

LETHBRIDGE, AB

200 4TH AVENUE SOUTH

778 SF - 11,313 SF



MELCOR | CENTRE

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KPLI COMMERCIAL

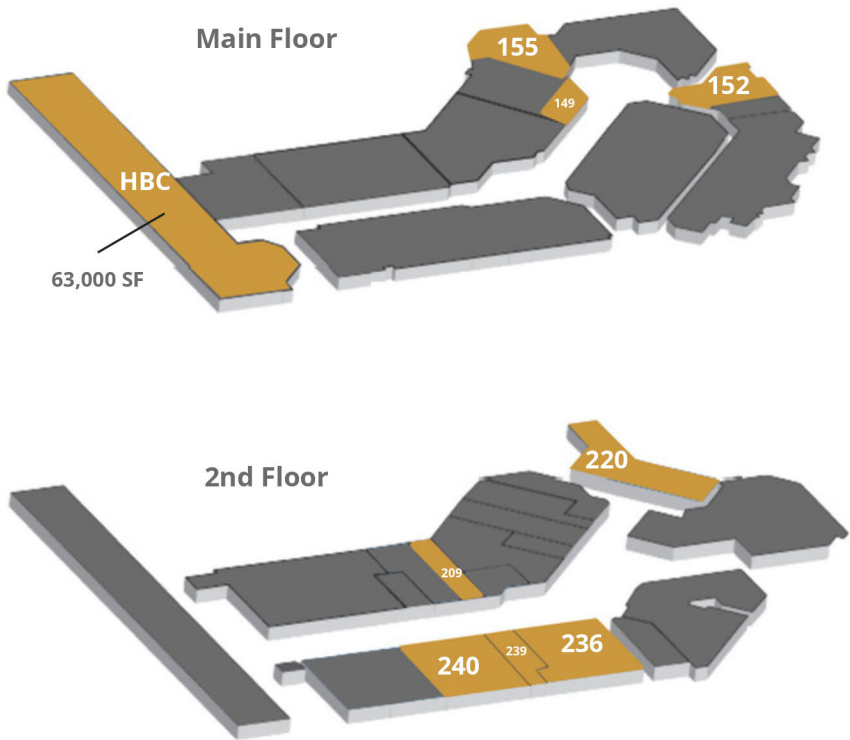
MELCOR

LEASE PRICE	Negotiable
ADDITIONAL RENT	\$10.32/sf \$8.17/sf Operating Costs \$2.15/sf Property Tax \$1.67/sf Optional Direct Cleaning
PROVIDED SERVICES	• On-site security • Fully equipped with Telus/Shaw/SuperNet • Services on site, such as day care, food service, lawyers & accountants • Shared tenant boardroom • Professionally managed by Melcor • Tenant fitness centre, bike storage and showers • Grounds cleaning & landscaping • Office cleaning, garbage removal & recycling program • Common area cleaning & maintenance • Standard lighting replacement • On-site maintenance staff (M-F)

PARKING	On-site, secure tenant and customer parking (1/1000 sf) three visitor parking lots.
TRAFFIC	18,200 VPD (Scenic Drive) 4,500 VPD (4th Avenue) 5,900 VPD (5th Avenue)
HIGHLIGHTS	• Easily accessible downtown location • Great visibility, city views and high traffic counts • Close to major bus routes • Updated building common areas and mechanical systems
AVAILABILITY	Immediately or after construction. Please contact for more information

