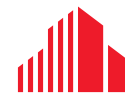




FOR LEASE | SECOND FLOOR OFFICE

700 - 5 AVENUE SOUTH

LETHBRIDGE, AB



**CUSHMAN &
WAKEFIELD**

700 - 5 AVENUE SOUTH

LETHBRIDGE, AB

Property Details

District:	Downtown Lethbridge		
Zoning:	C-D (Downtown Commercial)		
Available Area	Suite #1:	± 6,964 sf	
	Suite #2:	± 6,846 sf	
	Combined:	± 13,810 sf	
Lease Rate	\$15.00 psf		
Op. Costs	TBV		
Availability	Immediate		
Build out	To be negotiated		

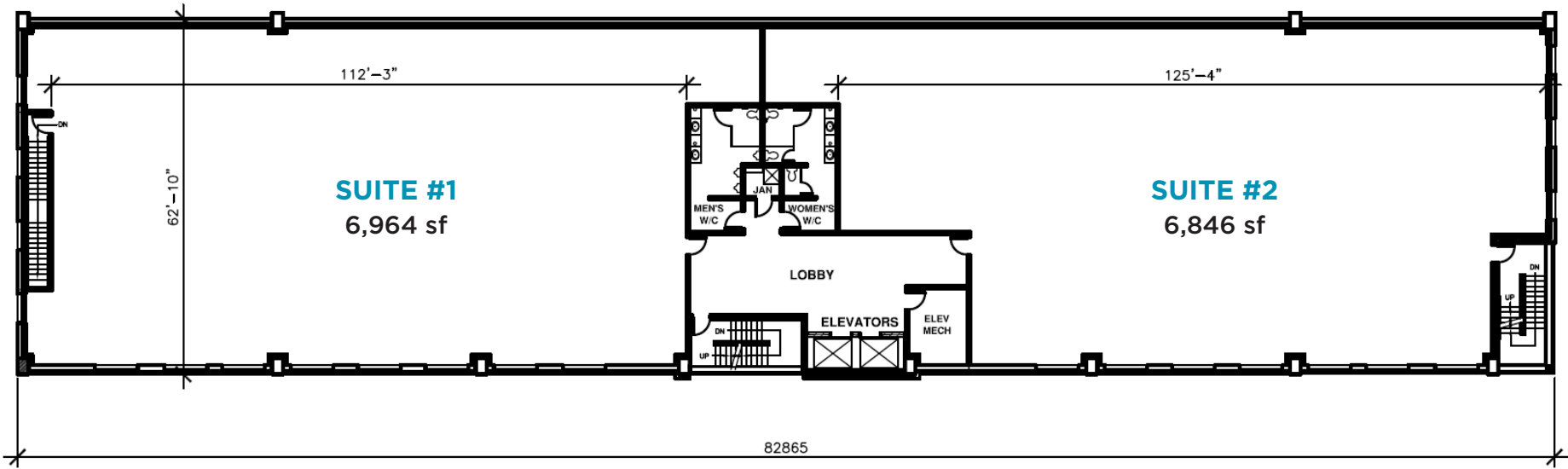
Highlights

- Second floor office space
- Ample on-site parking stalls available for lease
- Located in the “Heart of the City” adjacent to the historical Post Office Building
- Passenger elevator with direct access to the office and paid parking areas
- Shared washroom facilities conveniently located on each floor
- Close proximity to public transportation
- Excellent access to Stafford Drive with direct connectivity to Highway 3



700 - 5 AVENUE SOUTH
LETHBRIDGE, AB

Second Floor Plan



*Not to scale, not exactly as shown.



FOR MORE INFORMATION, CONTACT

SEAN FERGUSON
Associate Vice President
Industrial Sales & Leasing
+1 403 615 1893
sean.ferguson@cushwake.com

ALAN FARLEY
Associate Vice President
Industrial Sales & Leasing
+1 403 797 5024
alan.farley@cushwake.com

Cushman & Wakefield ULC
Bow Valley Square IV
250 - 6th Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

