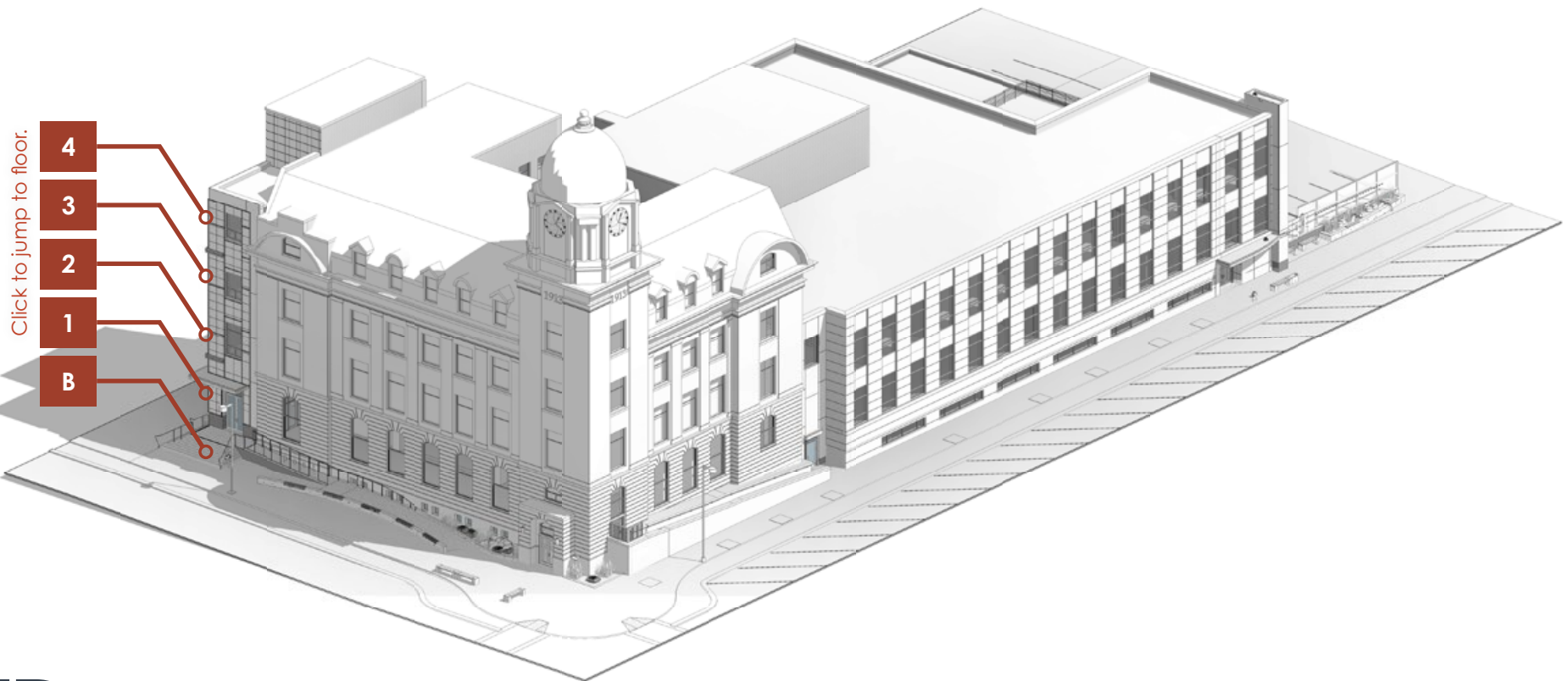


# DEVELOPMENT PLANS

706 4<sup>th</sup> Avenue South Lethbridge  
Alberta, Canada



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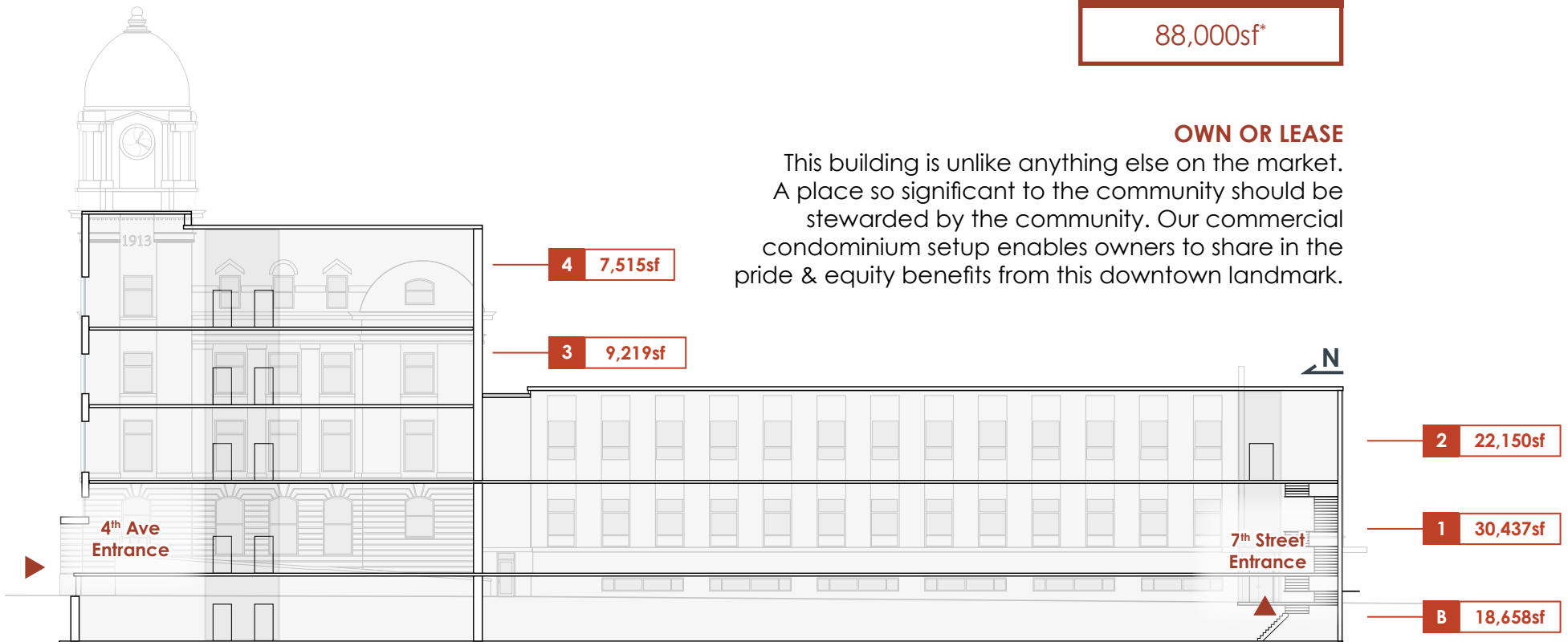
# MAKE HISTORY

