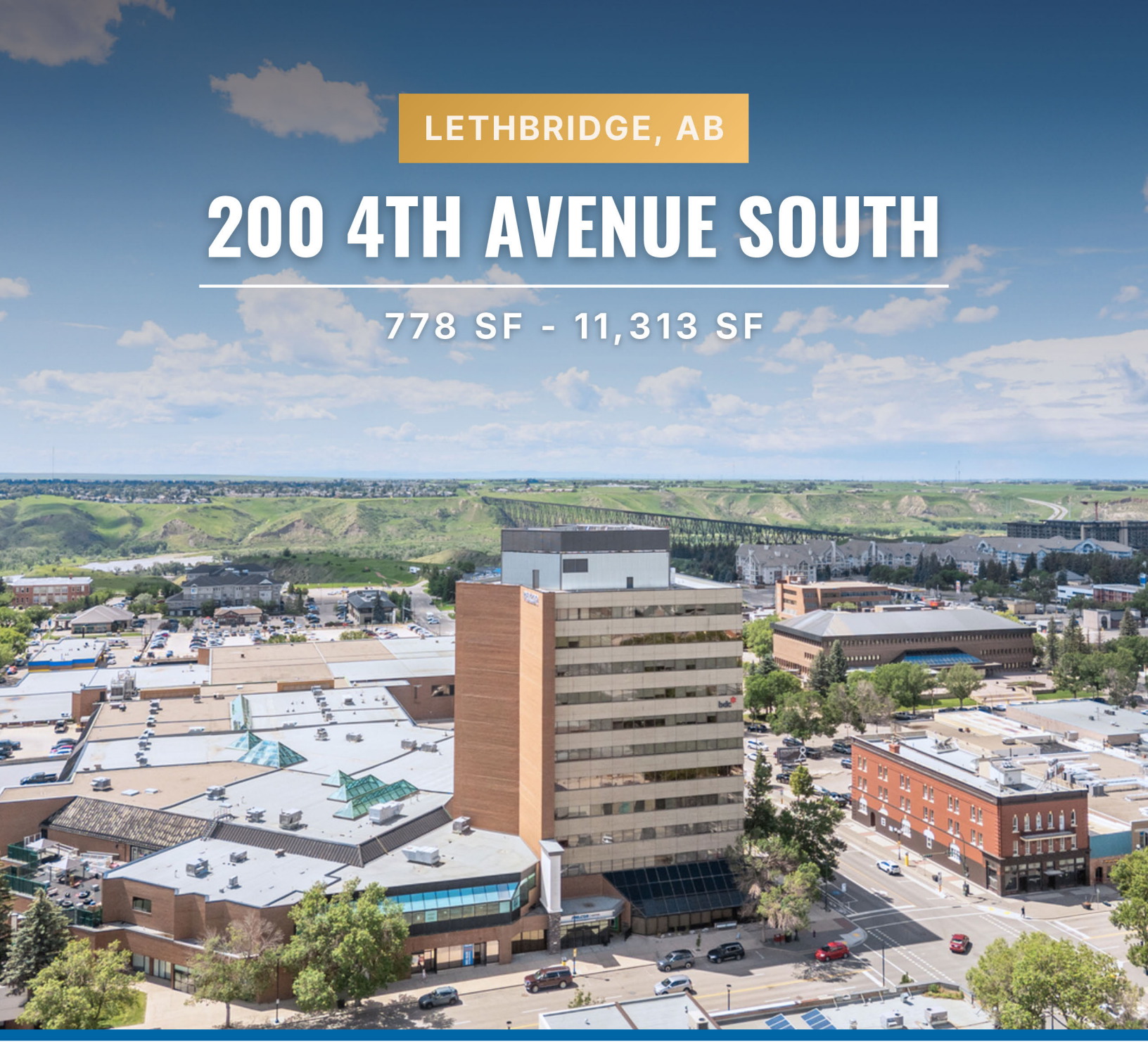
LETHBRIDGE, AB

200 4TH AVENUE SOUTH

778 SF - 11,313 SF



MELCOR | CENTRE

Jacob Tran
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(403) 926 3962
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Scott Crabb
Realtor®
(403) 622 6111
scottcrabbrealty@gmail.com

