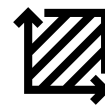


Office space for sub-lease

585 41 Street North
Lethbridge, AB T1H 6X9



Second floor office unit located in the Industrial Park



2,297 SF



Fully Furnished



\$2,000 / month

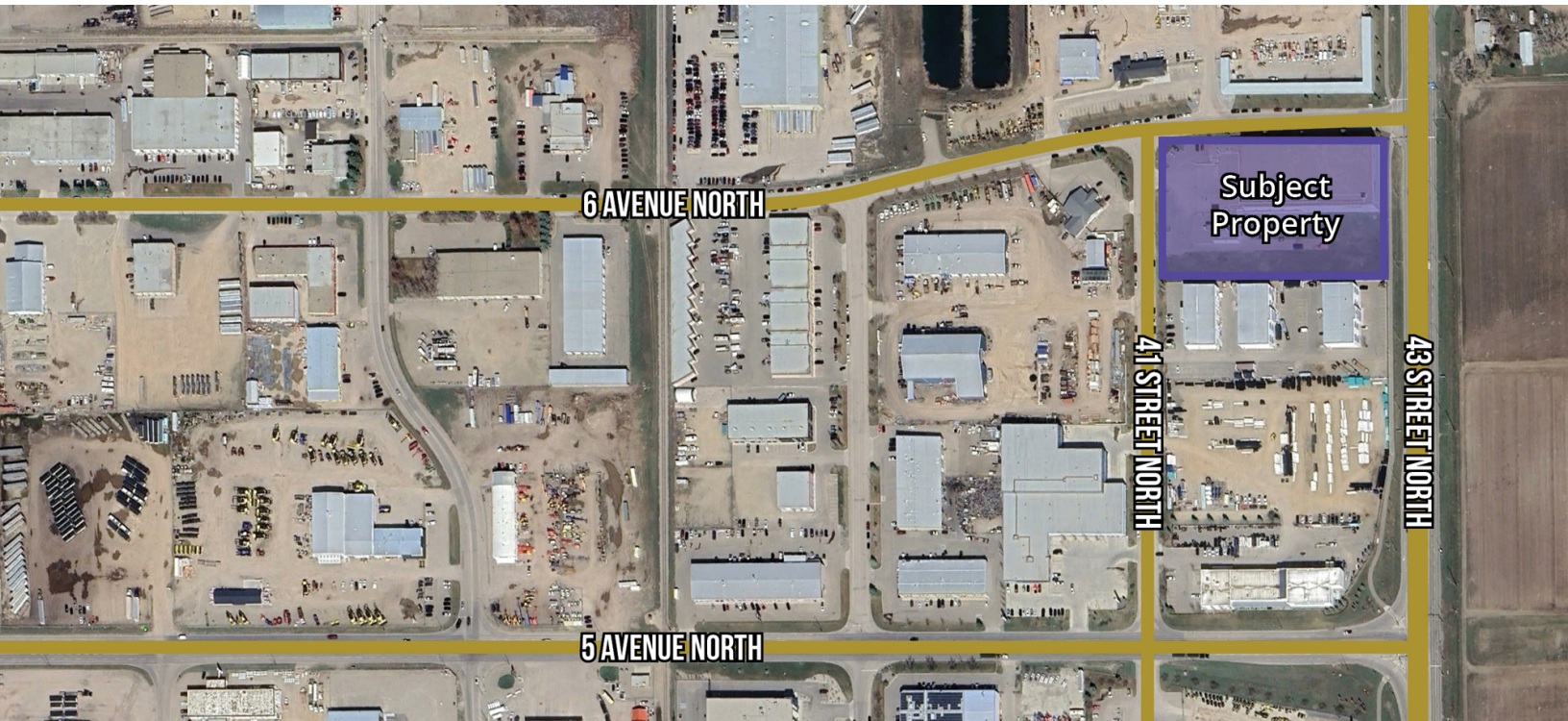
Get more
information

[Vinko Smiljanec](#)

Associate

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Property Description

A nicely finished second floor office space, this unit boasts lots of natural light, modern design, and comes fully furnished. The unit also includes a reception desk, common area, bullpen with up to six workstations, a private executive office, boardroom, lunchroom or lounge, and private washroom. The space has an exterior private entrance that leads directly to the reception desk. Monthly gross rent includes utilities. Parking includes up to four spaces with ample street parking nearby.

Location Description

This second floor office unit is located on 41st Street North in the southeast end of the Churchill Industrial Park. With easy access off of 43rd Street North and nearby 5th Avenue North, this unit also offers great visibility and is in close proximity to notable industrial users and vendors.