Total Gross Size

88,000sf\*

## OWN OR LEASE

This building is unlike anything else on the market. A place so significant to the community should be stewarded by the community. Our commercial condominium setup enables owners to share in the pride & equity benefits from this downtown landmark.



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# PICK YOUR PIECE

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## **DOWNLOAD THE PRICING GUIDE:**

Ready to talk numbers? Get the most up to date inventory by downloading our pricing list.

[postyql.com/pricing](https://postyql.com/pricing)

## **LAYOUT DESIGNER:**

View the building floorplans and download unit dimensions online at:

[postyql.com/floorplans](https://postyql.com/floorplans)

## **SEE YOUR UNIT:**

Found a piece of history perfect for your business? Schedule a tour of the space today, contact us at:

[space@postyql.com](mailto:space@postyql.com)



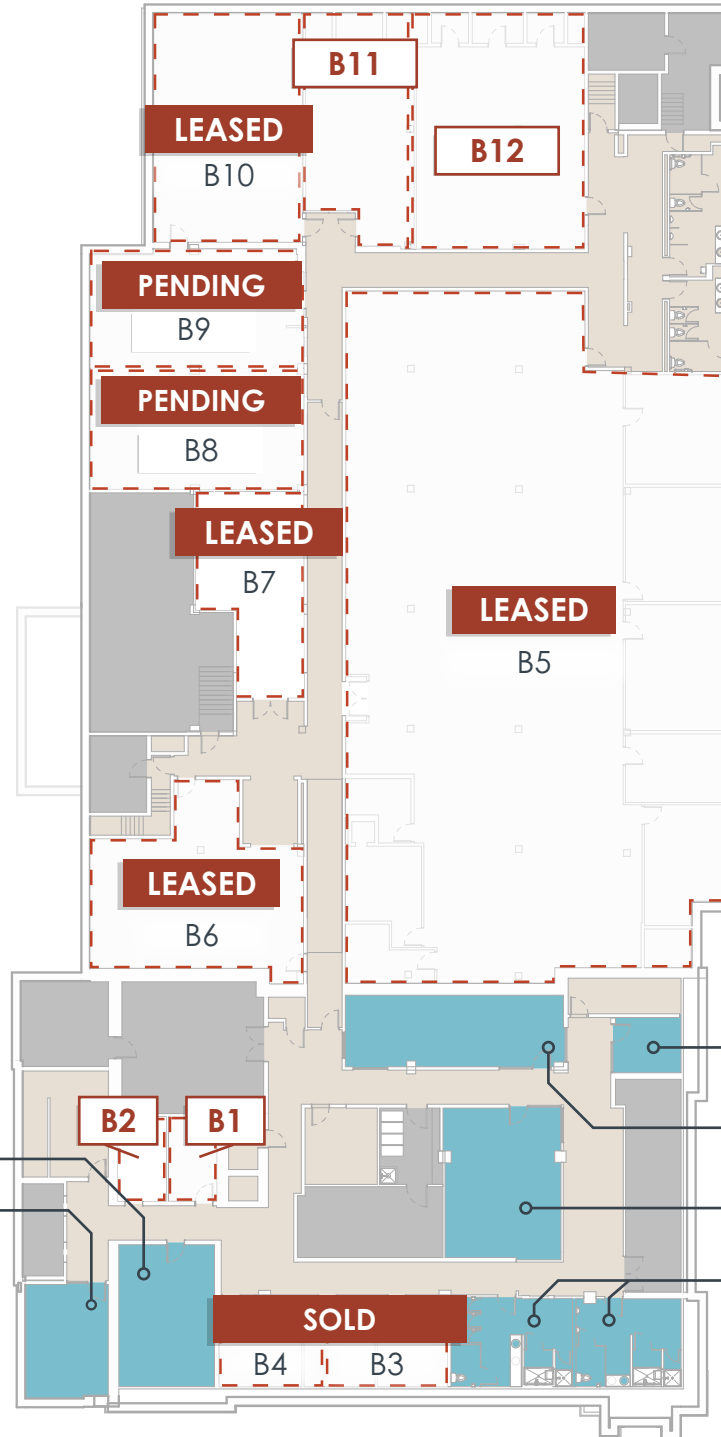
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# BASEMENT FLOOR

## FLOOR HIGHLIGHTS:

The basement of the Post will be completely unprecedented in Lethbridge. Typically an underutilized component of a building, the basement of the Post will be fully developed. Serving available storage and rich amenities.

