



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

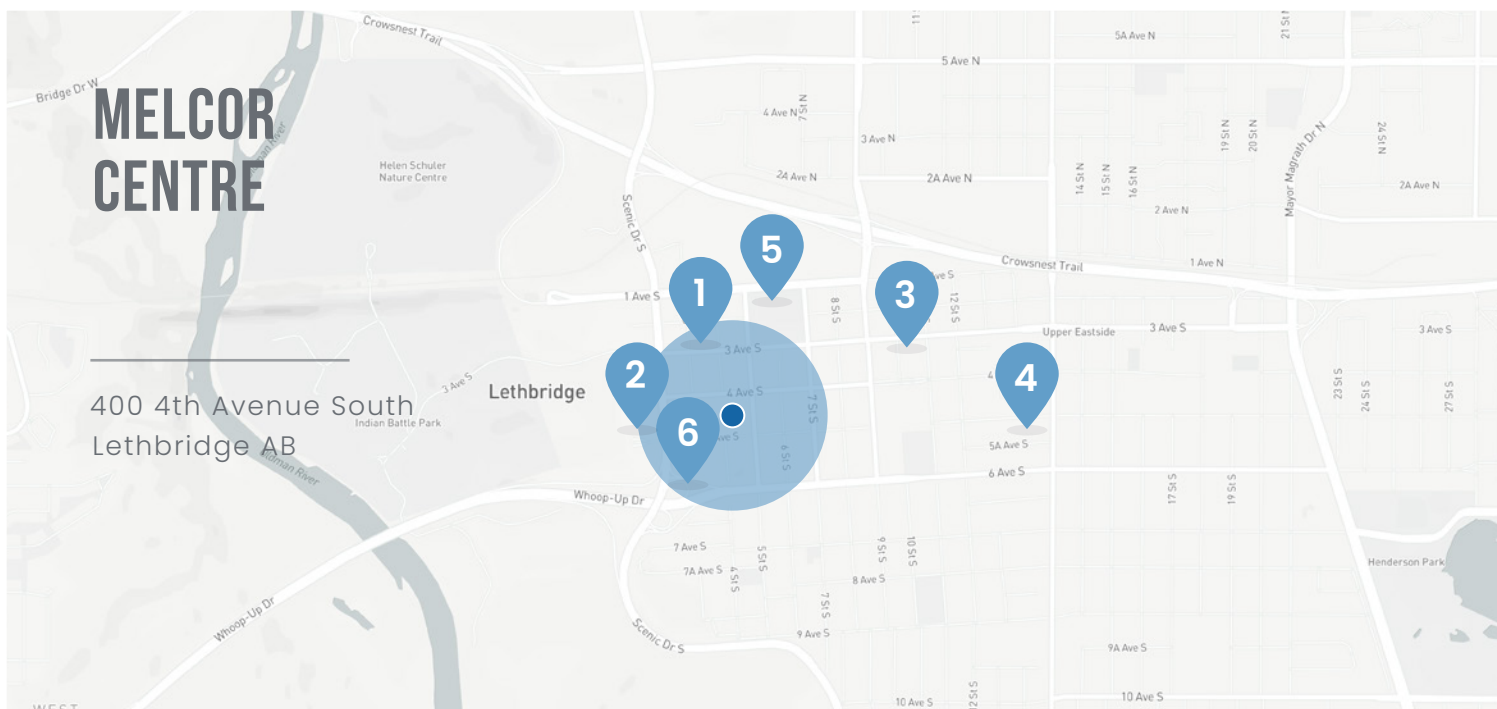
**MELCOR**

**CONTACT**

Nola DeCecco  
+1.780.945.4812  
ndececco@melcor.ca



@melcordev  
melcorspace.ca



## 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](https://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](https://melcor.ca/melcorcentre)



**MELCOR**

**CONTACT**

Nola DeCecco  
+1.780.945.4812  
[ndececco@melcor.ca](mailto:ndececco@melcor.ca)



@melcordev  
[melcorspace.ca](https://melcorspace.ca)