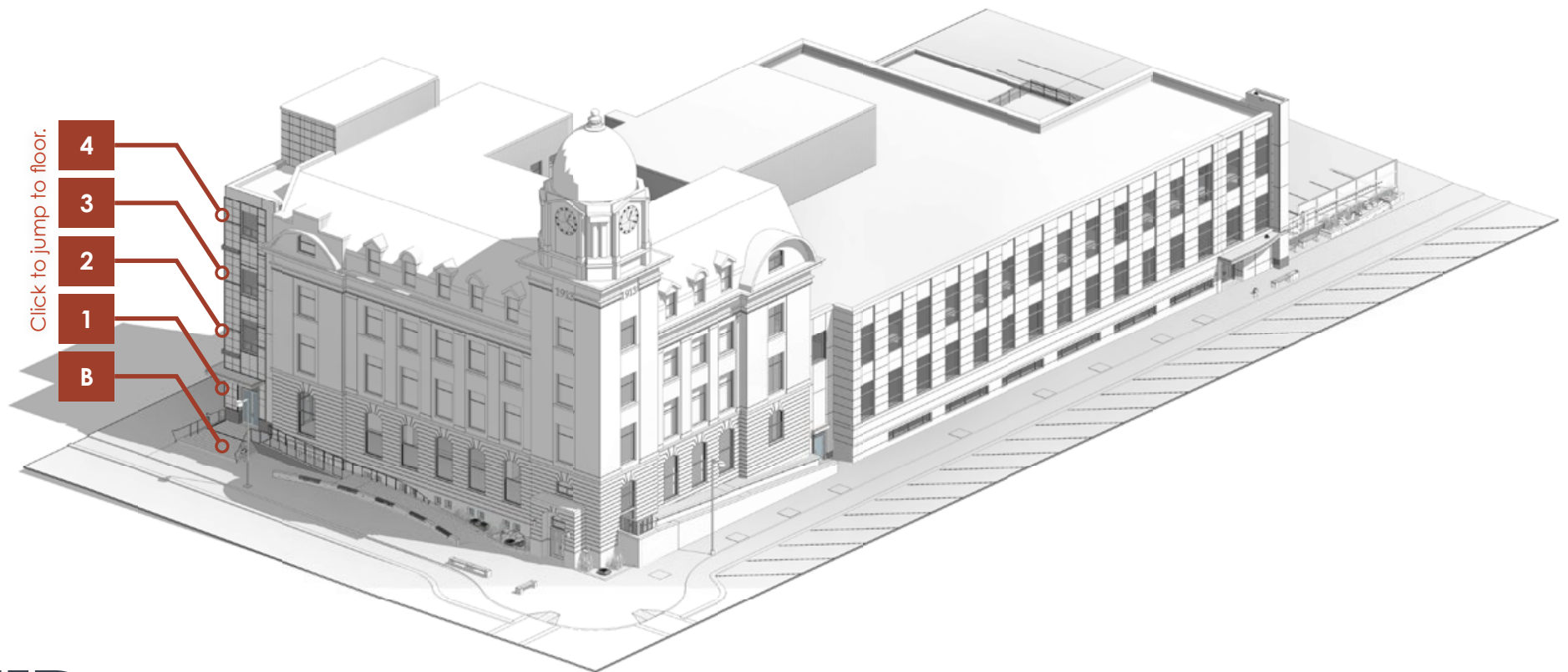


V 3.0.0 | November 11, 2020 | Public Copy

DEVELOPMENT PLANS

704 4th Avenue South, Lethbridge
Alberta, Canada, T1J 0N8



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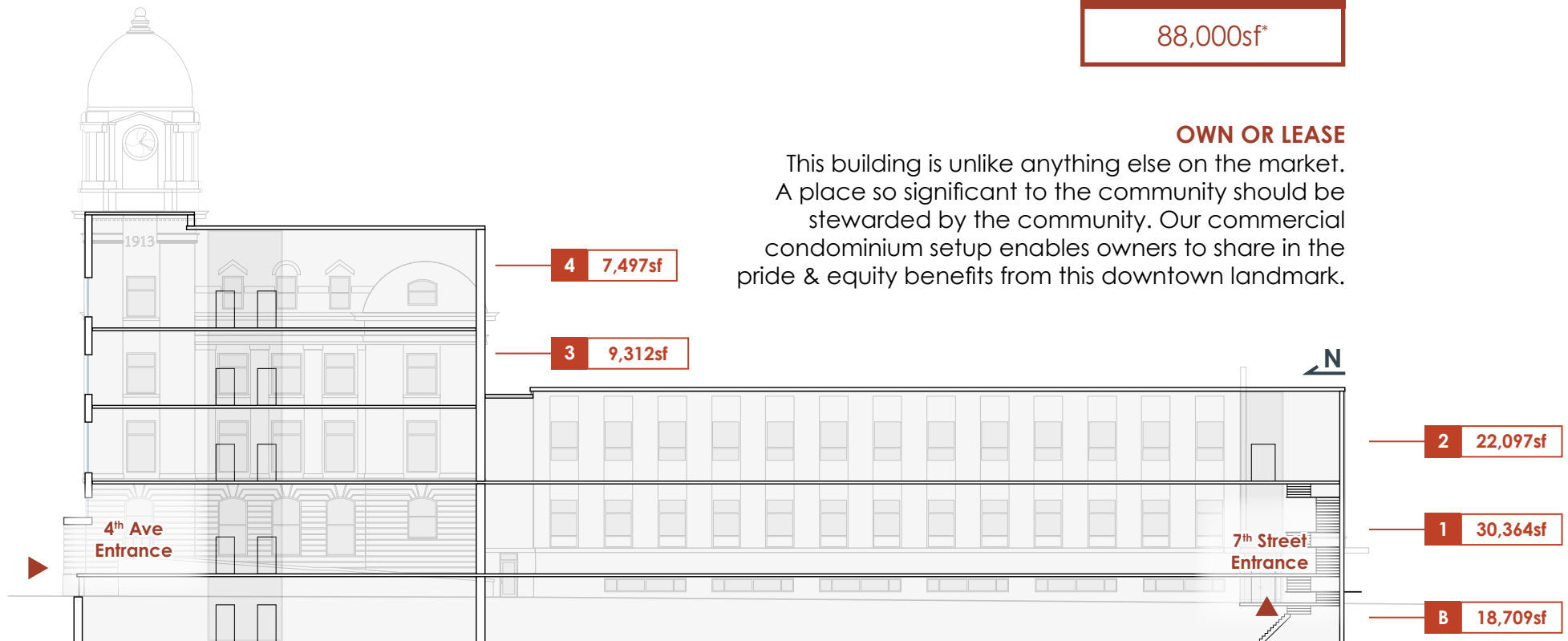
MAKE HISTORY_____

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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PRICING/ PLANNING



DOWNLOAD THE PRICING GUIDE:

Ready to talk numbers? Get the most up to date inventory by downloading our price sheet.

postyql.com/pricing

LAYOUT DESIGNER:

View the building floor plans and download unit dimensions online at:

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



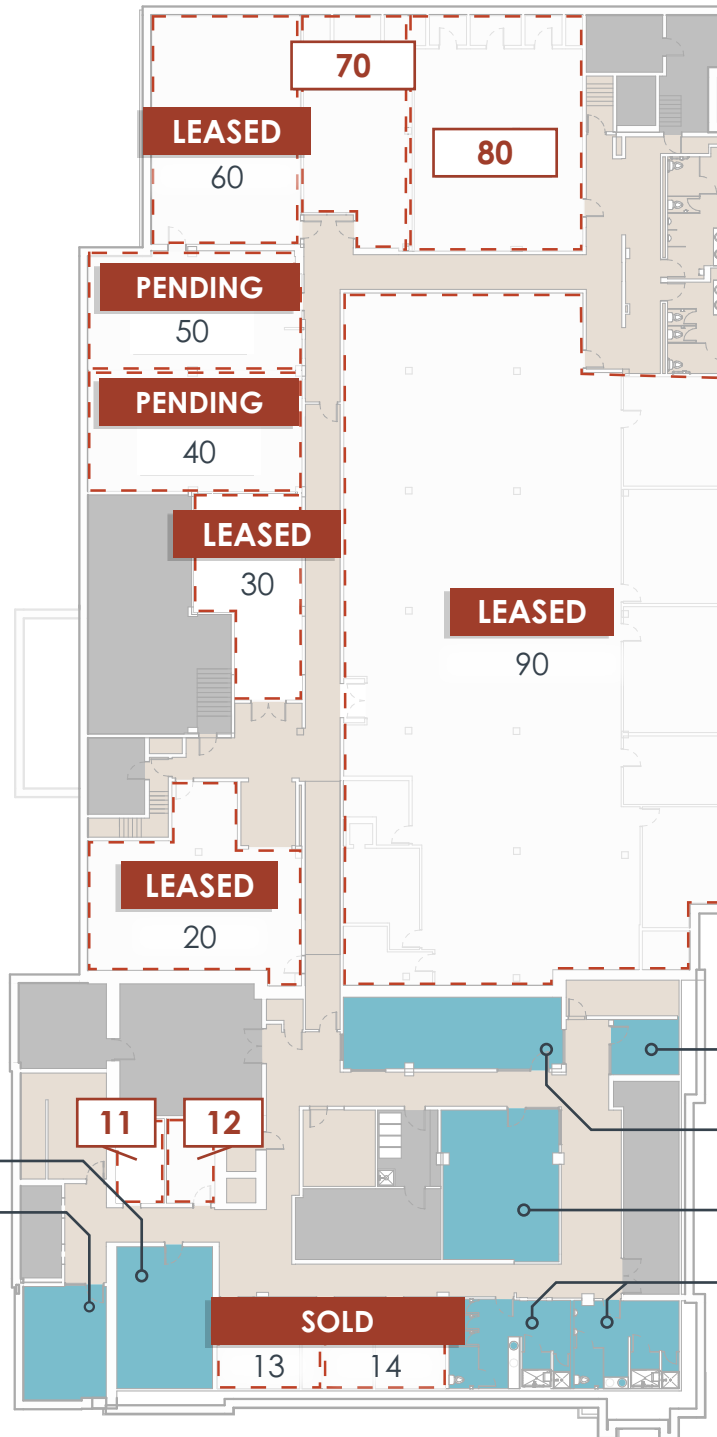
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BASEMENT FLOOR

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.