Available

Fully Leased



SUITE 149 890 sf

SUITE 152 4,192 sf

SUITE 155 2,737 sf

SUITE 204 1,112 sf

SUITE 209 2,153 sf

~~SUITE 212~~ 1,310 sf **LEASED**

SUITE 220 4,308 sf

SUITE 236 7,259 sf

SUITE 239 1,825 sf

SUITE 240 4,790 sf

~~SUITE 243~~ 1,864 sf **LEASED**

~~SUITE 244~~ 2,834 sf **LEASED**

SUITE 401 2,350 sf

SUITE 404 1,853 sf

SUITE 409 1,428 sf

SUITE 411 778 sf

SUITE 412 A 1,225 sf

~~SUITE 413~~ 2,342 sf **LEASED**

SUITE 600 8,651 sf

UNIT - STAND ALONE 9,375 sf

A101 63,000 sf

Tenants



Bank



CIBC
World Markets



Fountain Tire

STOKES Rx Pharmacy

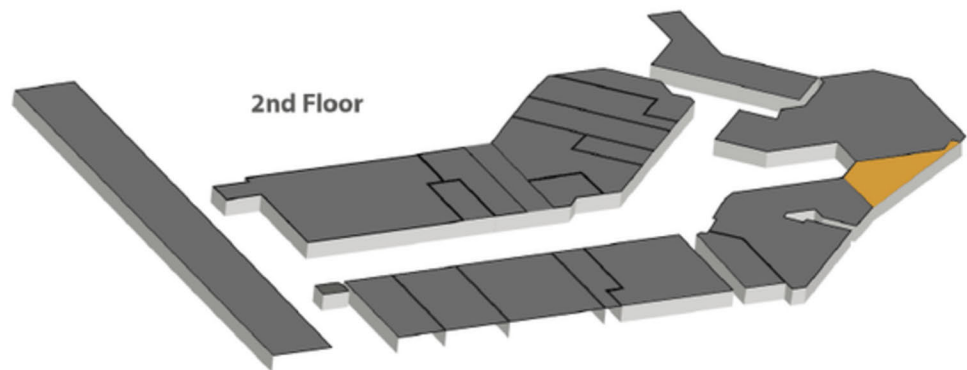
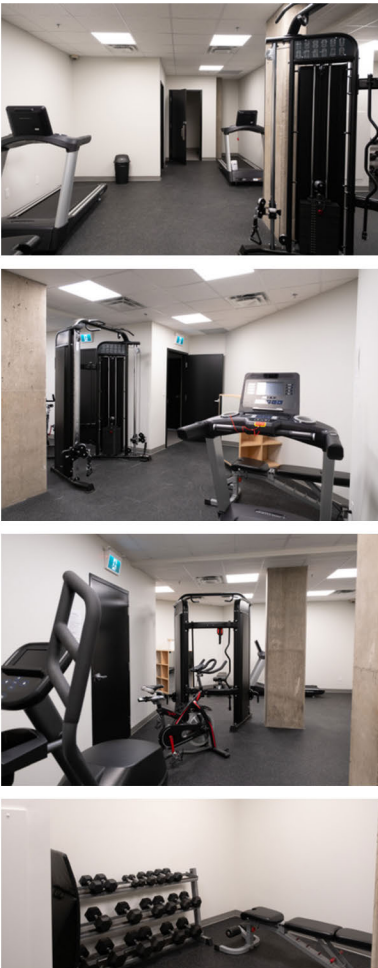


Common Area

FITNESS ROOM

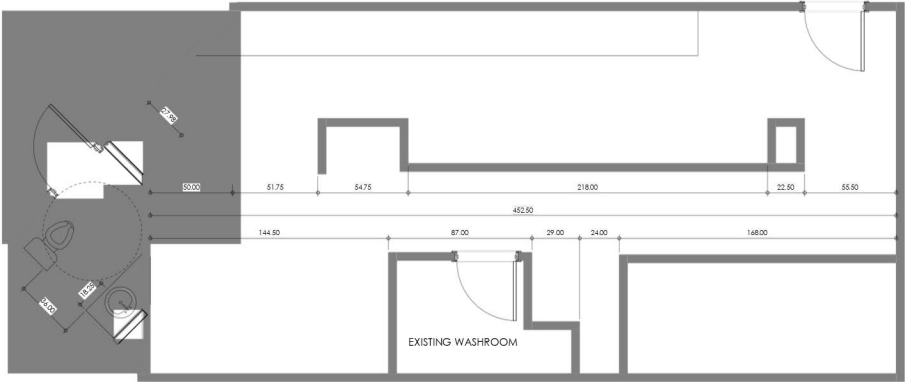
- Available to tenants
- 24/7 Access to room and equipment