These amenities will Foster an “underground” social community for the building users.



<b>Total</b>
18,658sf

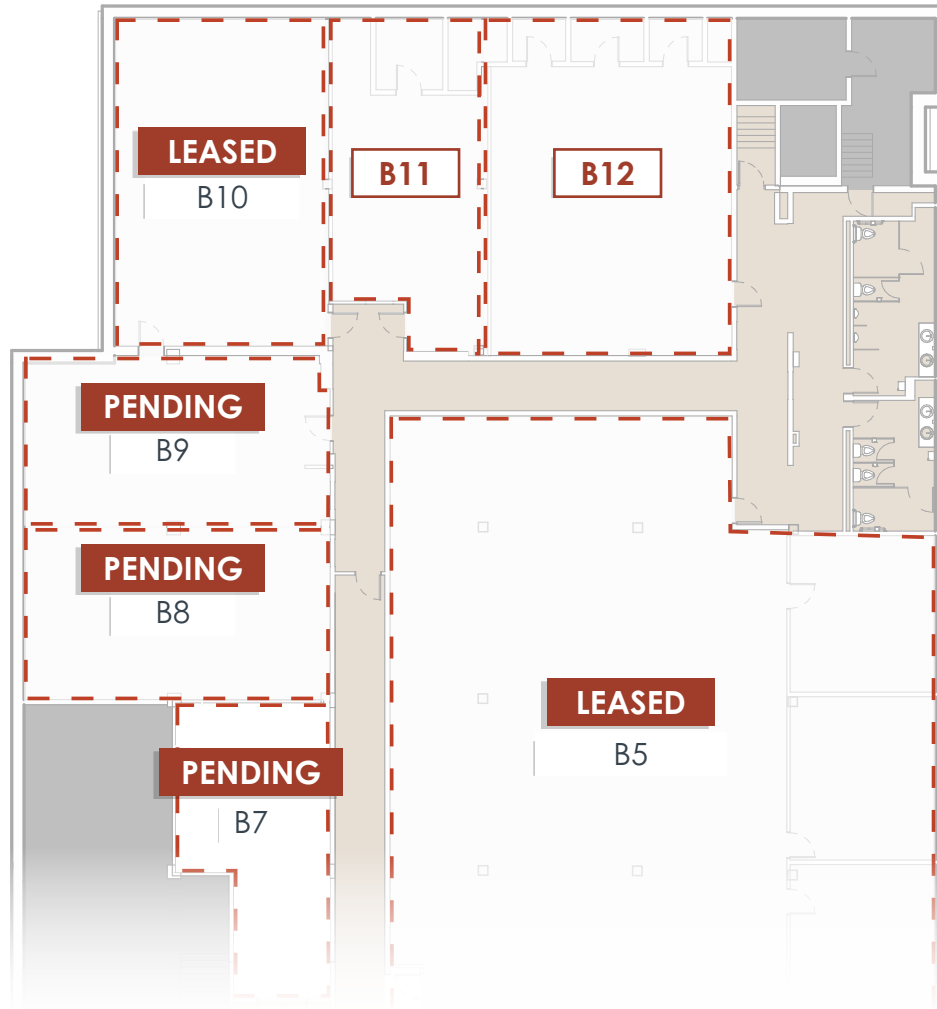
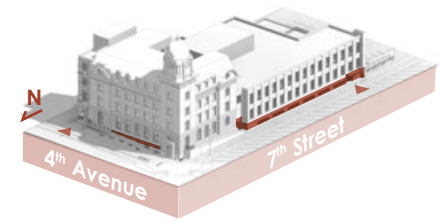
- Amenities
- Common
- Building Service
- Units

Storage Lockers  
Bike Storage

Brainstorming Room  
Fitness Studio  
Wellness Studio  
Locker Rooms (Showers & Change Rooms)



