



# 704 4 Avenue South, Lethbridge, AB

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# About Post

The downtown post office building has been a beacon of craftsmanship, quality, and beauty for more than 100 years.

## Address

704 4 Avenue South  
Lethbridge, AB

## Local Landmark

- Most photographed building in Lethbridge
- Provincial designation for historic significance

## Parking / Transit

- Next door to the Park n' Ride parkade
- 35 street side parking stalls
- Next door to the transit hub
- Corner of future bicycle corridor



# Post Features

Post is a historical landmark positioned for the future of business.

## Amenities

All amenities are professionally managed.

- Virtual ready meeting spaces
- Heated rooftop patio
- Lounge areas
- Casual meeting environments
- Fitness facility
- Wellness studio facility
- Secure bicycle storage
- Showers and change rooms

## Benefit

Post offers amenities and finishes that help recruit and retain top talent. As a shared platform these benefits are affordable, maintenance free, and ready for your team today.



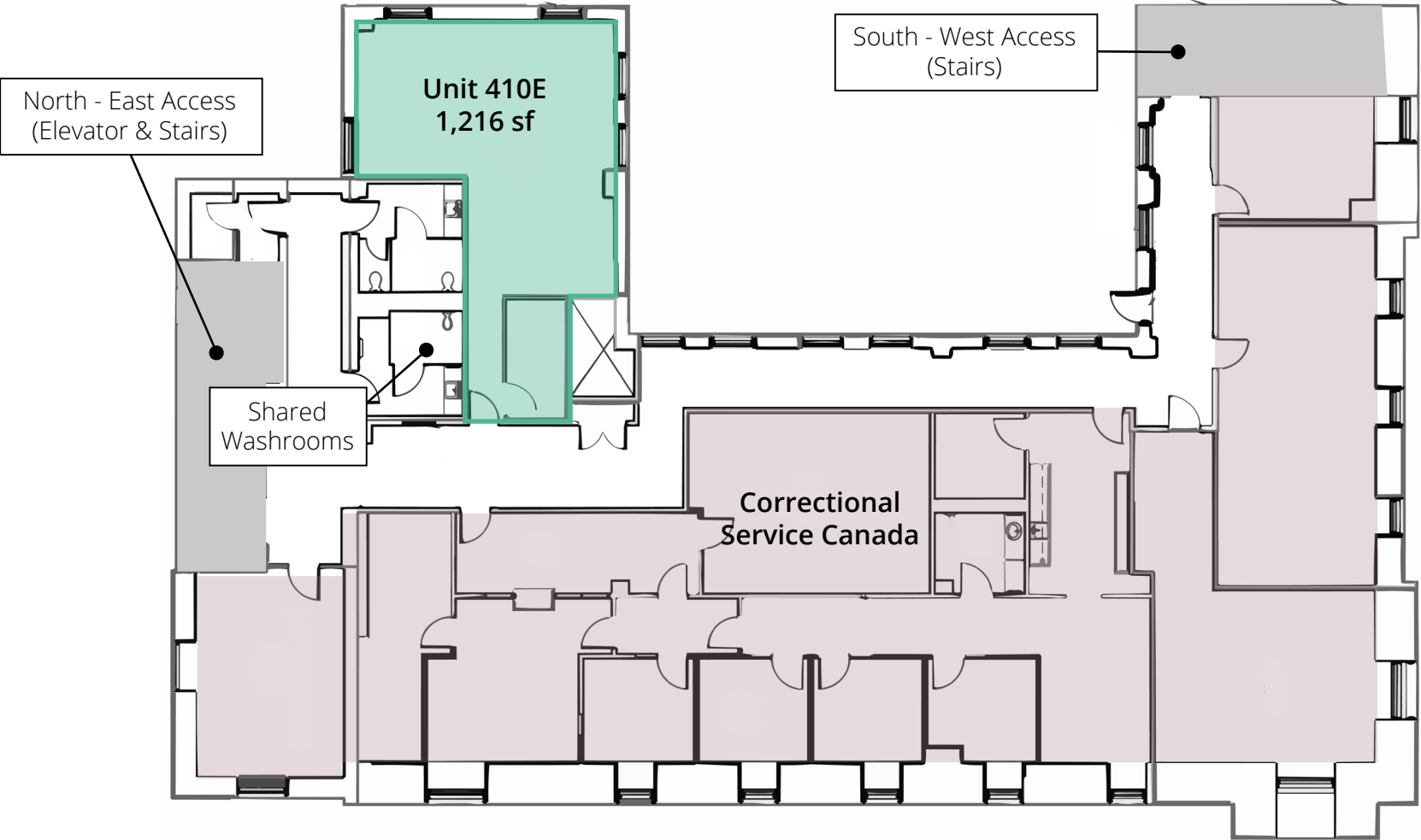
[Watch Amenity Videos](#)