MELCOR

KPLI COMMERCIAL

GRASSROOTS REALTY GROUP

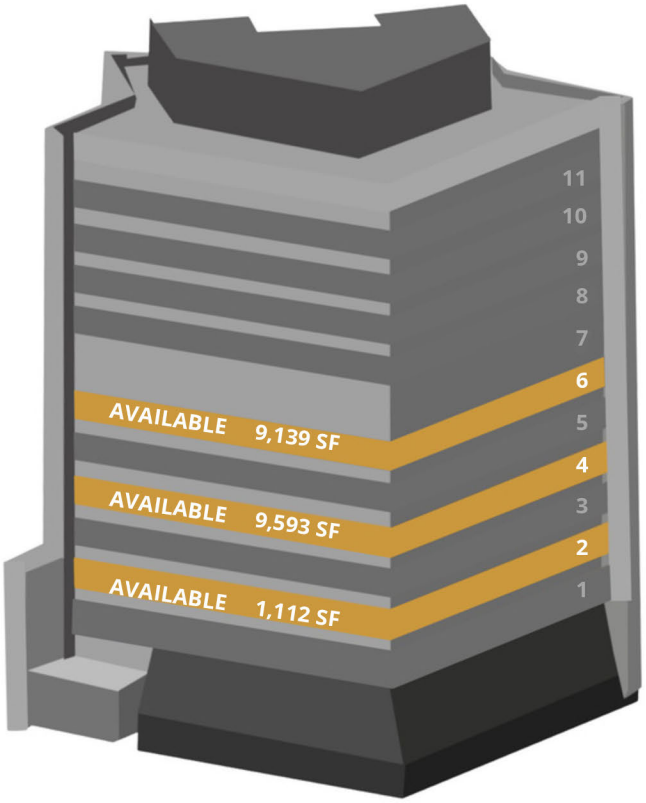
MELCOR | CENTRE

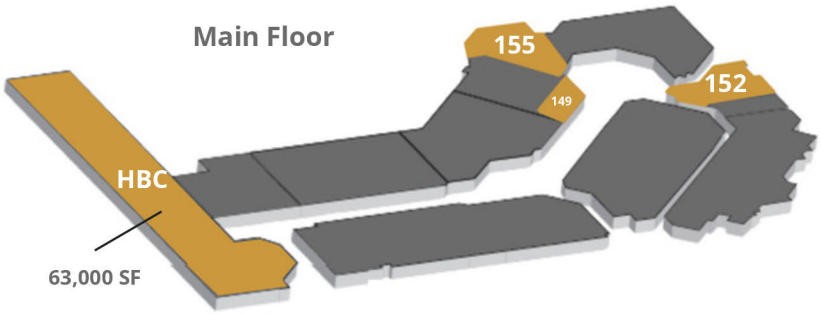
LEASE PRICE	Negotiable
ADDTIONAL RENT	$10.32/sf $8.17/sf **Operating Costs** $2.15/sf **Property Tax** $1.67/sf **Optional Direct Cleaning**
PROVIDED SERVICES	• On-site security • Fully equipped with Telus/Shaw/SuperNet • Services on site, such as day care, food service, lawyers & accountants • Shared 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)

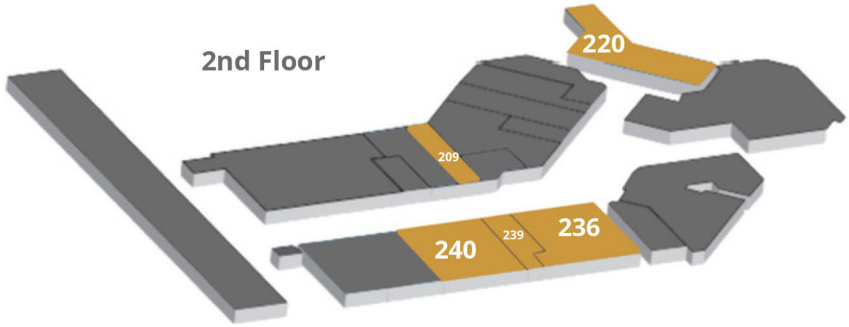
PARKING	On-site, secure tenant and customer parking (1/1000 sf) three visitor parking lots.
TRAFFIC	18,200 VPD (Scenic Drive) 4,500 VPD (4th Avenue) 5,900 VPD (5th Avenue)
HIGHLIGHTS	• Easily accessible downtown location • Great visibility, city views and high traffic counts • Close to major bus routes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

Available

Fully Leased







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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

Available

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	
SUITE 711	881 sf	
UNIT - STAND ALONE	9,375 sf	
A101	63,000 sf	

Tenants

Alberta Health Services

TD Bank

BDO

CIBC World Markets

FYidoctors

Associated Engineering

Chinook Oral & Maxillofacial Surgery

Fountain Tire

Stokes Pharmacy

The Family Centre

Shine On

Tatebe Optometry

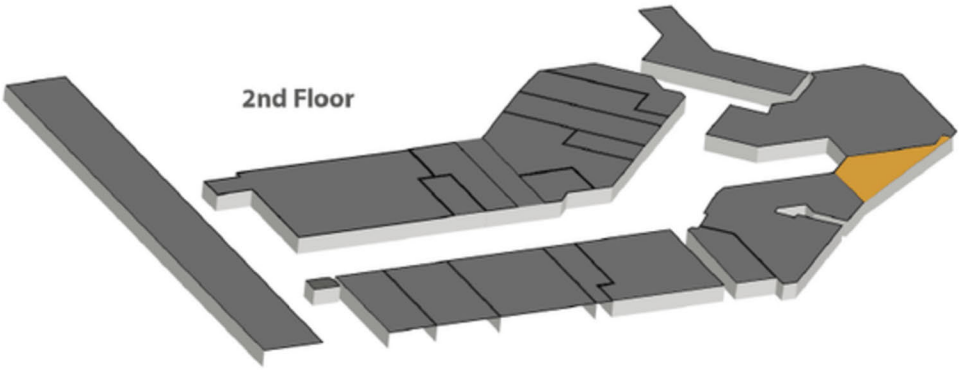
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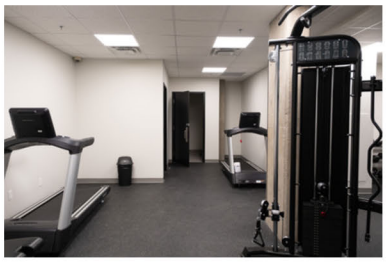
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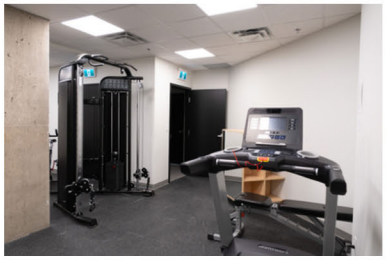
Common Area

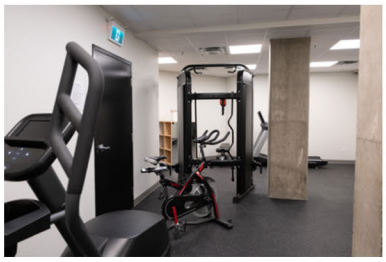
FITNESS ROOM

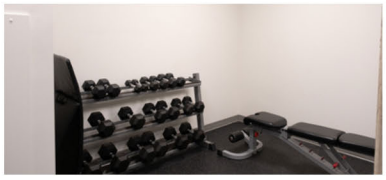
- Available to tenants
- 24/7 Access to room and equipment
- 1 Barrier free washroom
- 1 Shower room





