



MELCOR

# MELCOR CENTRE

400 4th Avenue South  
Lethbridge AB

## PROPERTY HIGHLIGHTS:

Gross Leasable Area	446,272 sf
2023 Operating Costs	\$10.94
Floors	11
Floor Plate	9,661 sf
Year Built	1975
Parking Ratio	1:1,000

*Professional centre in  
the heart of Lethbridge*



Ideal for professional  
or medical offices



Covered and surface  
parking



Onsite building  
security and  
management



Exposure to high traffic  
volume



Easily accessible  
downtown location

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## CONTACT

Randy R. Ferguson  
+1.780.945.4796  
rferguson@melcor.ca



@melcordev  
melcorspace.ca

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Lethbridge

## LOCATION & NEARBY AMENITIES:

### KEY LOCATIONS:

1. Lethbridge Courthouse
2. Tim Hortons
3. Canada Post
4. Lethbridge Public Library
5. Galt Gardens
6. Provincial Building

WALK  
SCORE **93**

## DRIVING TIMES:

Lethbridge Airport

14 minutes

[melcor.ca/melcorcentre](http://melcor.ca/melcorcentre)

## MELCOR | SPACE

Melcor Space is an online tool for finding office, retail, and industrial space for lease, sale, or build-to-suit. On [MelcorSpace.ca](http://MelcorSpace.ca) you can narrow your search by:

- Location
- Type of space
- Size
- Availability

Browse our portfolio or filter your search to show the latest opportunities. Find your perfect space and contact us to book a tour - all online!



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