# Fourth Floor Office

Office Condo Available For Lease

| Unit Availability      | Offering Summary                     |
|------------------------|--------------------------------------|
| <div>Available</div>   | Lease Rate - Market Rates            |
| <div>Unavailable</div> | Additional Rent - \$14.42 psf (Est.) |
|                        | Possession - Negotiable              |



# Basement Floor Offices

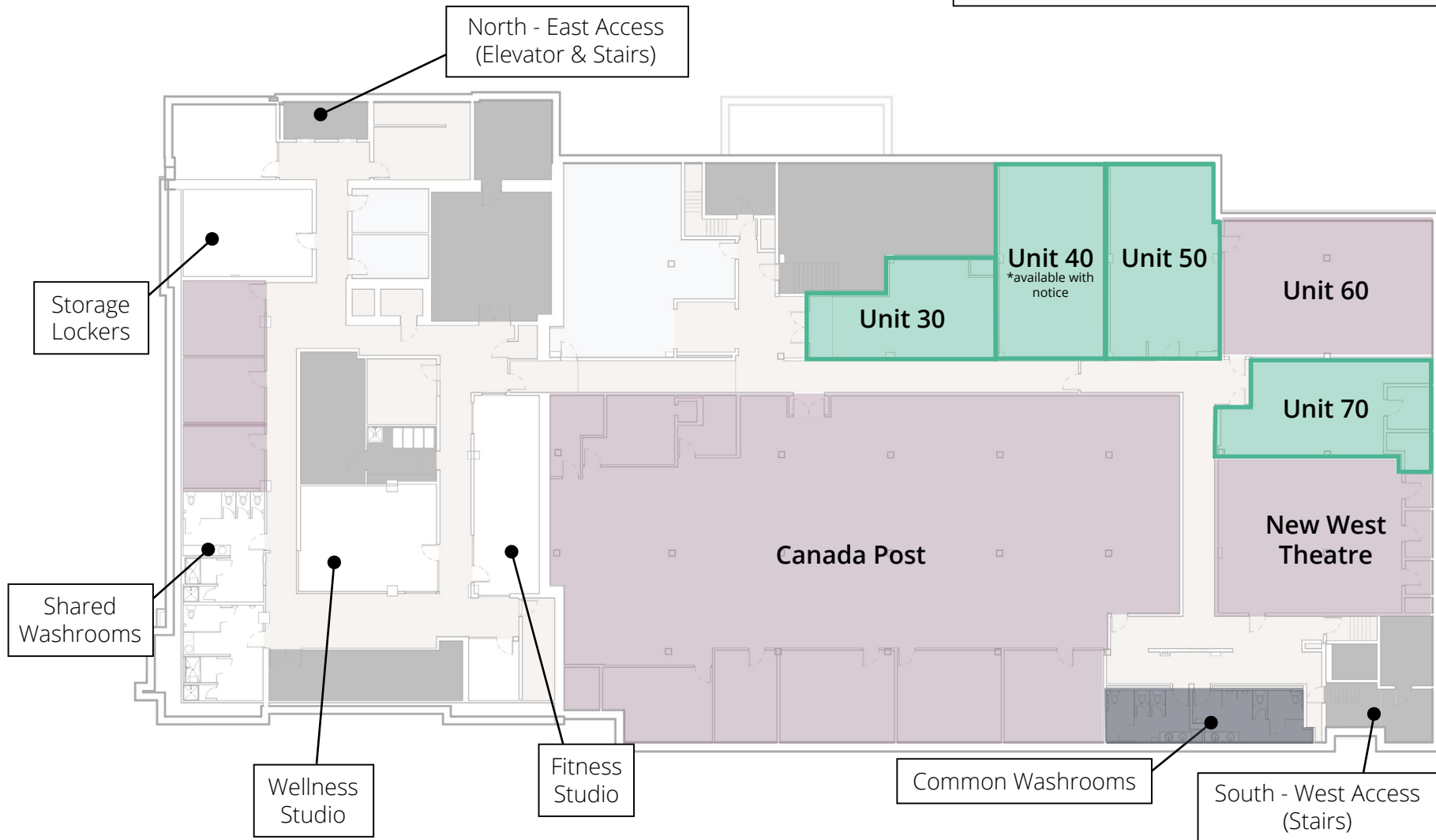
## Office Condos Available For Lease

### Unit Availability

|                                                                                     |             |
|-------------------------------------------------------------------------------------|-------------|
|  | Available   |
|  | Unavailable |

### Offering Summary

Lease Rate - \$8.00 psf  
Additional Rent - \$4.00 psf (Est.)  
Possession - Negotiable



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# Unit Breakdown