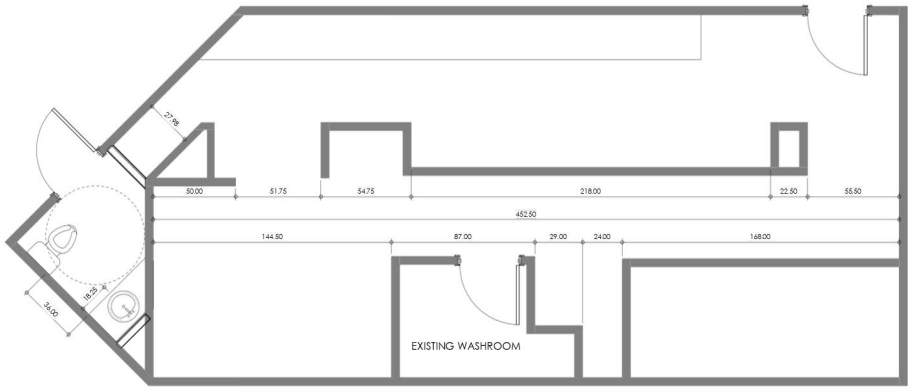






Suite 149 890 SF

MOVE-IN-READY



SUITE HIGHLIGHTS

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

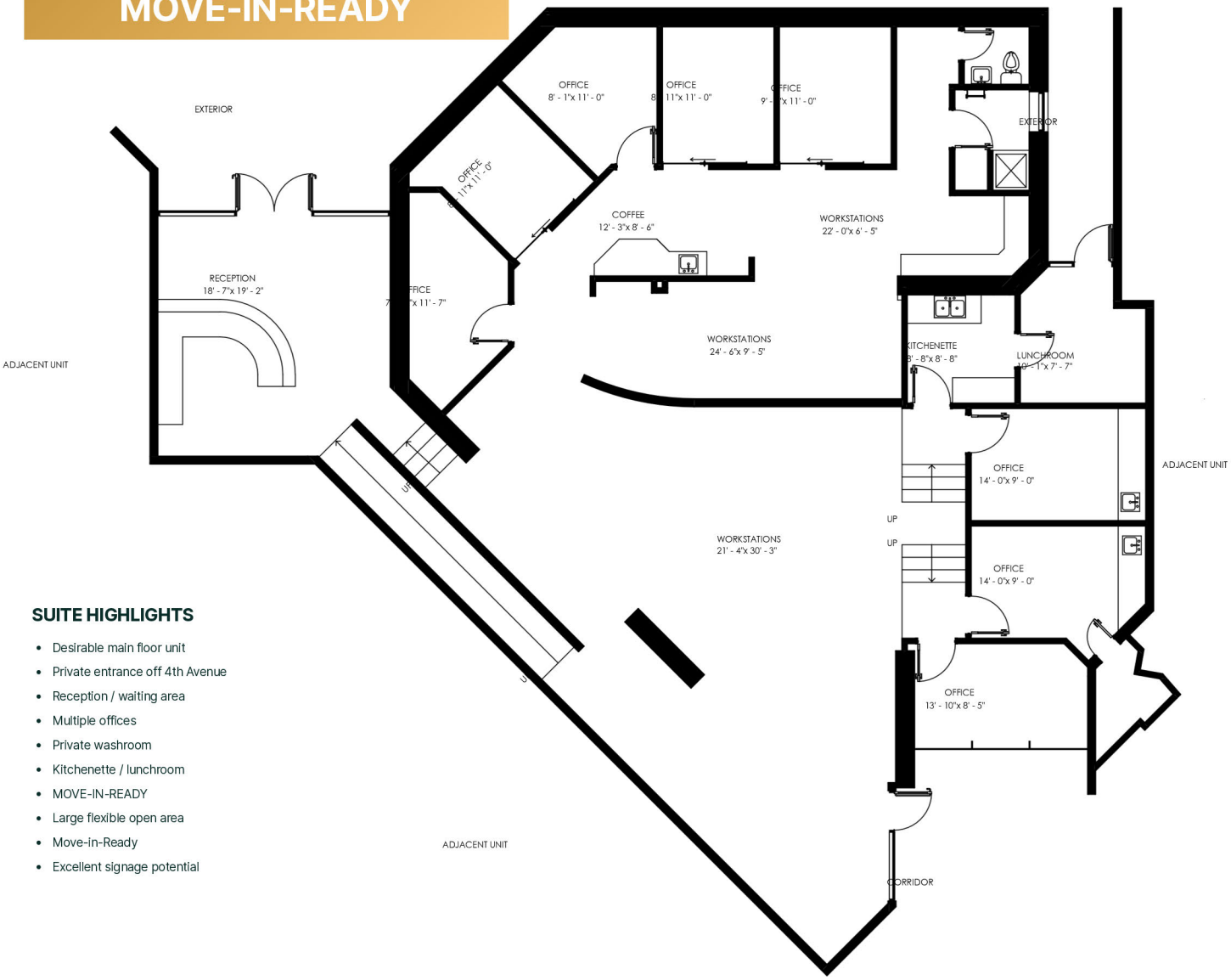


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MELCOR | CENTRE

Suite 152 4,192 SF

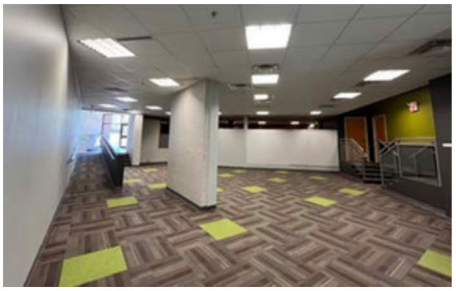
MOVE-IN-READY



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