- 1 Barrier free washroom
- 1 Shower room



Suite 149 890 SF

MOVE-IN-READY



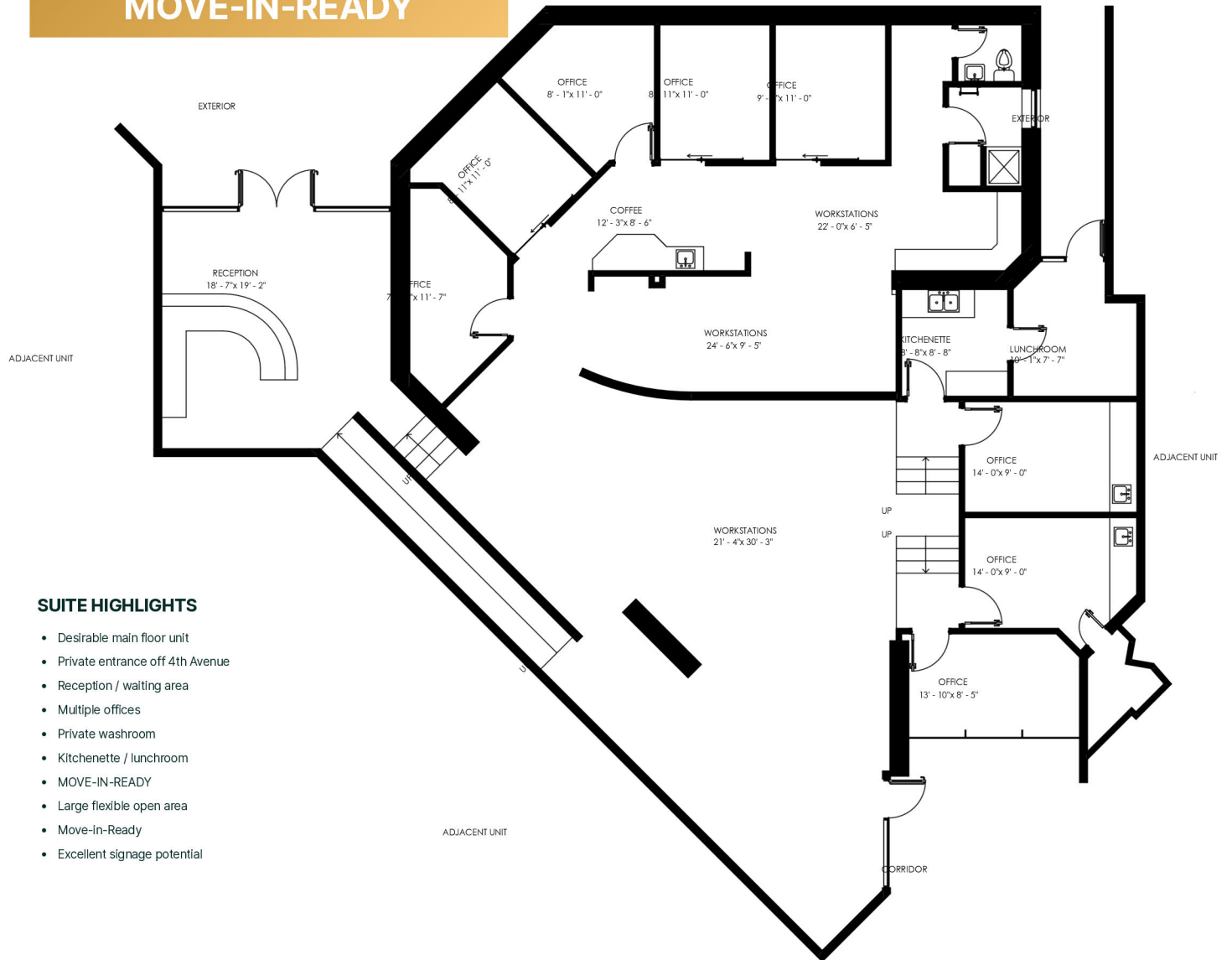
SUITE HIGHLIGHTS

- Desirable main floor unit
- Easy access from East entrance
- Kithcenette
- Ideal for food/retil services



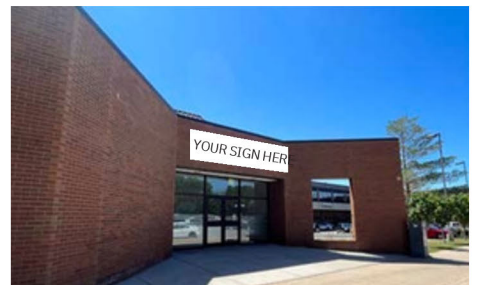
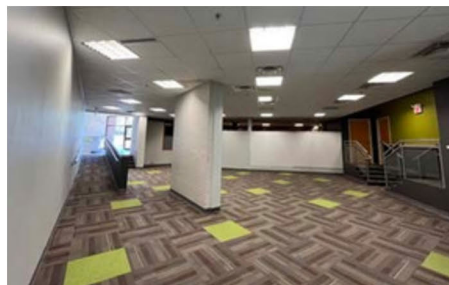
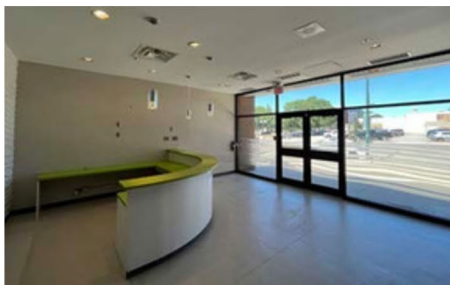
Suite 152 4,192 SF

MOVE-IN-READY



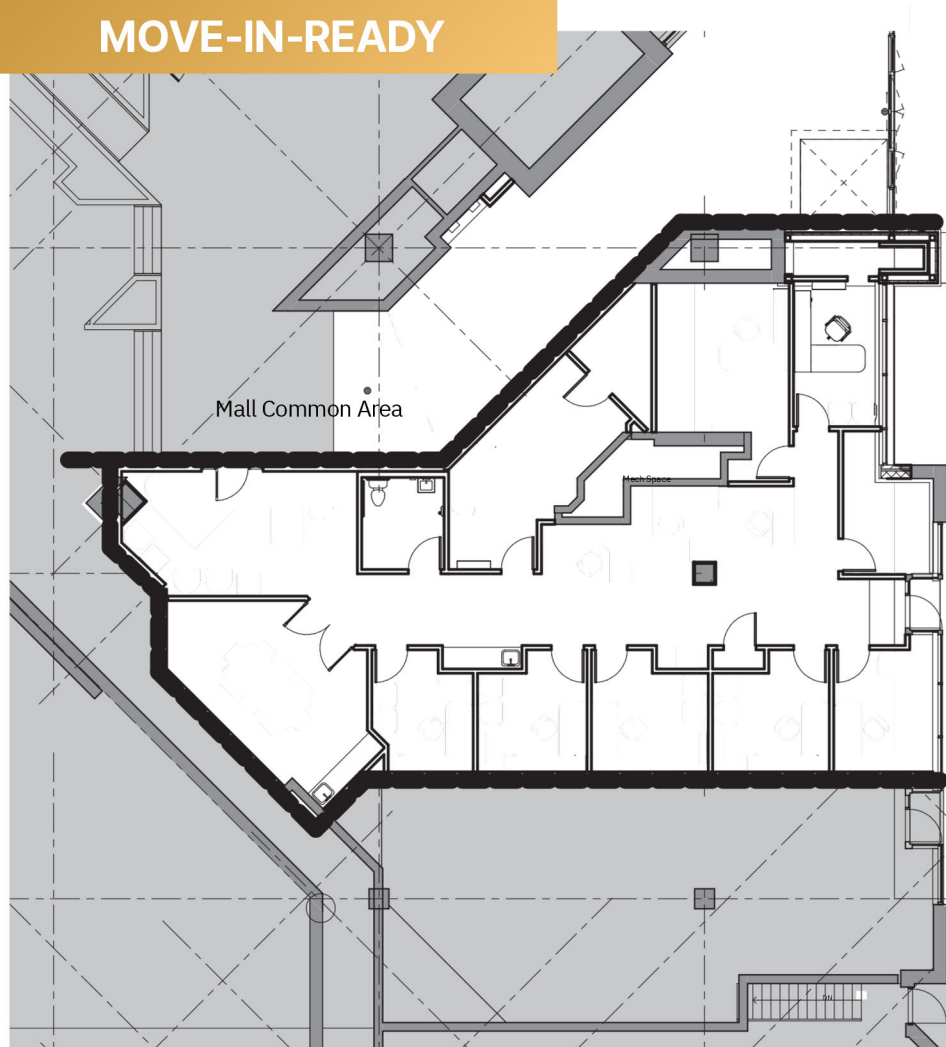
SUITE HIGHLIGHTS

- Desirable main floor unit
- Private entrance off 4th Avenue
- Reception / waiting area
- Multiple offices
- Private washroom
- Kitchenette / lunchroom
- MOVE-IN-READY
- Large flexible open area
- Move-in-Ready
- Excellent signage potential



