



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2170206**



**\$14 per sq.ft.**

**Division:** River Flats

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,712 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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.