| Unit # | Net Size | Gross Size |
|--------|----------|------------|
|--------|----------|------------|

|         |        |        |
|---------|--------|--------|
| Unit 30 | 638 sf | 835 sf |
|---------|--------|--------|

|         |        |        |
|---------|--------|--------|
| Unit 40 | 760 sf | 994 sf |
|---------|--------|--------|

|         |        |          |
|---------|--------|----------|
| Unit 50 | 813 sf | 1,063 sf |
|---------|--------|----------|

|         |        |        |
|---------|--------|--------|
| Unit 70 | 690 sf | 903 sf |
|---------|--------|--------|

South - West Entrance



South - West Hallway



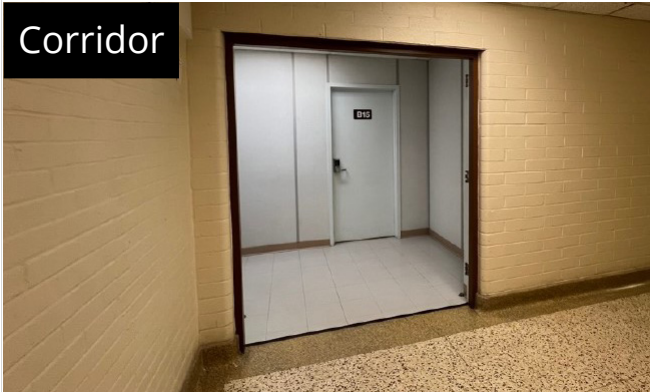
North - East Entrance



North - East Hallway



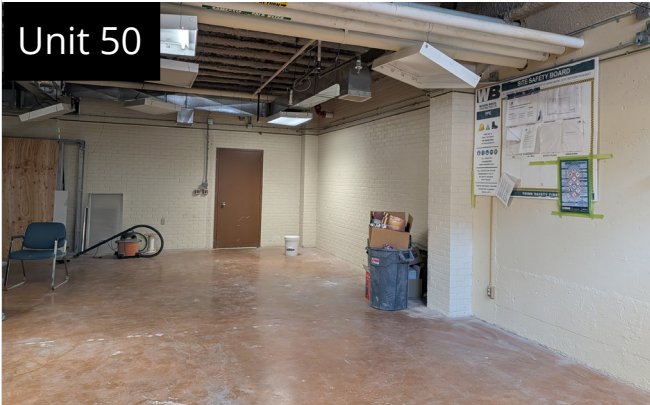
Corridor



Unit 50



Unit 50



Unit 50





## For More Information

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