Offering Summary

Opportunity:	2,297 SF
Legal Address:	0312738;24;3
Zoning:	General Industrial (I-G)
Lease Price:	\$2,000 / month
Additional Rent:	All-inclusive
Possession:	Move-in Ready

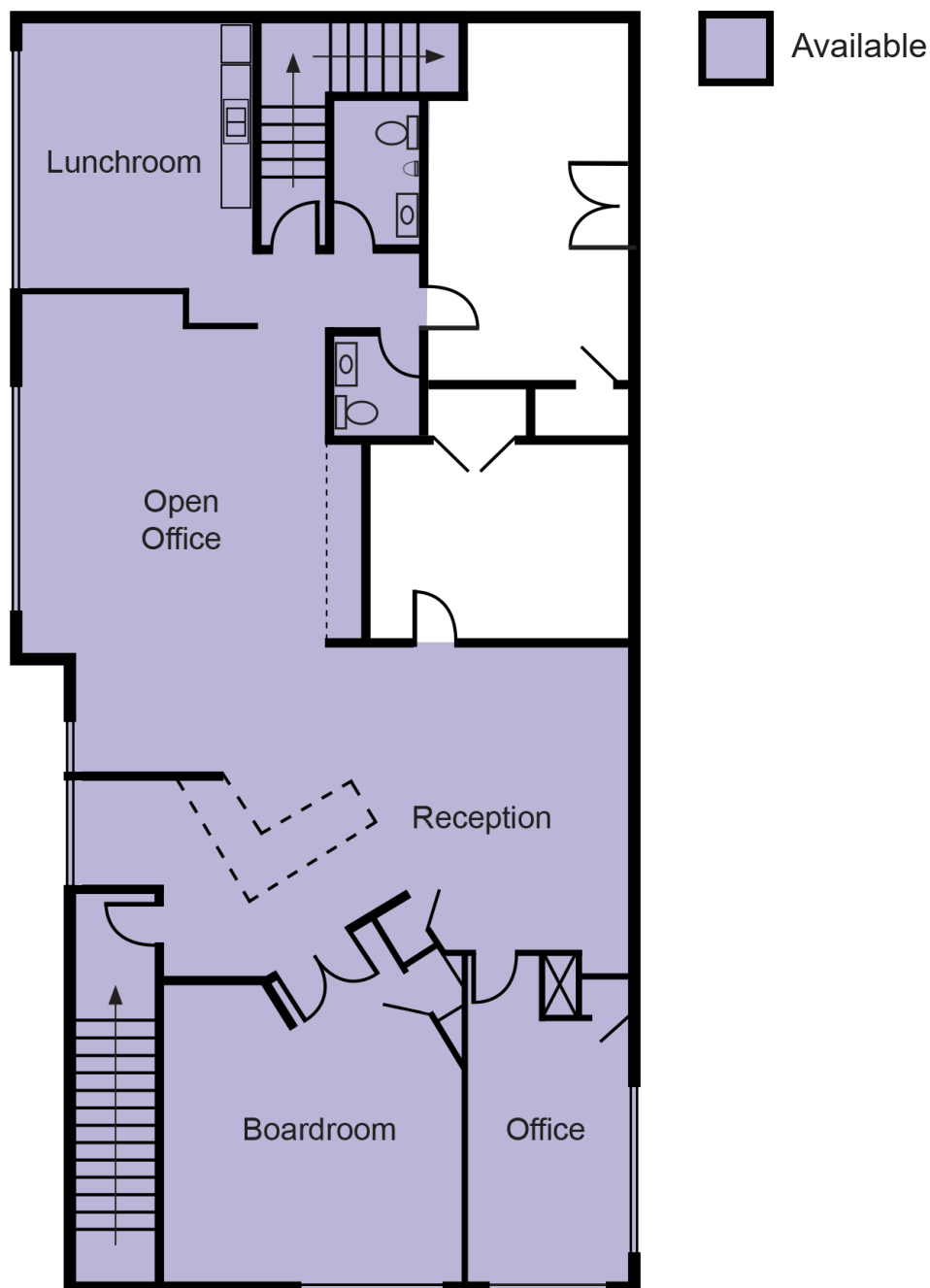
Property Highlights

- Utilities Included
- Fully Furnished
- Modern Finishes
- Private Entrance
- Second Floor



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Floor Plan



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Office space for sub-lease

585 41 Street North



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