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## 101, 1111 KINGSWAY AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Medicine Hat, Alberta



**Listing ID:**  
33317


**MLS ID:**  
A2170206

**\$14**



 **ADAM ANDREWS**

 AVISON YOUNG  
 403-330-3338

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 442	<b>Lease Amount</b> 14.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> River Flats	<b>Year Built</b> 1979
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Building Area (Sq. Ft.)</b> 3712.00	<b>Building Area (Sq. M.)</b> 344.85	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> 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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