ADAM ANDREWS

AVISON YOUNG

403-330-3338

ß

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

MLS ID:

A2170206

Transaction Type

For Lease

Days On Market

Lease Amount

442

Lease Frequency

Monthly

Subdivision

River Flats

Year Built

1979

14.00

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

RestrictionsNone 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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