

**8, 40 Strachan Court SE
Medicine Hat, Alberta****MLS # A2255034****\$16 per sq.ft.****Division:** Southland**Type:** Office**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** Tori Plaza**Bus. Name:** -**Size:** 4,606 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Tori Plaza Nest Hub has prime 2nd floor executive office space available, offering outstanding visibility and exposure just off Dunmore Road/Strachan RD with easy access to Highway 1. This 4,606 sf professional office is built to a high standard and features flexible Teknion modular Executive office solutions, allowing for reconfiguration to suit a wide range of business needs. The layout includes up to 14 private offices, a fully outfitted staff room, boardroom, multimedia Studio, conference centre, Executive Showers, fibre optic connectivity, and a climate-controlled server room. Bright natural light flows throughout, creating an inviting and productive workspace. Ample on-site parking further enhances accessibility for staff and clients. An excellent opportunity for professional service firms seeking quality, move-in ready space in a highly visible and convenient location. There is potential for an additional 2,800 sf (approx.) available on the 2nd floor and an additional 4,800 sf (approx.) available on the main floor for the right client.