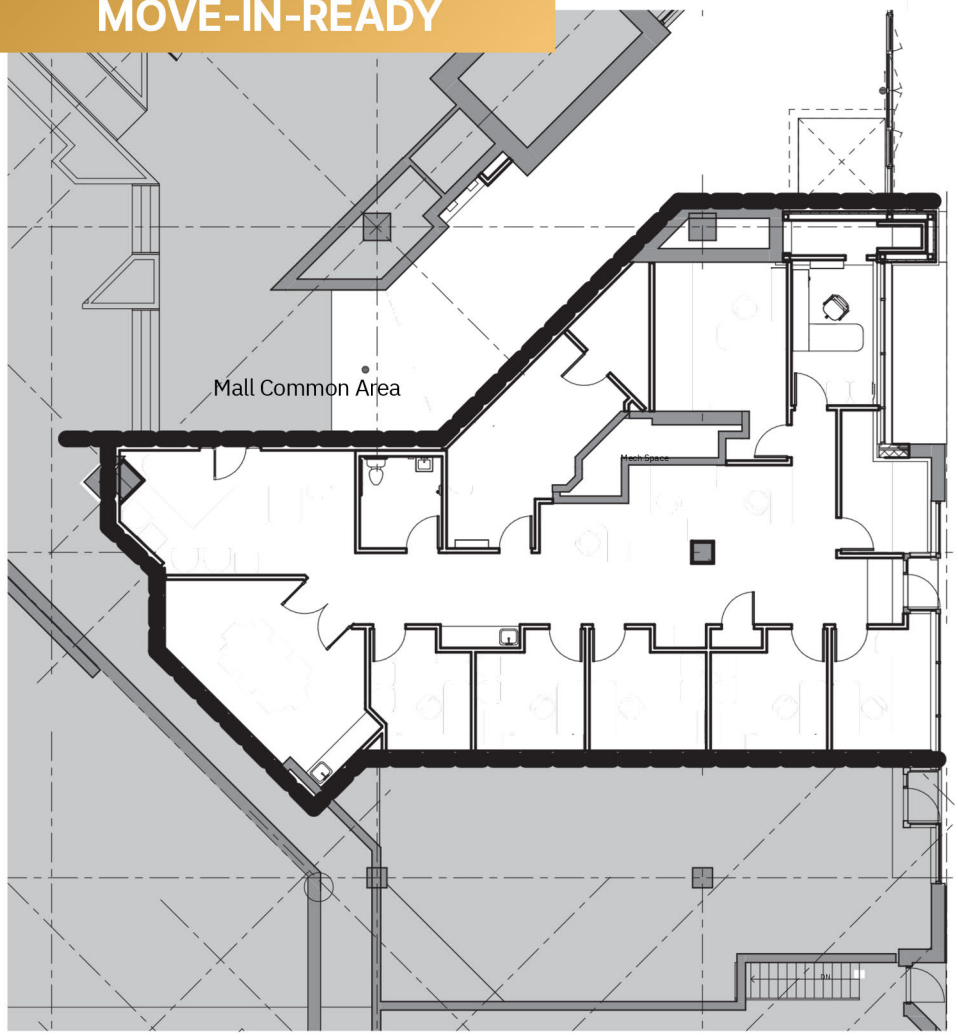


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MELCOR | CENTRE

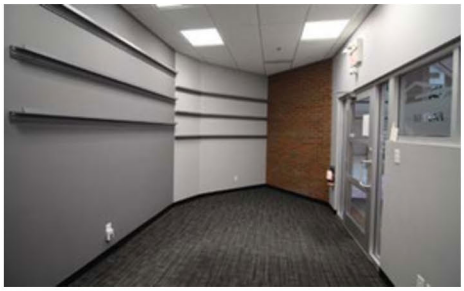
Suite 155 2,737 SF

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





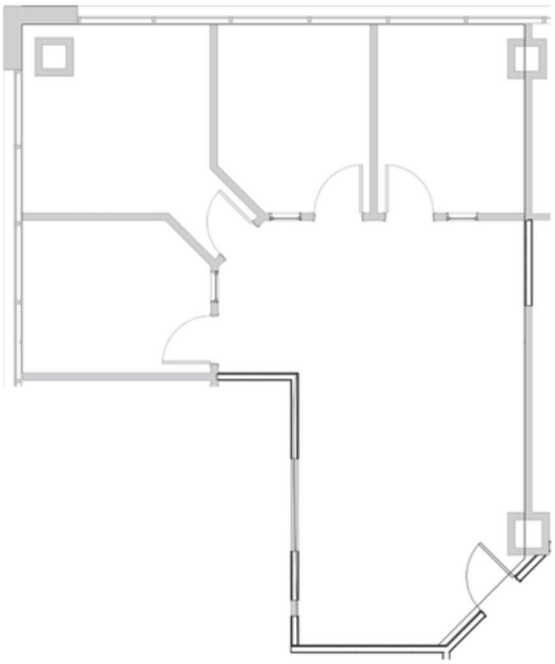


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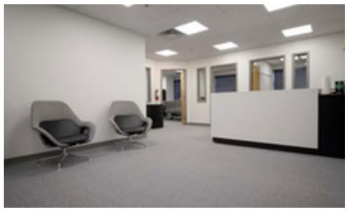
Suite 204 1,112 SF