# BASEMENT UNITS



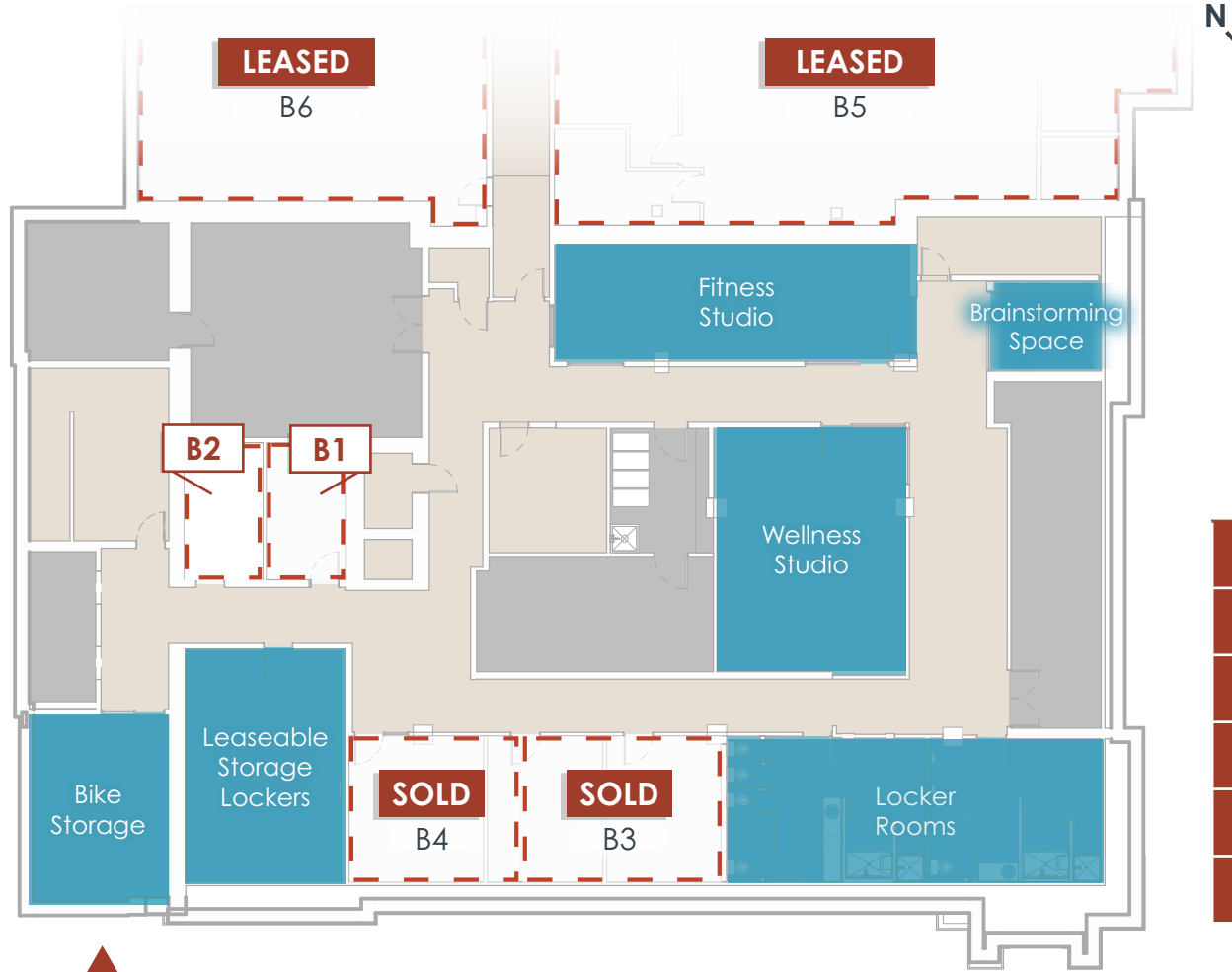
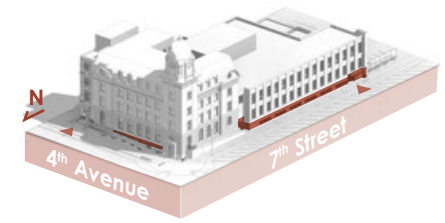
- Amenities
- Common
- Building Service
- Units

Unit	Size Net/Gross (ft <sup>2</sup> )	Ownership (\$)	Lease (\$/sf)
B12	1,224 / 1,605	Please Inquire	
B11	690 / 905	Please Inquire	
B10	1,031 / 1,352	<b>LEASED</b>	
B9	813 / 1,066	Please Inquire	
B8	760 / 997	Please Inquire	
B7	565 / 741	<b>PENDING</b>	
B6	940 / 1,232	<b>LEASED</b>	
B5	7,377 / 9,673	<b>LEASED</b>	



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# BASEMENT UNITS



- Amenities
- Common
- Building Service
- Units

Unit	Size Net/Gross (ft <sup>2</sup> )	Ownership (\$)	Lease (\$/sf)
B6	940 / 1,232	<b>LEASED</b>	
B5	7,377 / 9,673	<b>LEASED</b>	
B4	249 / 326	<b>SOLD</b>	
B3	339 / 445	<b>SOLD</b>	
B2	121 / 158	Please Inquire	
B1	121 / 158	Please Inquire	



