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BASEMENT, 608 5 AVENUE S FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Lethbridge, Alberta



Listing ID:
35407

MLS ID:
A2300479

\$11,117



 **SCOTT CRABB**
 (403) 622-6111

 Grassroots Realty Group
 403-915-5288

 Basement, 608 5 Avenue S, Lethbridge , Alberta T1J 4G9

Transaction Type For Lease	Days On Market 1	Lease Amount 11117.00
Lease Frequency Monthly	Subdivision Downtown	Year Built 2004
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Office
Building Area (Sq. Ft.) 5219.00	Building Area (Sq. M.) 484.86	Inclusions n/a
Restrictions None Known	Reports Floor Plans,Other Documents	

29 per square foot/\$11,117 per month An exceptional opportunity to position your practice inside one of Downtown Lethbridge's most prestigious and recognizable professional buildings. Available for the first time, this high quality medical space within the renowned 608 Building offers the perfect blend of professionalism, convenience, and modern medical functionality. Surround your business with an established network of respected medical professionals in a newer, upscale building designed to elevate both patient experience and day to day operations. The space features medical grade design and fixtures throughout, making it ideally suited for general practitioners, nurse practitioners, medical specialists, massage therapists, orthopedic related services, and other health and wellness professionals seeking a premium environment. Approximately 5,000 square feet is available with flexible office configurations to accommodate a variety of practice sizes and operational needs. This is a rare opportunity for practitioners looking to scale, collaborate, or establish themselves in a highly regarded downtown medical hub. The operating costs provide outstanding value and convenience, including utilities, professional property management, and onsite patient parking. Tenants and clients will also benefit from access to thoughtfully designed shared amenities including a professional intake desk, reception and waiting areas, elevators, boardroom, kitchen and staff room, locker facilities, and washrooms. Professional. Modern. Prestigious. Opportunities within the 608 Building are rarely available. Elevate your practice in one of Downtown Lethbridge's premier professional addresses.

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