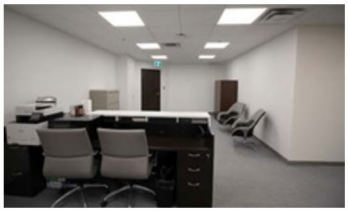
MOVE-IN-READY



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







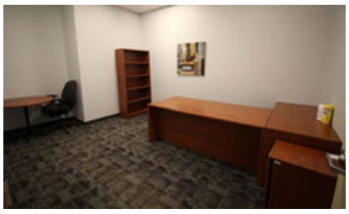


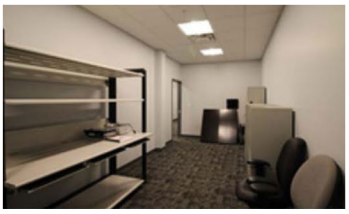
Suite 209 2,153 SF

MOVE-IN-READY

SUITE HIGHLIGHTS

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











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MELCOR | CENTRE

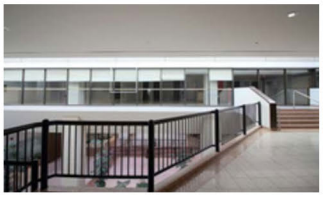
Suite 220 4,308 SF

MOVE-IN-READY

SUITE HIGHLIGHTS

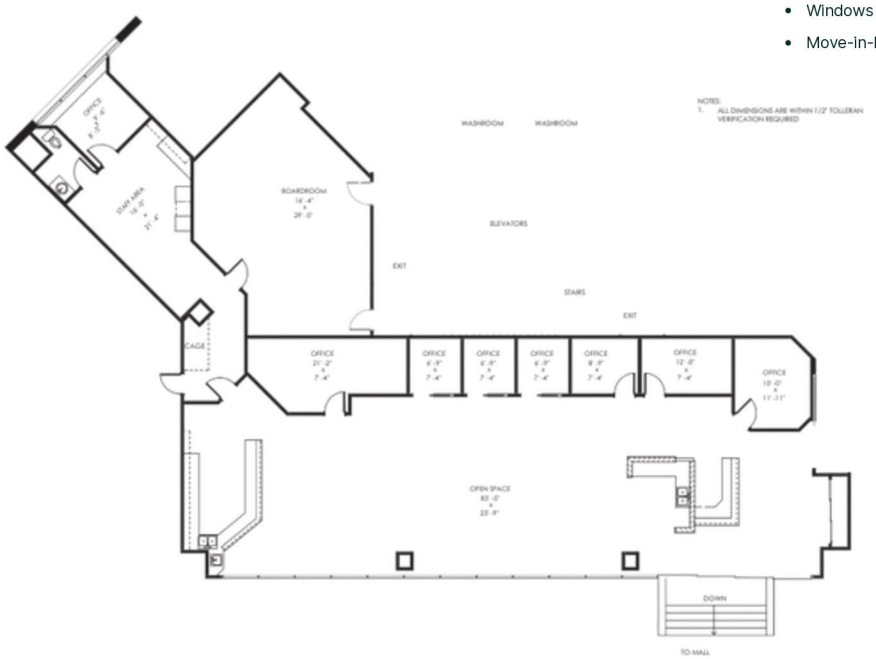
- Reception / waiting area
- Conference room
- Private washroom
- Flexible open floor plan
- Windows into court yard
- Move-in-Ready









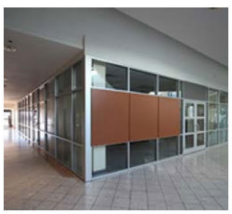


Suite 236 7,259 SF

SUITE HIGHLIGHTS

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









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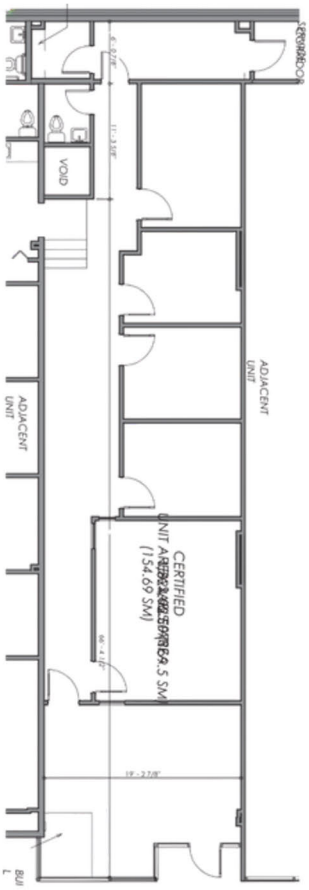
Suite 239 1,825 SF

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

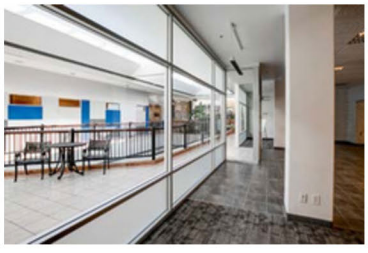
SUITE HIGHLIGHTS

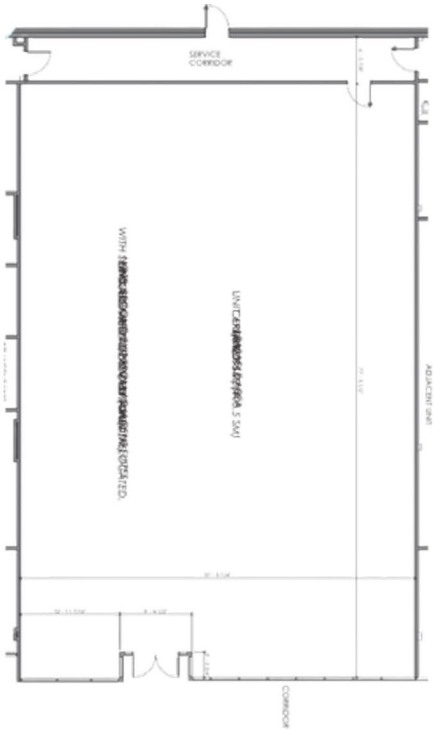
- Windows into court yard
- Build-to-Suit
- Possibility to add exterior windows