Total

18,709sf

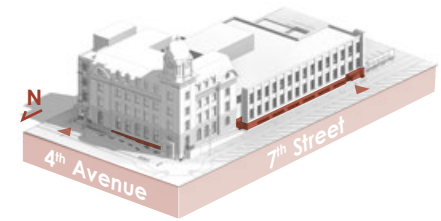
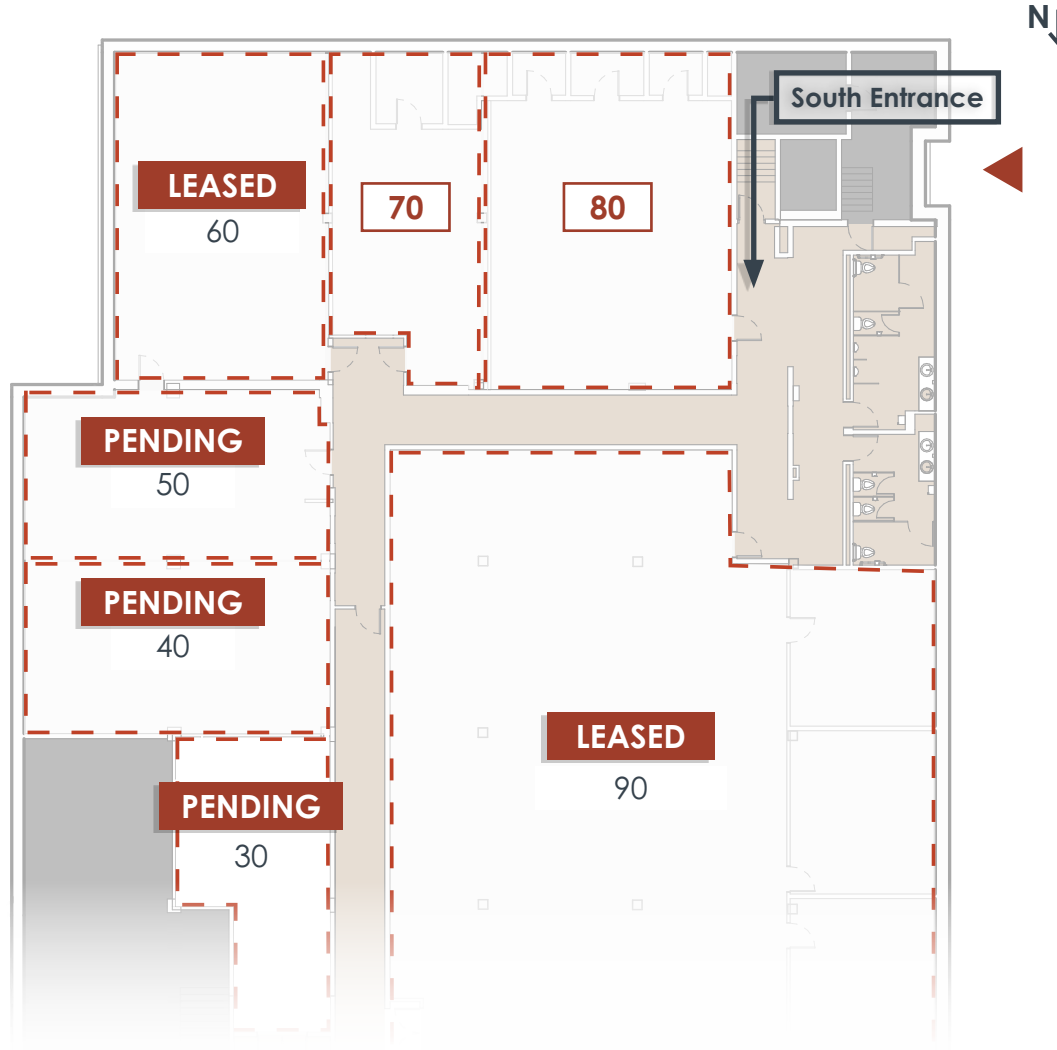
- Amenities
- Common
- Building Service
- Units



