

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

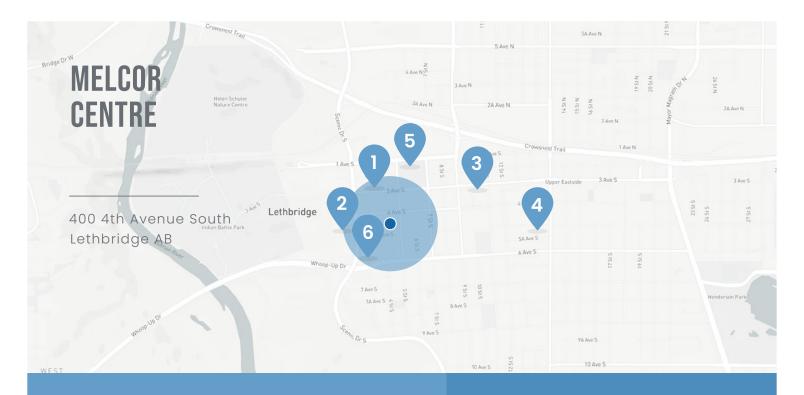


CONTACT

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@melcordev melcorspace.ca



LOCATION & NEARBY AMENITIES:

KEY LOCATIONS:

- Lethbridge Courthouse
- Tim Hortons
- 3. Canada Post
- 4. Lethbridge Public Library
- 5. Galt Gardens
- 6. Provincial Buildina

WALK SCORE 93

DRIVING TIMES:

Lethbridge Airport

14 minutes

melcor.ca/melcorcentre

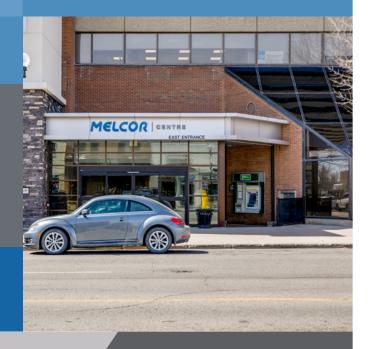
MELCOR | SPACE

Melcor Space is an online tool for finding office, retail, and industrial space for lease, sale, or build-to-suit.

On MelcorSpace.ca 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 tour - all online!





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