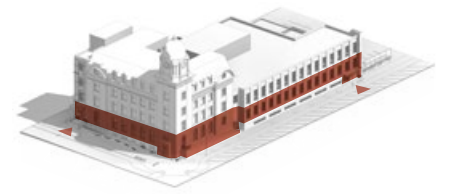
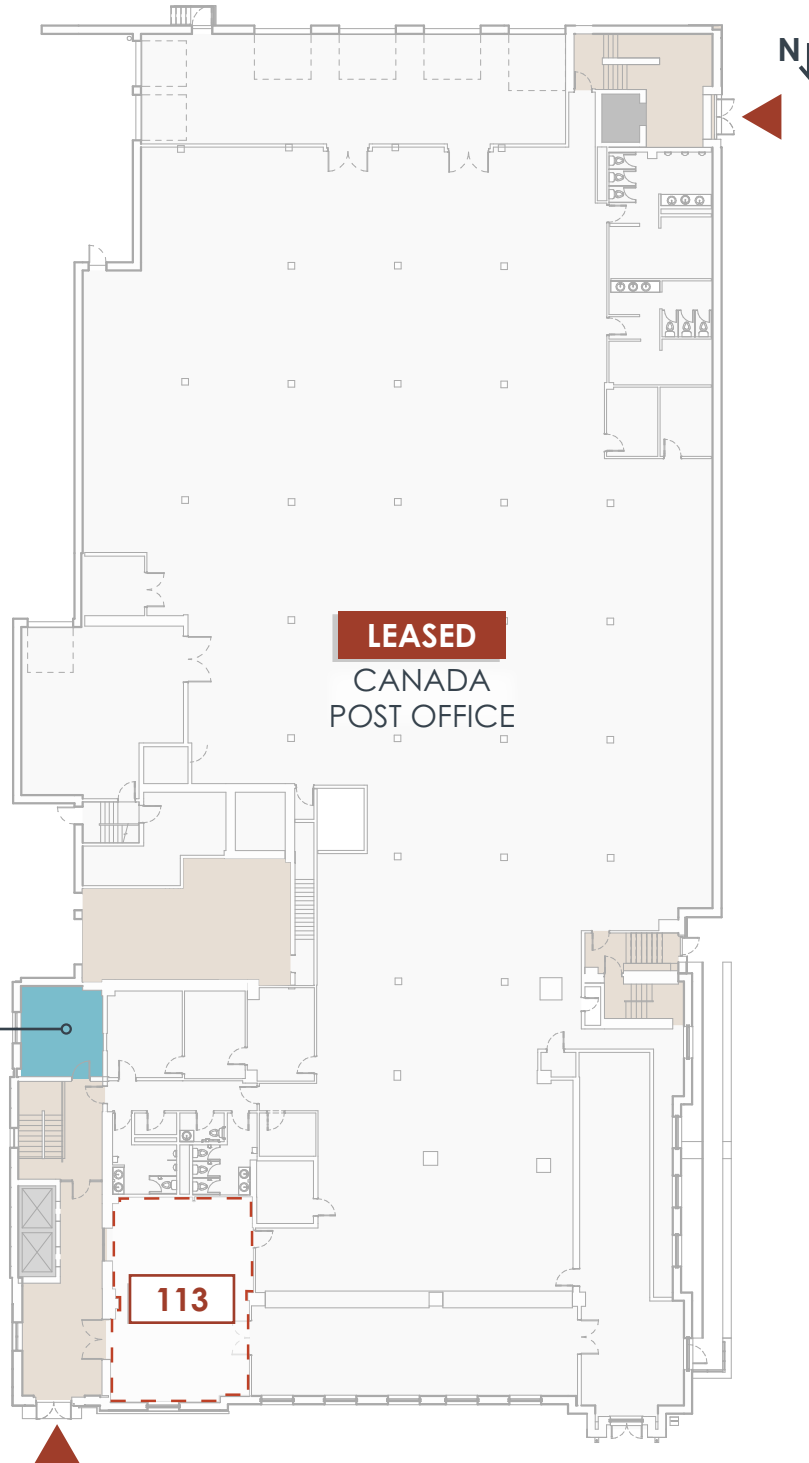
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# FIRST FLOOR





## FLOOR HIGHLIGHTS:

The stunning first floor of Post leaves an impression on every visitor, no matter how many times they've visited in the past.

The first floor is primarily leased to Canada Post. A redesign in the North-East lobby will create new main floor opportunities.



**Total**  
30,437sf

-  Amenities
-  Common
-  Building Service
-  Units



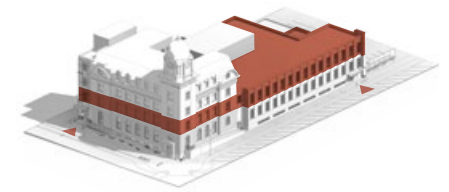
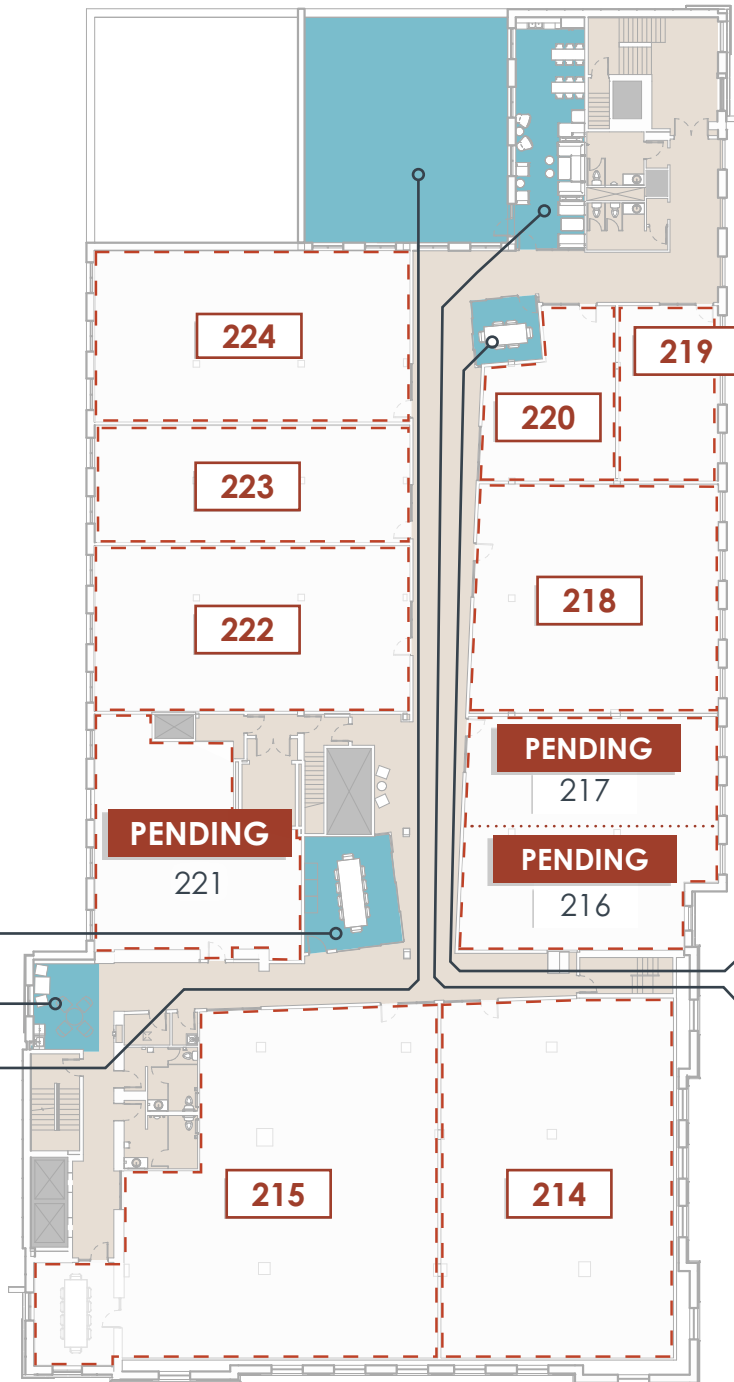
# SECOND FLOOR

