

780-832-5880

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## 101, 1111 Kingsway Avenue SE Medicine Hat, Alberta

MLS # A2170206



Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

N/A

## \$14 per sq.ft.

River Flats

Office

Division:
Type:

Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	3,712 sq.ft.	
Zoning:	-	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	-
	Lot Feat:	-

Suite 101 is a premium Class A main floor office space available for lease at a competitive rate of \$14.00 PSF, with scheduled escalations over a 5-year term. The tenant will also be responsible for a proportionate share of utilities, as well as, occupancy costs estimated at \$5.47 PSF. This suite offers a well-designed, functional layout with multiple private offices, ample meeting rooms, a staff lounge with kitchenette, and washroom facilities. The building provides ample on-site parking, excellent visibility, and convenient access from major routes. Professionally managed, this property ensures a high standard of maintenance and operational efficiency. Ideal for businesses looking for a high-quality, professional office environment.