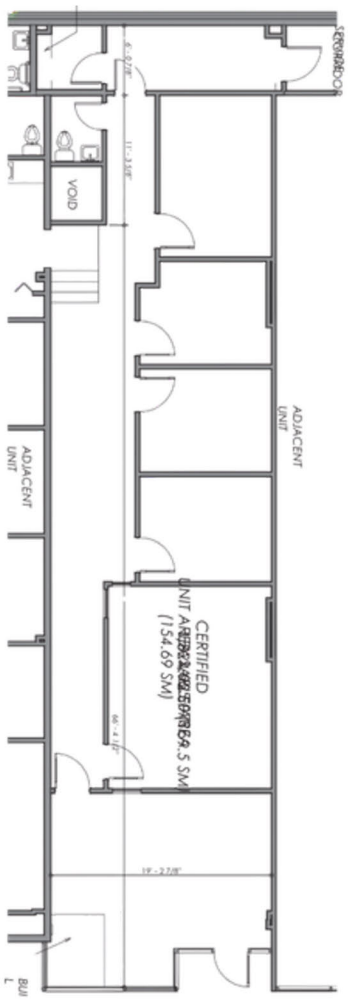
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Suite 239 & 240

6,615 SF

CONTIGIOUS





SUITE HIGHLIGHTS

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







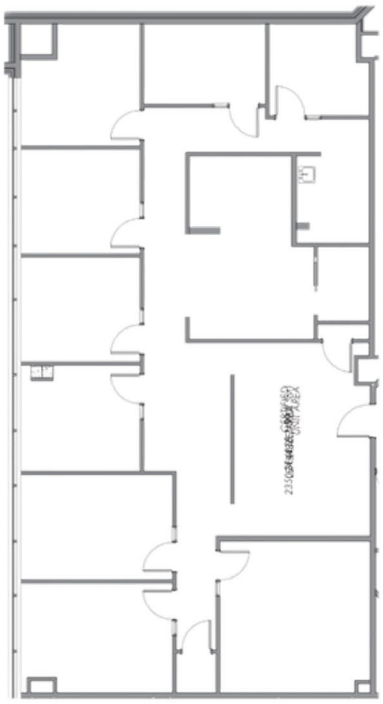


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Suite 401 2,350 SF

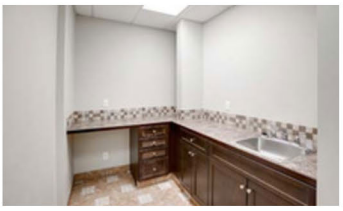
MOVE-IN-READY



SUITE HIGHLIGHTS

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



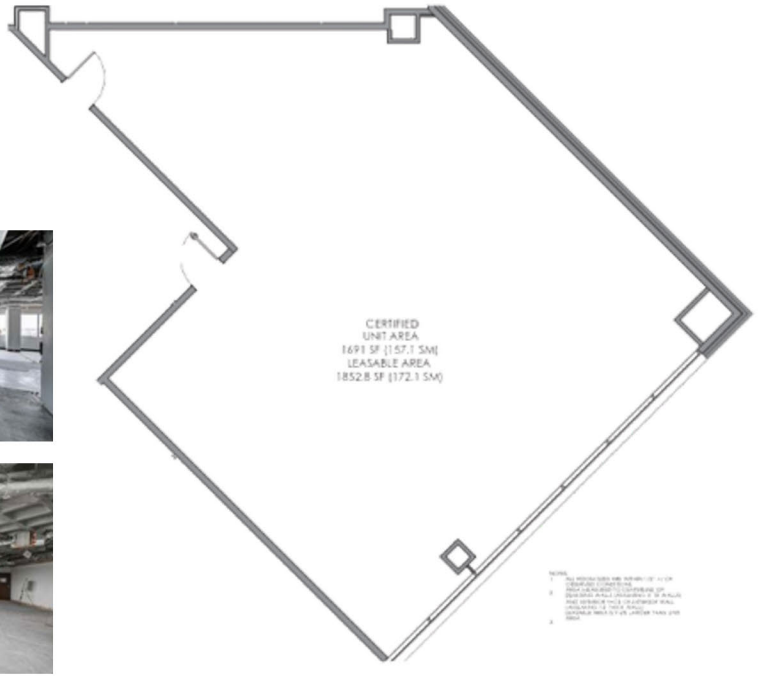


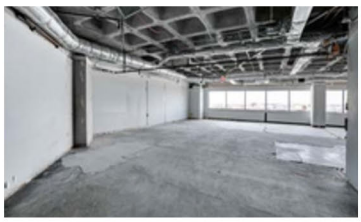

Suite 404 1,853 SF

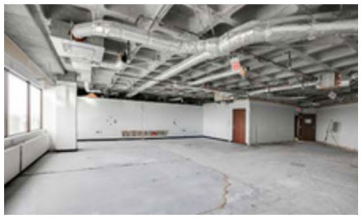
BUILD-TO-SUIT

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





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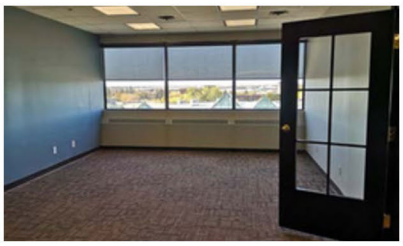
MELCOR | CENTRE

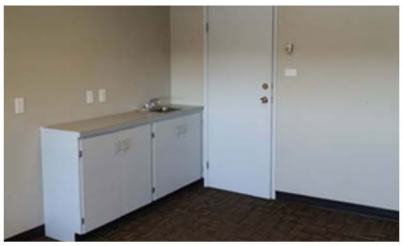
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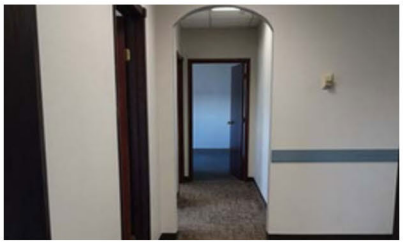
BUILD-TO-SUIT