## FLOOR HIGHLIGHTS:

The second floor of the Post will be unlike anything Downtown Lethbridge has seen in the past. A dynamic street-like corridor will connect meeting, event, and relaxation spaces.

Consistent casual interaction between business neighbours has proven impacts on community optimism and collaboration. The connections made on this floor will foster a vibrant downtown hub, contributing to your business exposure and revenue more than any other Lethbridge location.

Boardroom  
 Tenant Nook  
 Rooftop Garden  
 Boardroom  
 Tenant Lounge



Total
22,150sf

+ 1,592sf (Rooftop Garden)

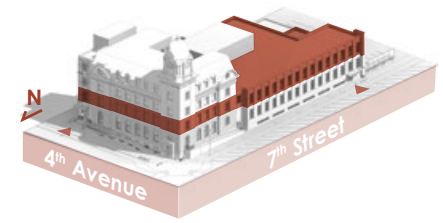
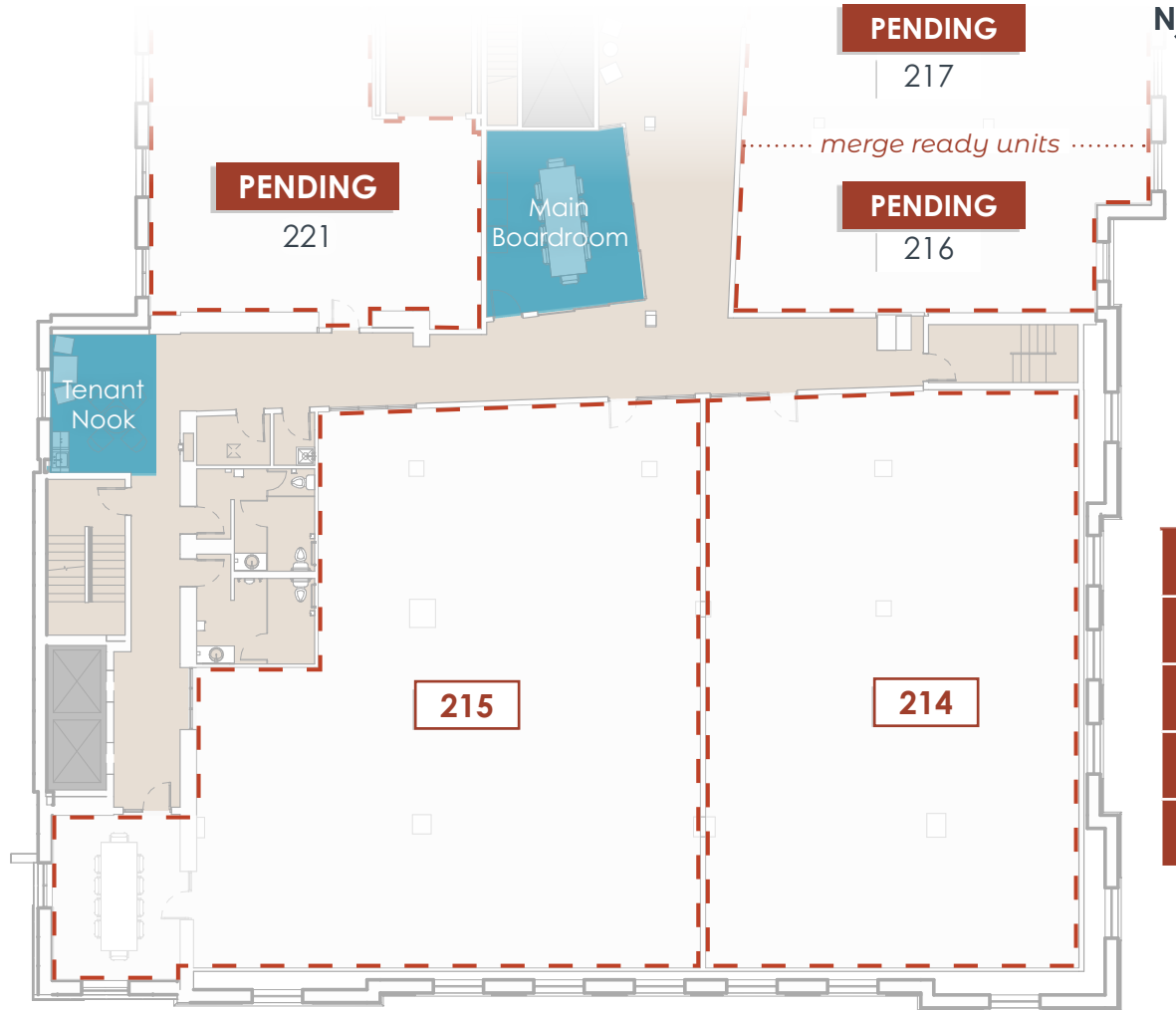
- Amenities
- Common
- Building Service
- Units

Click units to download floorplan designer sheet.