Suite 155 2,737 SF

MOVE-IN-READY



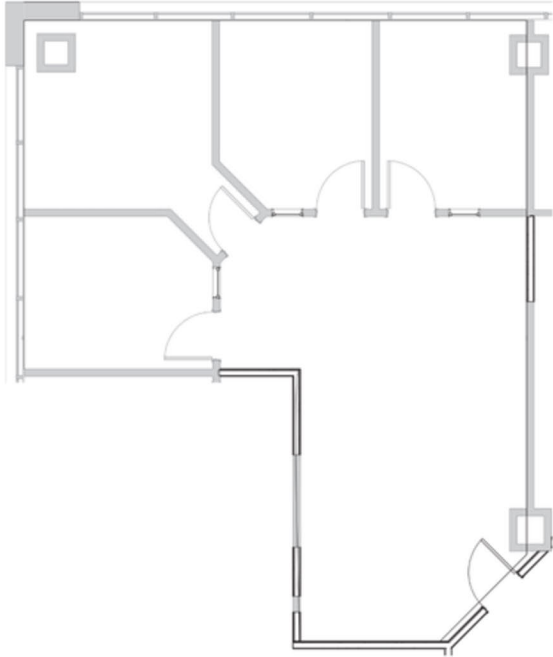
SUITE HIGHLIGHTS

- Desirable main floor unit
- Reception / waiting area
- Boardroom
- Multiple offices
- Private washroom
- Kitchenette
- Large windows Move-In-Ready
- Excellent signage potential



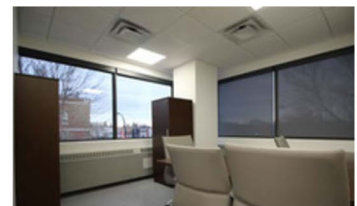
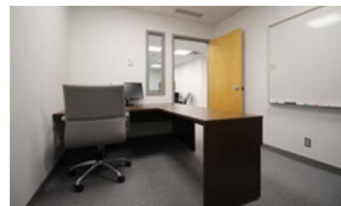
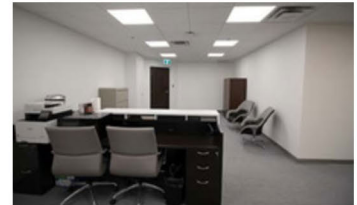
Suite 204 1,112 SF

MOVE-IN-READY



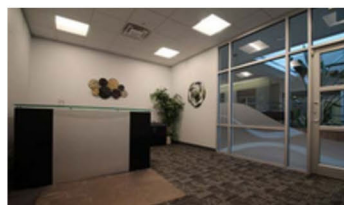
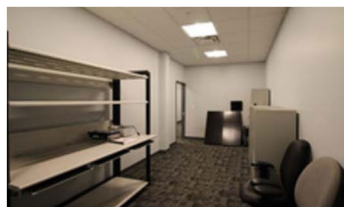
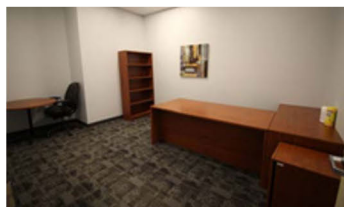
SUITE HIGHLIGHTS

- Reception / waiting area
- 4 office layout or
- 3 offices and a small boardroom
- Large windows
- Barrier free
- Move-in-Ready
- The unit is not furnished



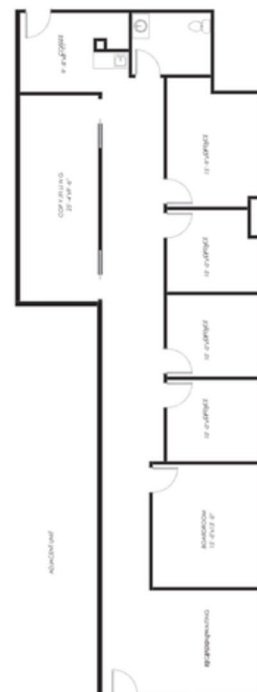
SUITE HIGHLIGHTS

- Reception / waiting area
- 4 offices
- Small boardroom
- Private washroom
- Barrier free
- Move-in-Ready
- The unit is not furnished



