

**1272 3rd Avenue S
Lethbridge, Alberta****MLS # A2272741****\$700 per month**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	OMEGA PLAZA
Bus. Name:	-
Size:	5,600 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 OMEGA PLAZA — PREMIUM OFFICE SPACE WITH EXCELLENT EXPOSURE & PARKING 1274 3Rd Ave South, Lethbridge Grow your business in one of Lethbridge's most central and high-traffic locations. Whether you need one office or six, we can customize a solution that fits your needs. Bring us your situation — we're here to help you succeed. BUILD YOUR BUSINESS & YOUR DREAMS HERE Join a thriving community of entrepreneurs in this 24-hour professional building, designed for productivity, comfort, and flexibility. AFFORDABLE OPTIONS FOR EVERY STAGE Workstations: Starting at only \$195/month — includes boardroom access. Private Offices: Starting at \$700/month + GST — and you can share to save costs. Flexible Leasing: Month-to-month or fixed-term options available. Private Parking: Add an electrified stall for only \$100/month. RENT INCLUDES EVERYTHING YOU NEED High-speed WiFi Utilities Building insurance & property taxes Professional office & building cleaning Snow removal Central air conditioning Security system Kitchenette access Foyer seating area Mail delivery Signage on the front of the building so clients can find you easily Plus much more INCREDIBLY RENOVATED & VERY PROFESSIONAL You will be impressed the moment you walk in—modern, clean, and business-ready. EXCELLENT PARKING FREE customer parking in front and on the street Private tenant parking available EASY TO VIEW & IMMEDIATE OCCUPANCY We are flexible, negotiable, and ready to show the space at your convenience. Entrepreneurs thrive here. Join the community today!