



CONCEPT.

INVESTMENT PARTNERS LTD

1200

1200 • BLOCK

1249 3rd Ave. S Lethbridge , Alberta T1J 0K1

www.conceptip.ca

1200 Block is Lethbridge's newest redevelopment commercial retail center located on one of the most traveled corridors in Lethbridge.

New retail, office and restaurant opportunities are available in the sleek, vibrant and clean architectural buildings. With ample parking onsite and offsite, transit on the doorstep and centrally located for pedestrian traffic makes this the space for you and your customers.

FOR LEASE

- Brand new construction in 2024
- Modern architectural design
- Ample parking stalls
- Over 11000 vehicles per day on 3rd Ave.
- Flexible sizes available
- Will Build out to Suit your Leasing needs

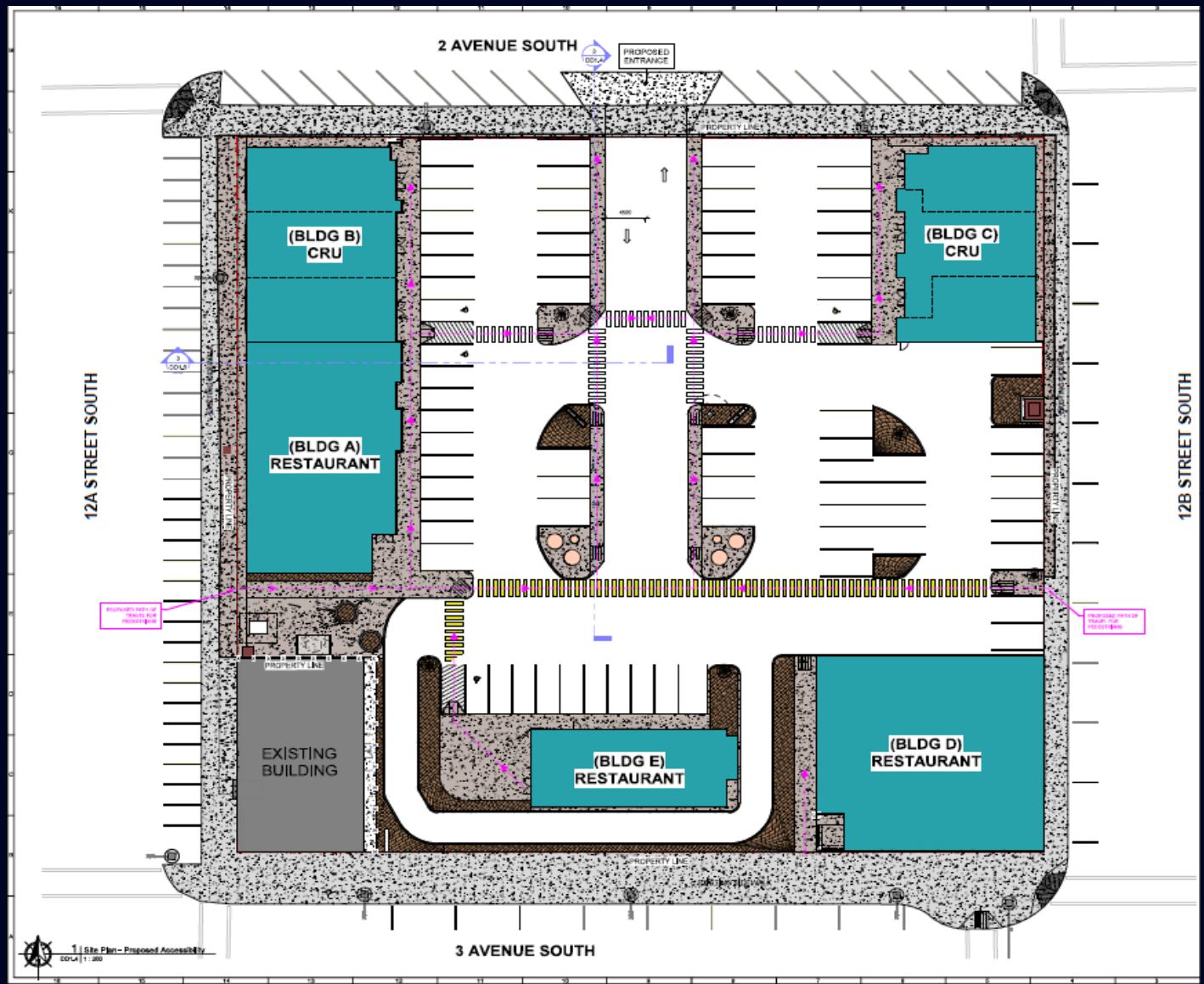





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SITE PLAN



(BLDG A) RESTAURANT - 1 STOREY 5,010 SF (465 SM)

(BLDG. B) CRU - 1 STOREY 4,202 SF (390 SM)

(BLDG. C) CRU - 2 STOREY 3,750 SF (348 SM) x 2 = 7,500 SF (697 SM)

(BLDG. D) - EXISTING 2 STOREY Main = 4,209 SF (391 SM) Second = 4,349 SF (404 SM) Total = 8,558 SF (795 SM)

(BLDG. E) RESTAURANT - 1 STOREY 2,190 SF (204 SM)

Grand Totals = 23,710 SF (2,203 SM) / 25 SM = 88 stalls

TOTAL PARKING ON-SITE= 74 STALLS (INCLUDING 4 BF PARKING STALLS)

RE-CONFIGURED OFF-STREET PARKING = 67 STALLS

GRAND TOTAL = 141 PARKING STALLS

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BOUTIQUE DEVELOPMENT—Shaping Communities

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