Suite 209 2,153 SF

MOVE-IN-READY

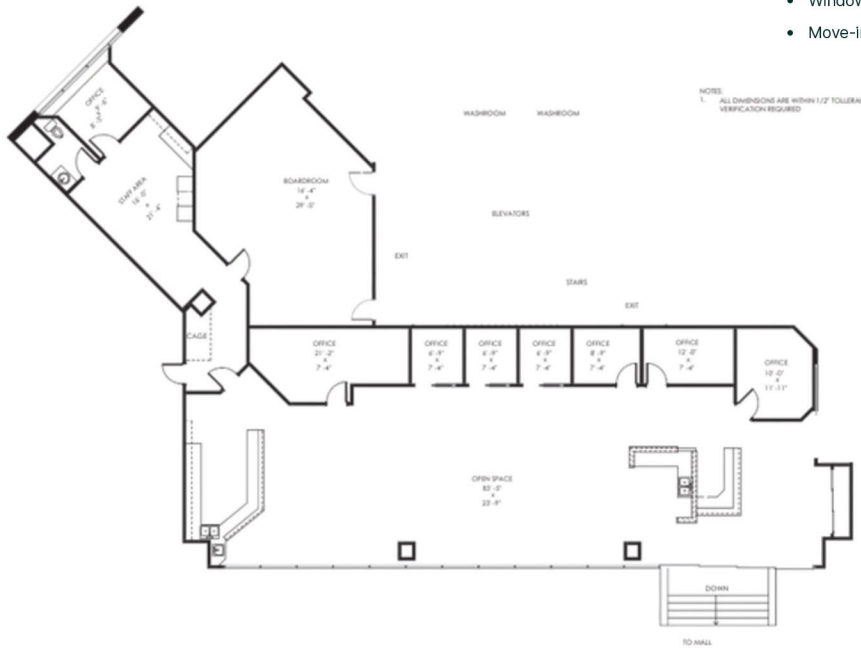
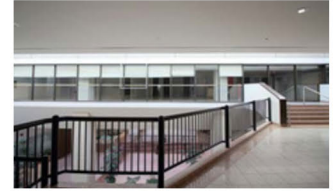


Suite 220 **4,308 SF**

MOVE-IN-READY

SUITE HIGHLIGHTS

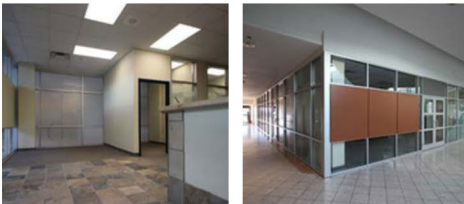
- Reception / waiting area
- Conference room
- Private washroom
- Flexible open floor plan
- Windows into court yard
- Move-in-Ready



Suite 236 **7,259 SF**

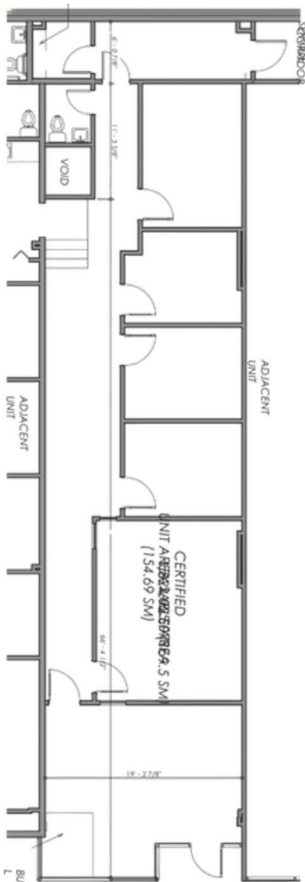
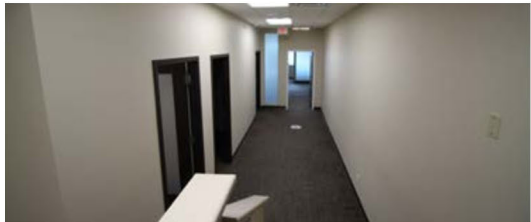
SUITE HIGHLIGHTS

- Two reception / waiting areas
- Boardrooms
- Multiple offices
- Private washrooms
- Windows into court yard
- Move-in-Ready



Suite 239 1,825 SF

MOVE-IN-READY



SUITE HIGHLIGHTS

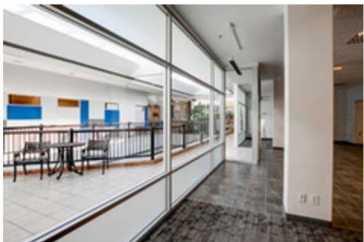
- Reception / waiting area
- Meeting room
- Server
- Private washroom
- Windows into court yard
- Move-in-Ready

Suite 240 4,790 SF

BUILD-TO-SUIT

SUITE HIGHLIGHTS

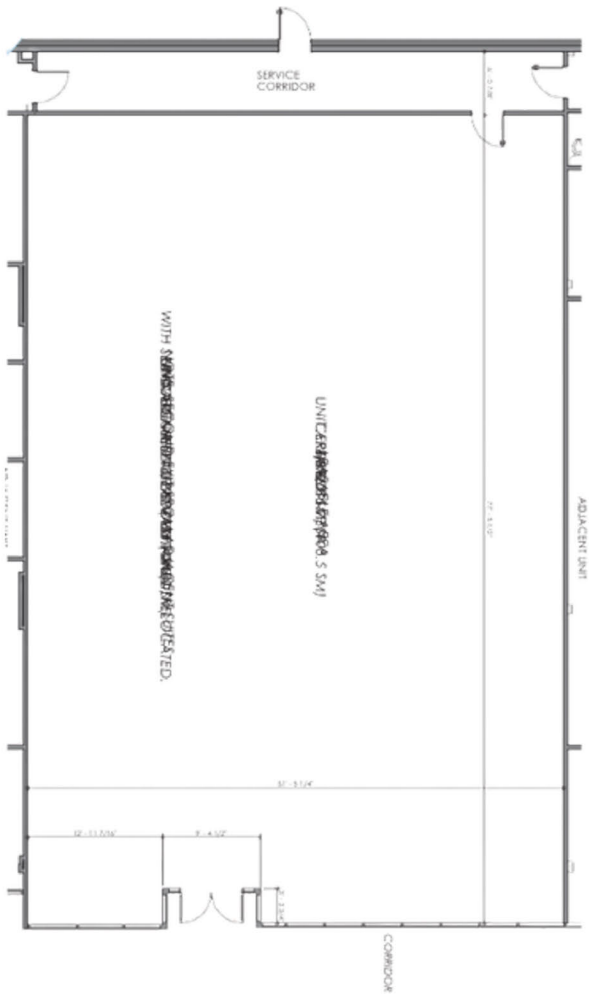
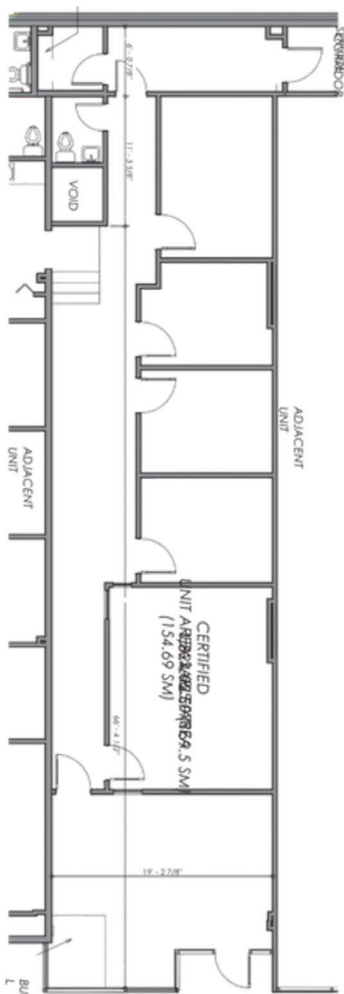
- Windows into court yard
- Build-to-Suit
- Possibility to add exterior windows