# SECOND FLOOR UNITS



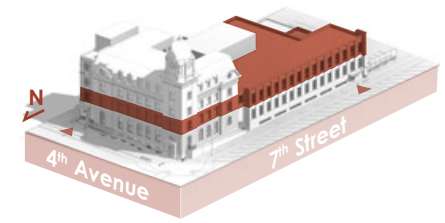
- Amenities
- Common
- Building Service
- Units

Unit	Size Net/Gross (ft <sup>2</sup> )	Ownership (\$)	Lease (\$/sf)
221	1,176 / 1,543	<b>PENDING</b>	
217	958 / 1,256	Please Inquire	
216	953 / 1,249	Please Inquire	
215	3,072 / 4,029	Please Inquire	
214	2,689 / 3,526	Please Inquire	



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# SECOND FLOOR UNITS



- Amenities
- Common
- Building Service
- Units

Unit	Size Net/Gross (ft <sup>2</sup> )	Ownership (\$)	Lease (\$/sf)
224	1,665 / 2,184	<b>PENDING</b>	
223	1,270 / 1,666	Please Inquire	
222	1,673 / 2,194	Please Inquire	
220	873 / 1,145	Please Inquire	
219	717 / 940	Please Inquire	
218	1,845 / 2,419	Please Inquire	



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# THIRD FLOOR

## FLOOR HIGHLIGHTS:

A full floor of the iconic Post building will be a treasured location and equity position for generations to come.

This coveted office space will enable an innovative business to fully leverage the legacy of the Post building.

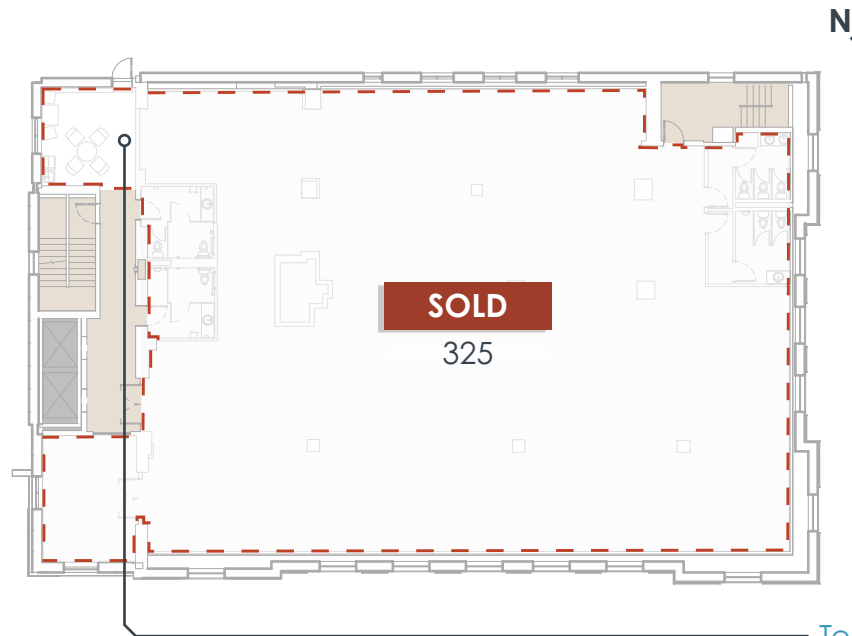
## Purchase Info:

Size (Net / Gross)  
7,030sf / 9,219sf

Price  
Sold.



Total
9,219sf



- Amenities
- Common
- Building Service
- Units



SUMUS  
INSPIRED REAL ESTATE

# PENTHOUSE FLOOR



## FLOOR HIGHLIGHTS:

A full floor of the historic Post building, direct access to the historic clock tower, and exclusive use of the private rooftop.

This penthouse unit is legacy ready and awaiting a business partner looking to make their permanent mark on Lethbridge.

## Purchase Info:

Size (Net / Gross)  
5,731sf / 7,515sf  
(+ 1,612sf rooftop)

## Price

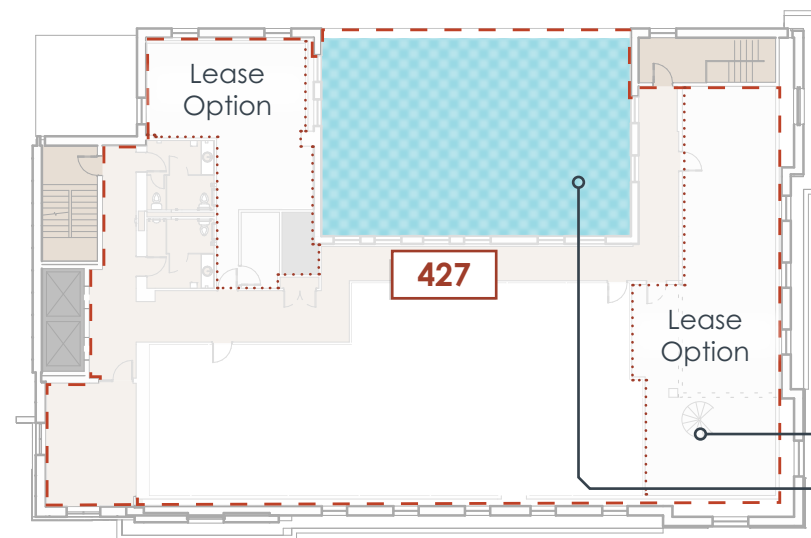
Please Inquire

Timeline and tenant info available by request.

