



MELCOR CENTRE

400 4th Avenue South
Lethbridge AB

PROPERTY HIGHLIGHTS:

Gross Leasable Area	446,272 sf
2026 Operating Costs	\$10.32
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



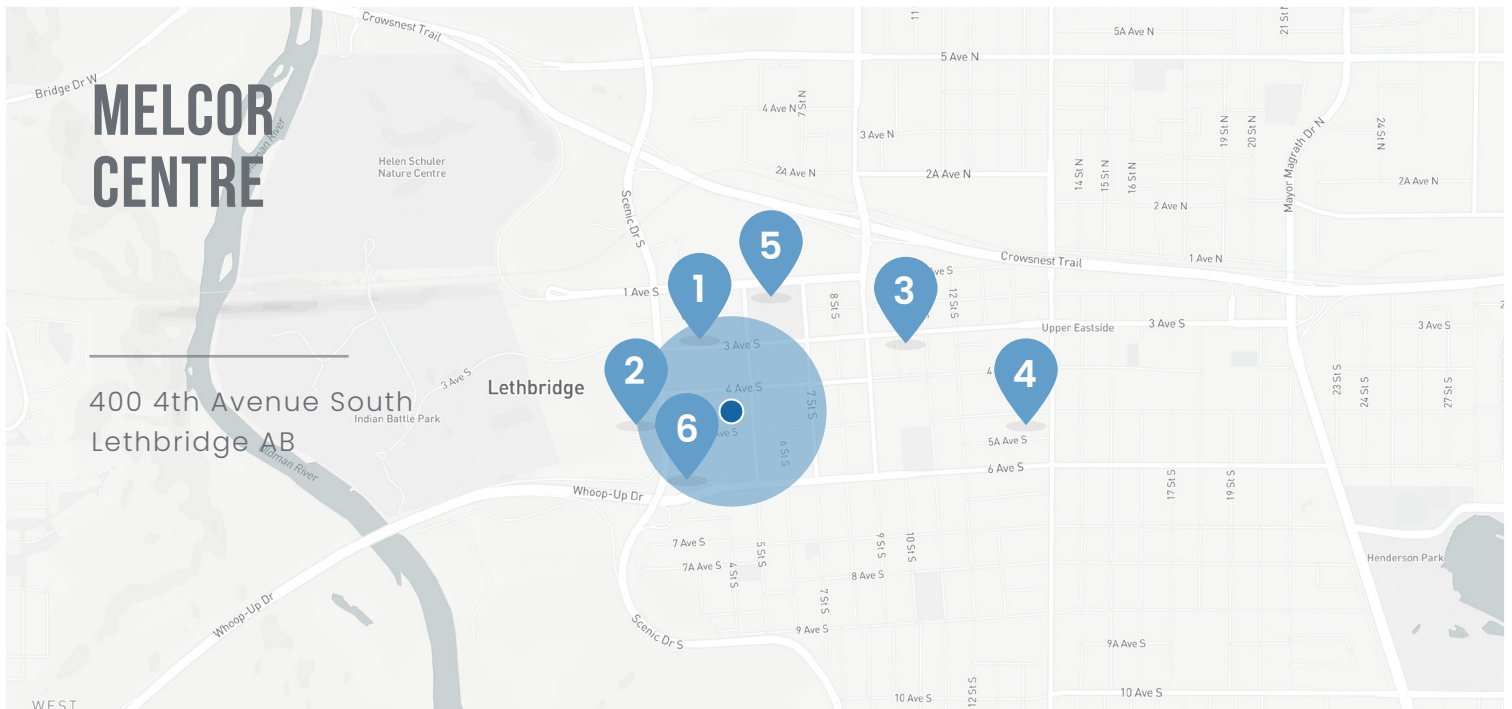
Easily accessible
downtown location

MELCOR

CONTACT

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+1.403.270.1295
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Explore all available
properties at
melcorspace.ca



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LOCATION & NEARBY AMENITIES:

KEY LOCATIONS:

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

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 a tour - all online!

WALK SCORE **93**

DRIVING TIMES:

Lethbridge Airport

14 minutes



melcor.ca/melcorcentre

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