Suite 239 & 240

6,615 SF

CONTIGIOUS



SUITE HIGHLIGHTS

- Opportunity to combine multiple suites into large space Multiple demising options Building Suit



Suite 401 2,350 SF

MOVE-IN-READY



SUITE HIGHLIGHTS

- 8 large offices
- Boardroom
- Storage room
- Waiting room
- Reception
- Kitchenette
- Lined with exterior windows
- Move-in-Ready

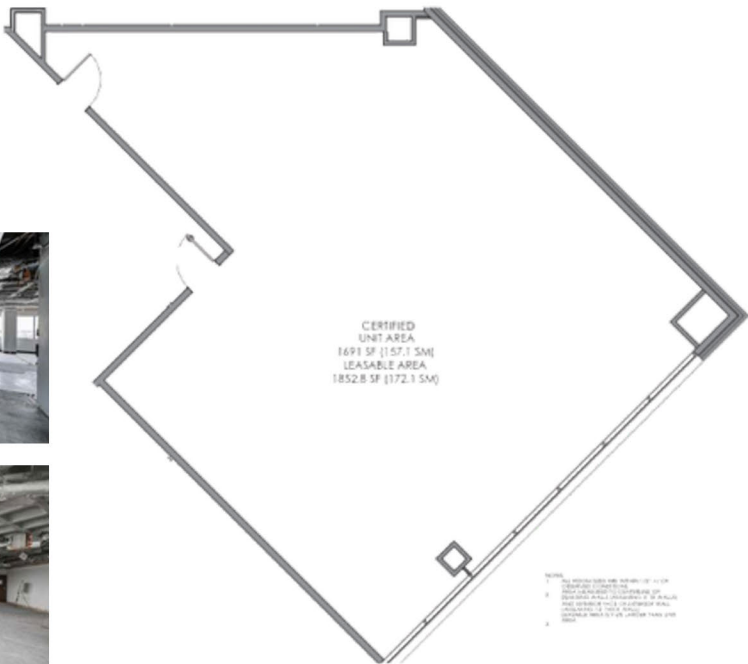
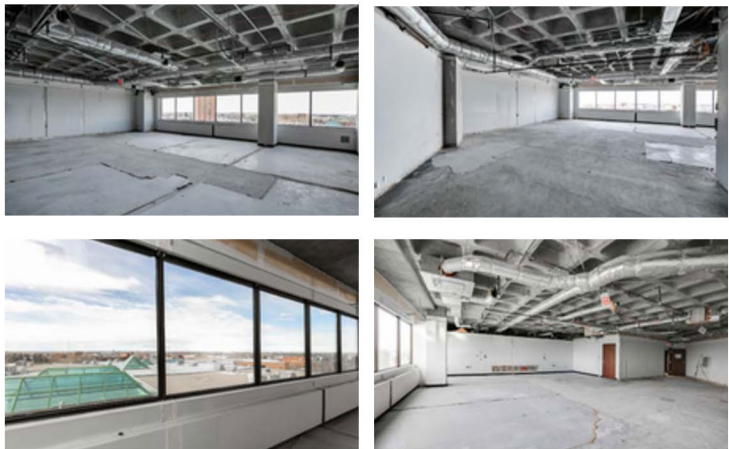


Suite 404 1,853 SF

BUILD-TO-SUIT

SUITE HIGHLIGHTS

- Build-to-Suit
- Proposed floor plan above, but not limited to
- Lined with exterior windows
- Plan includes 4 offices, reception / waiting area, lunch room & meeting room

