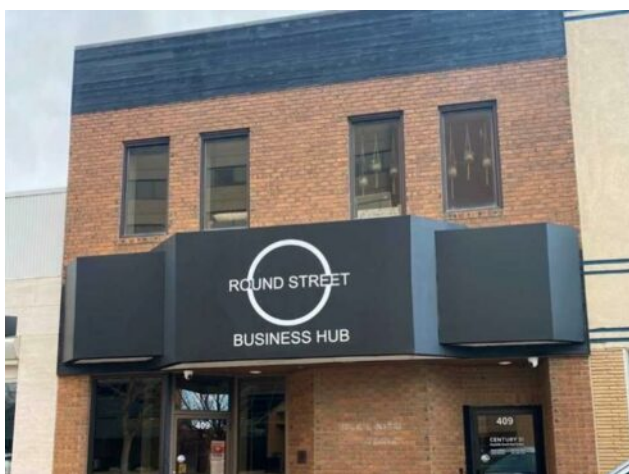


2H, 409 5th Street S
Lethbridge, Alberta

MLS # A2269652



\$625 per month

Division: Downtown

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Round Street Business Hub

Bus. Name: -

Size: 0 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Welcome to ROUNDSTREET BUSINESS HUB. 409 5th street south, Lethbridge, Alberta. A highly renovated, high energy, positive environment where dreams can become reality. Where entrepreneurs work under one roof building their dreams and visions. They make their own future, 1 day at a time. 17 custom offices with only one available at present for you to have right now. \$625 per month- month to month lease available. Office 2H Comes with or without Alberta health services sink. Immediate possession. November free, so move in fast. All included, wifi, utilities, building insurance, coffee bar, expansive foyer, kitchenette, boardroom usage for larger meetings and presentations, 24 hour building if you have international clients or ahift workers, private paved parking available at extra fee, 4 bathrooms, 4500 sq ft, and all right across from the downtown Melcore tower. Prefect central location to all of Lethbridge . Professionally owned and managed by an entrepreneur of over 4 decades. We have signage out front included on the street window so you can be found easily. It is right beside the Historic Grey Hound Bus station, under major renovations right now in the ever improving downtown. Lots of parking stalls all around for your clients. We have work stations at \$195 per month and certainly you can share your office to reduce costs to you if that helps.