Total
7,515sf

+ 1,612sf (Rooftop)

- Amenities
- Common
- Building Service
- Units



Clock Tower Access

Exclusive Use Rooftop  
(Possible Patio or Expansion)



# AMENITIES

ALL SPACES ARE DESIGNED AND FURNISHED WITH QUALITY DESIGNER FIXTURES.

## **Fitness Studio:**

Basement | 550sf

Equipped with everything you need for a non-intimidating quick sweat. Dumbbells, mirrors, and the latest tech based equipment.

## **Wellness Studio:**

Basement | 550sf

An open room perfect for instructor lead exercises, meditations, circuits, or training.

## **Locker Rooms:**

Basement | 600sf

With an emphasis on healthy active living, accessible showers, and change rooms will impact tenant usage.

## **Secure Bicycle Storage:**

Basement | 300sf

Located next to city transit and Lethbridge's future downtown bicycle lanes, we're the perfect location for downtown bicycle storage.

## **Indoor Street:**

2<sup>nd</sup> Floor | 3000sf

Spanning the full length of the building, we have an internal "street" connecting the main entrances. This high-traffic area will foster friendly encounters, new business connections, and community events.

## **Shared Boardrooms:**

2<sup>nd</sup> | 350sf + 150sf

Remove space that you hardly use from your lease or purchase price. Our high-tech, fully furnished, and shared boardrooms increase the utilized space in the building. Telescoping doors connect the boardrooms to the "Indoor Street", perfect for events.

## **Brainstorming Space:**

Basement | 130sf

A boardroom's less formal cousin. These more relaxed meeting rooms work perfectly for collaboration and brainstorming.

## **Rooftop Garden:**

2<sup>nd</sup> | 1600sf

Fresh air can make all the difference with work related stress. An outdoor space gives users diversity in their day, without leaving the building.

## **Tenant Lounge:**

2<sup>nd</sup> Floor | 550sf

A casual spot for lunch, snacks, events, casual meetings, and access to the rooftop garden. This fully furnished and appliance equipped space will help users build familiarity and friendships in their daily routine.

## **Tenant Nooks:**

1<sup>st</sup> - 3<sup>rd</sup> | 200sf - 300sf

Each floor has a private unwinding spot for users to relax and engage in spontaneous conversations. Comfortable chairs and the removal of the corporate feeling can get peak creativity flowing.

## **Storage Lockers:**

Basement | 50sf - 500sf

Don't let clutter fill up your valuable space. Store paperwork and the office Christmas tree outside your workspace. Inquire for additional non-primary space options.

## **Washrooms:**

All Floors

Every washroom has been fully renovated with top of the line fixtures throughout the building. Common area maintenance fully managed by building manager.

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# FEATURES

## **HISTORIC STATUS:**

The building has been given a provincial and municipal designation for its historically significant Beaux-Arts architectural style. Specifically, the building's unique:

- Tyndall stone facade.
- Bay facade with end pavilions topped by attic level scroll pediments.
- Clock tower.
- Copper tower roof.
- Alternating dormers.
- Sculptural elements in each bay.
- The interior marble, coffered ceilings, chrome railings, and terrazzo flooring.

## **LANDMARK:**

Most photographed and recognizable building in Lethbridge.

## **ZONING:**

### **C-D Downtown Commercial.**

Permitting a variety of commercial, institutional, cultural, and recreational uses.

## **LOADING:**

- Loading bay adjacent to service elevator.

## **ACCESS:**

- Double, all-floor, elevators off 4<sup>th</sup> Avenue entrance.
- Single 2<sup>nd</sup> floor elevator off 7<sup>th</sup> Street entrance.
- Tenant only service elevator for Basement to 2<sup>nd</sup> floor.

## **BICYCLE FACILITIES:**

- Secure bicycle storage.
- Showers & change rooms.

## **COMMUNICATIONS:**

- Fibre optic connection to each floor.
- Building common wi-fi network.

## **INTERIOR WALLS & DEMISING:**

- Common area completely re-imagined and turnkey ready.
- Unit(s) provided to shell with clean concrete floors, drywalled walls, custom entry door & corridor windows, open ceiling, and connection to building infrastructure.

## **MECHANICAL & FIRE SAFETY:**

- Perimeter heating with VAV zone control for ultimate comfort.
- Digital smart BMS for on-site and remote control.
- New sprinkler fire suppression system.

## **ELECTRICAL & LIGHTING:**

- LED & sensor lighting throughout.
- Conduit provided to units for full customization. Digital/fob & mobile access control throughout building.

## **TRANSIT:**

- 46 reserved stalls in next door Park n' Ride —293 total parking stalls.
- 35 Street side parking stalls.
- Next door to downtown transit hub (Park n' Ride).
- Corner of future bicycle corridor —(along 4<sup>th</sup> ave & 7<sup>th</sup> st)

## **OCCUPANCY (BY FLOOR):**

- Q3 2020 | 3<sup>rd</sup>
- Q2 2021 | 2<sup>nd</sup> & B



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