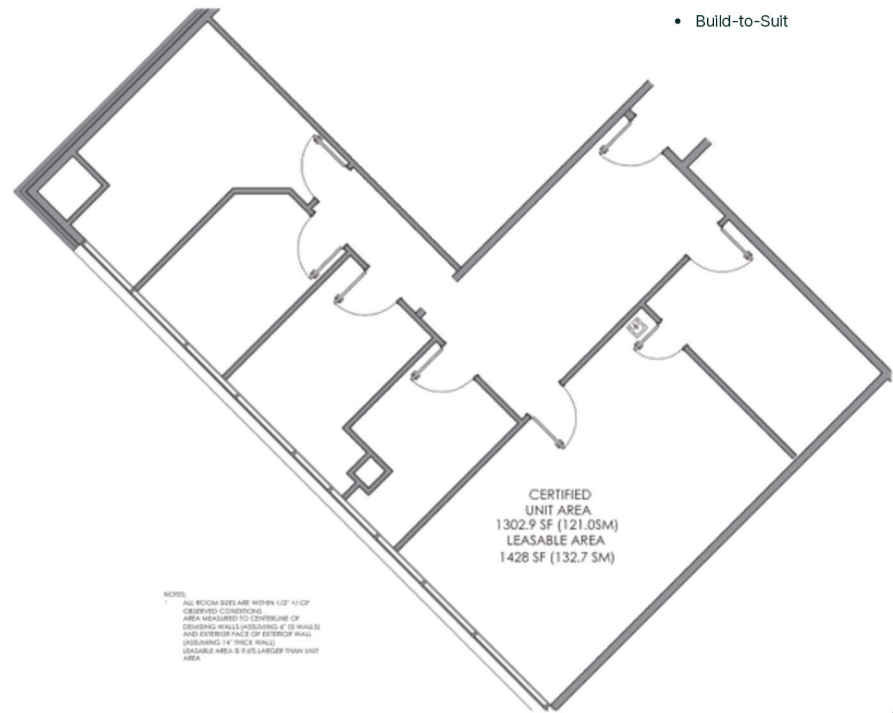
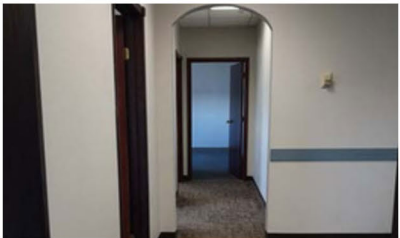
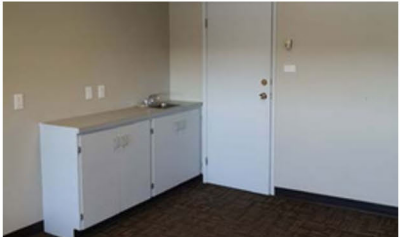
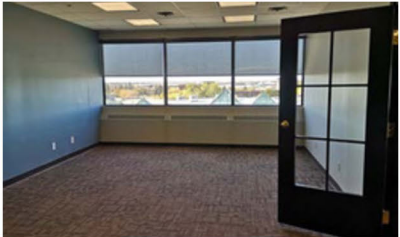


Suite 409 1,428 SF

BUILD-TO-SUIT

SUITE HIGHLIGHTS

- Flexible floor plan
- Perfect for a small business or start up company
- Build-to-Suit