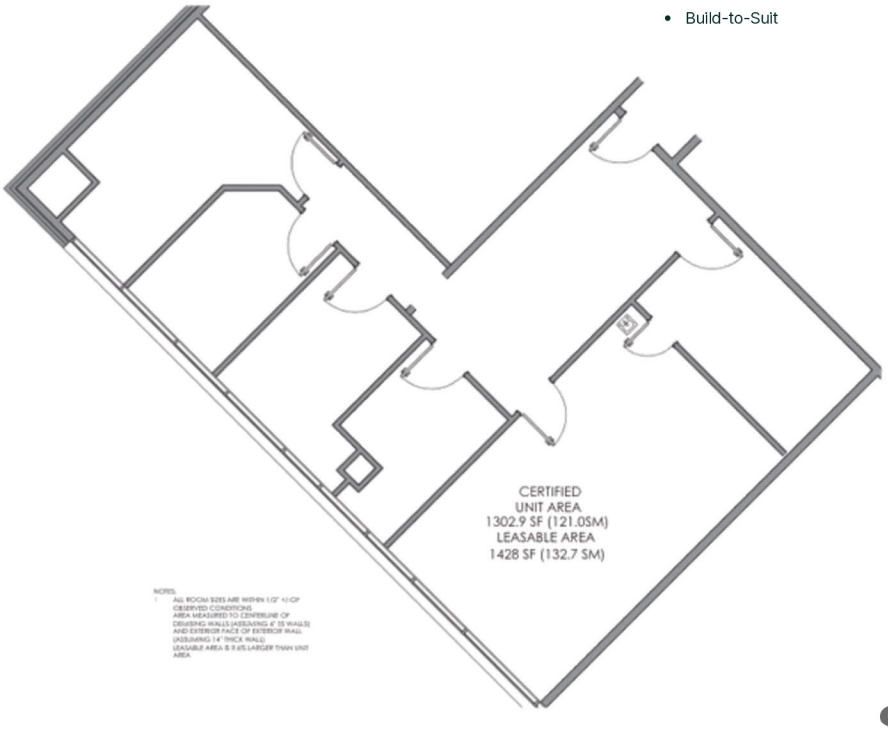
SUITE HIGHLIGHTS

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







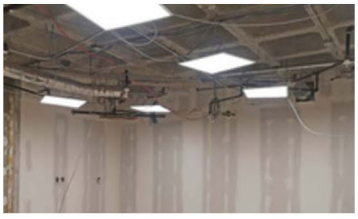


Suite 411 778 SF

BUILD-TO-SUIT

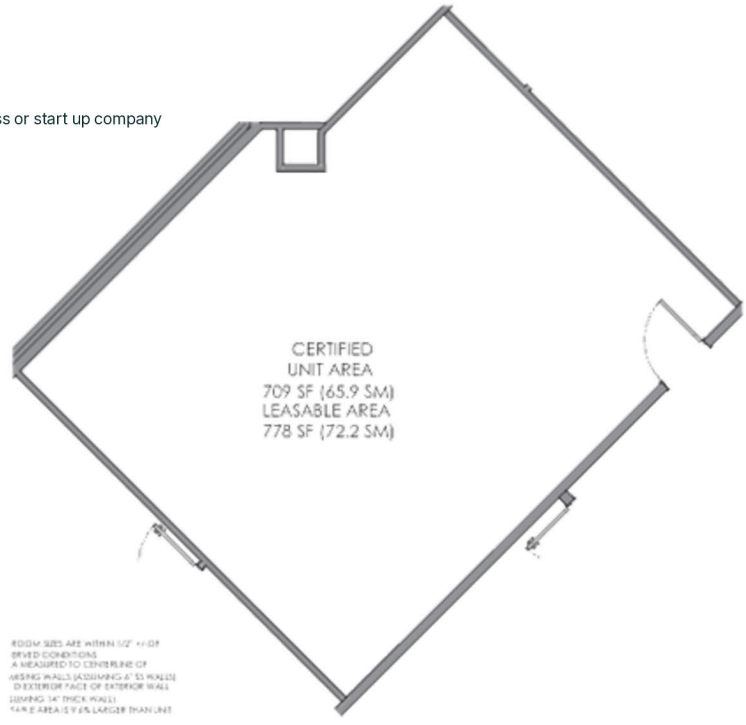






SUITE HIGHLIGHTS

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

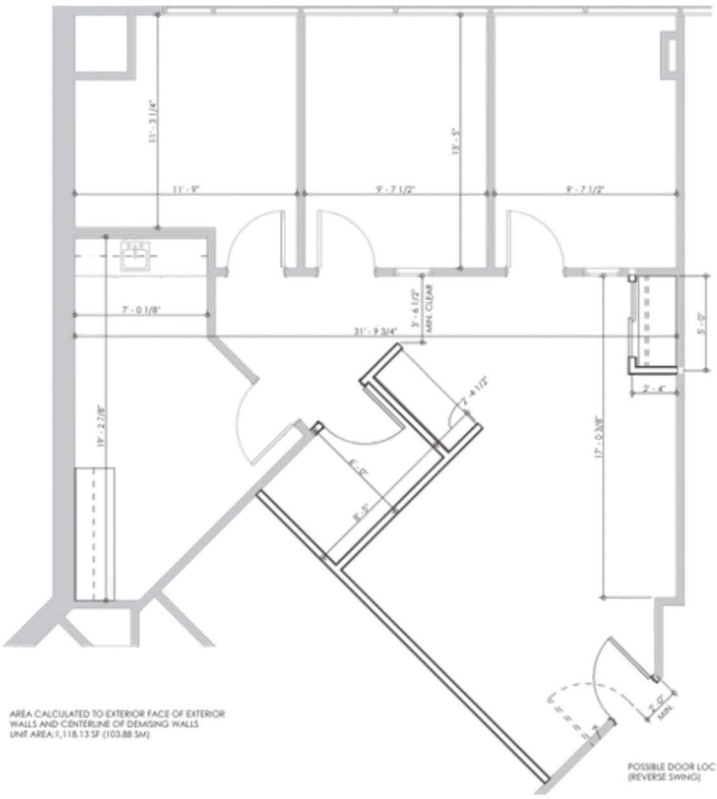


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Suite 412A 1,225 SF

BUILD-TO-SUIT

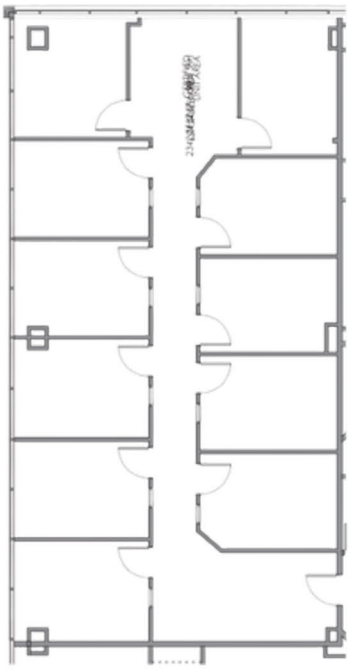


SUITE HIGHLIGHTS

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

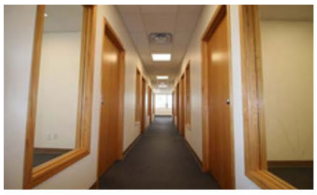
Suite 413 2,342 SF

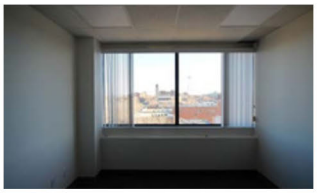
TO-BE-LEASED



SUITE HIGHLIGHTS