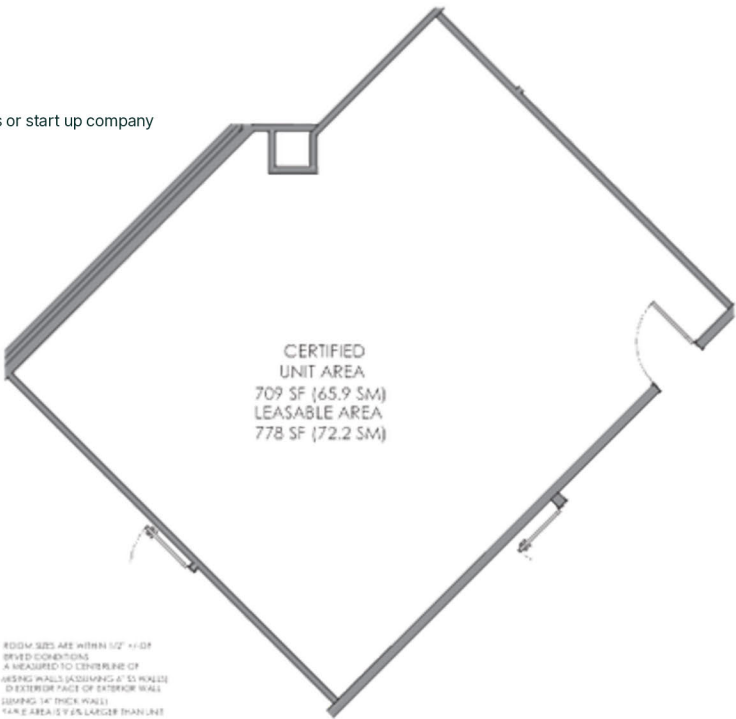


Suite 411 778 SF

BUILD-TO-SUIT

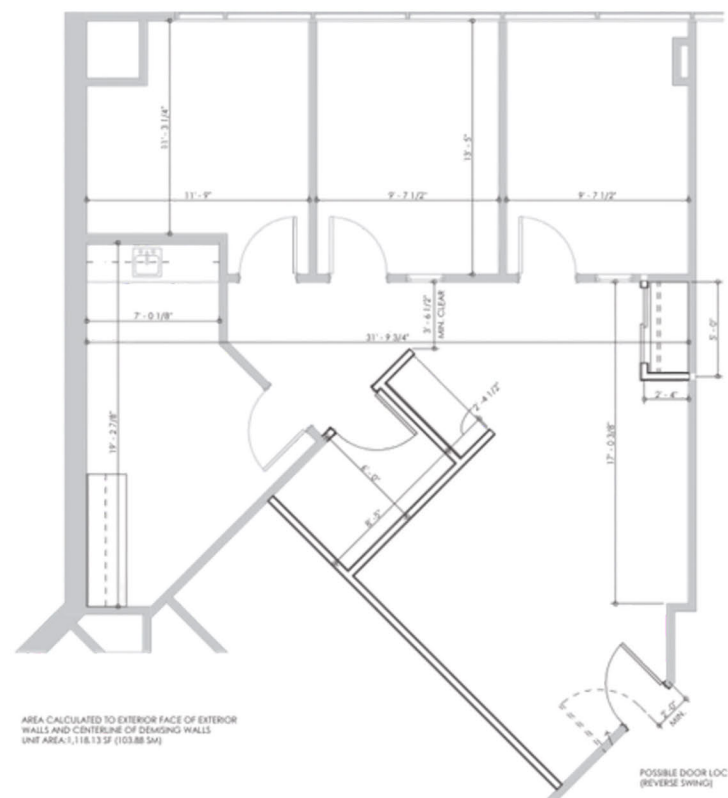
SUITE HIGHLIGHTS

- Flexible floor plan
- Perfect for a small business or start up company
- Build-to-Suit



Suite 412A 1,225 SF

BUILD-TO-SUIT



SUITE HIGHLIGHTS

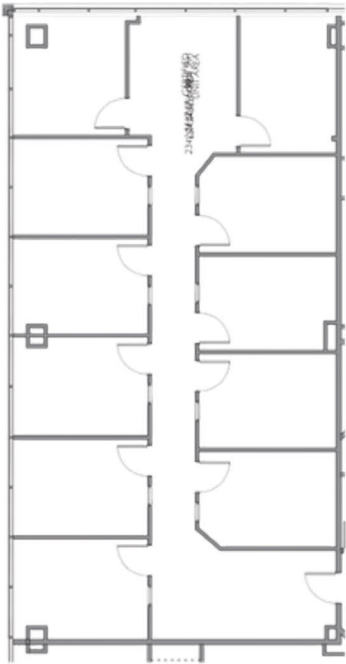
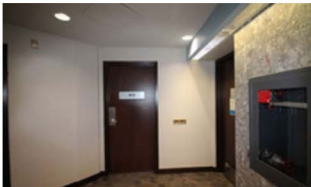
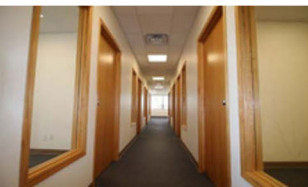
- Flexible floor plan
- Perfect for a small business or start up company
- Build-to-Suit

Suite 413 2,342 SF

TO-BE-LEASED

SUITE HIGHLIGHTS

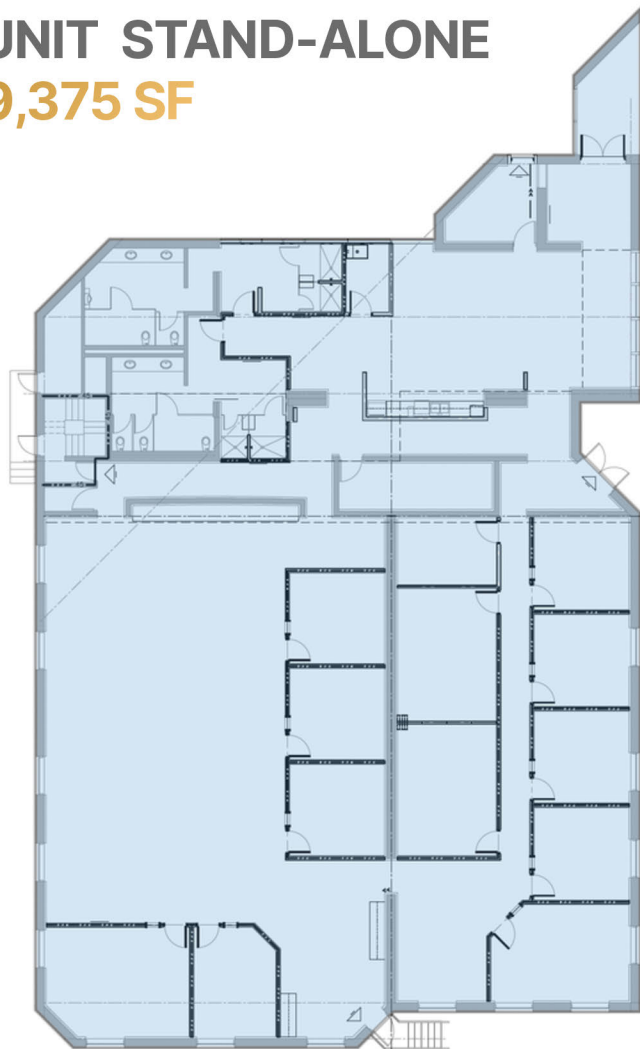
- 11 private offices
- Large windows with downtown views]
- Kitchenette



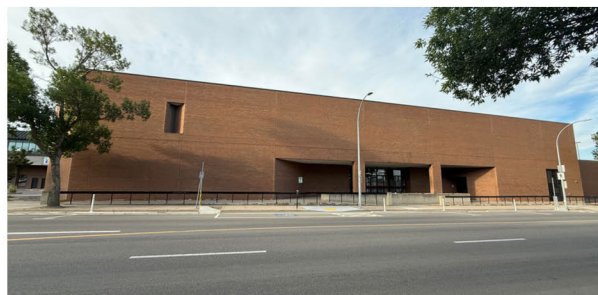
Suite 600 **8,651 SF**



UNIT STAND-ALONE 9,375 SF



A101 63,000 SF



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CONTACT US
FOR MORE INFORMATION

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