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



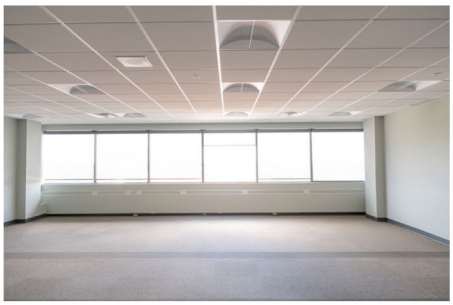



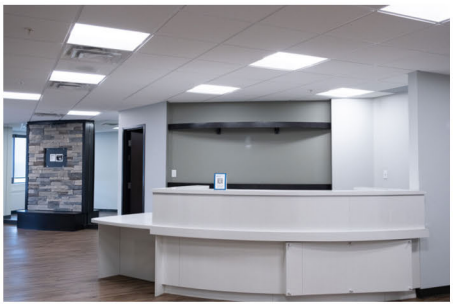
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MELCOR | CENTRE

Suite 600 8,651 SF





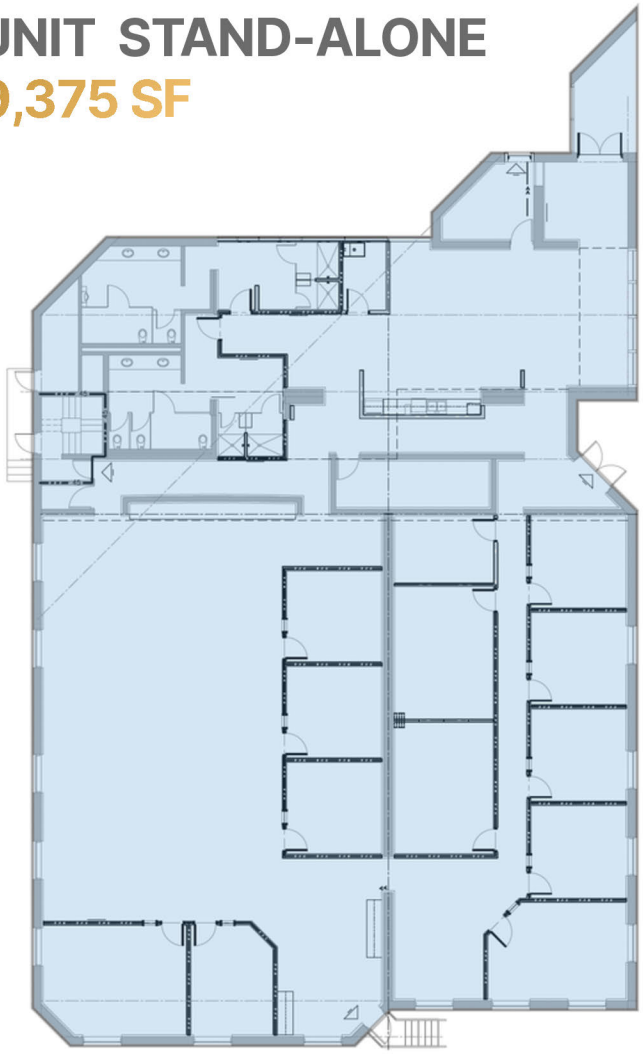




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MELCOR | CENTRE

UNIT STAND-ALONE
9,375 SF

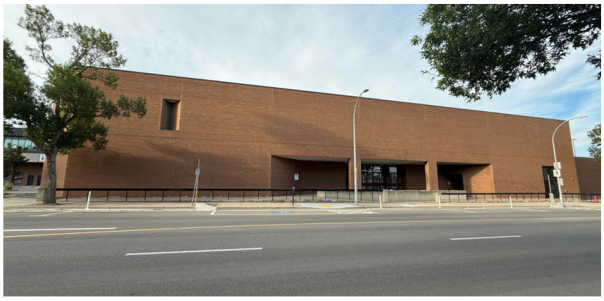






A101
63,000 SF







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MELCOR | CENTRE

200 4TH AVENUE SOUTH

CONTACT US
FOR MORE INFORMATION



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KPLI COMMERCIAL

GRASSROOTS REALTY GROUP

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