Storage Lockers
Bike Storage

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

BASEMENT UNITS



- Amenities
- Common
- Building Service
- Units

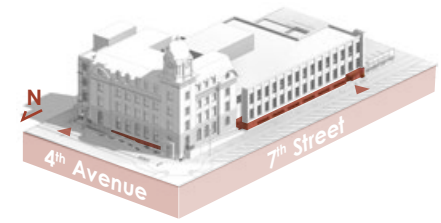
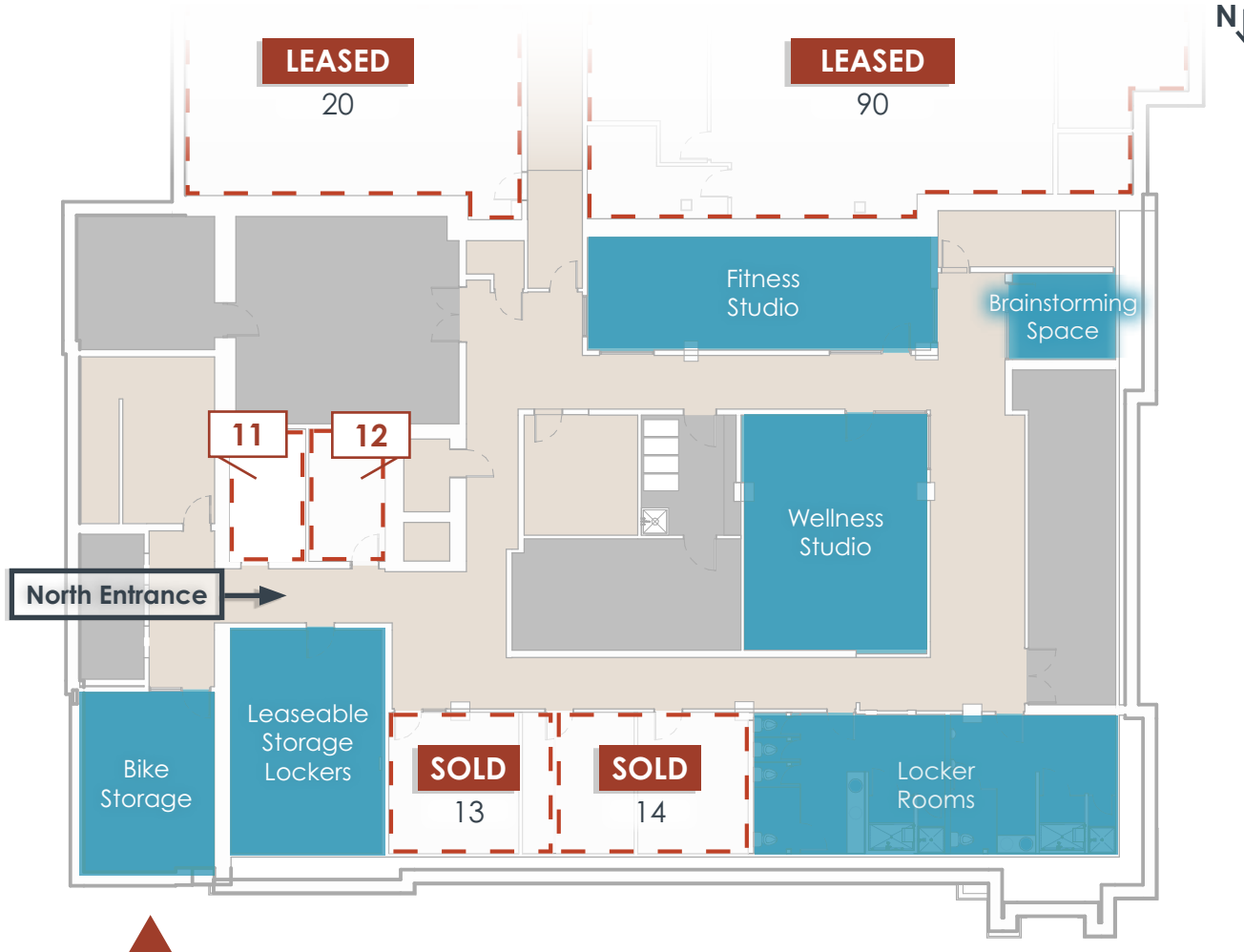
Unit	Size Net/Gross (ft ²)	Estimated Team Size
80	1,224 / 1,601	7 - 12
70	690 / 903	4 - 7
60	1,031 / 1,349	6 - 10
50	813 / 1,063	4 - 8
40	760 / 994	4 - 7
30	638 / 835	3 - 5
90	7,377 / 9,650	43 - 77

To download our Price Sheet please visit postyql.com/pricing



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BASEMENT UNITS



- Amenities
- Common
- Building Service
- Units

Unit	Size Net/Gross (ft ²)	Estimated Team Size
11	121 / 158	-
12	121 / 158	-
13	249 / 325	-
14	339 / 444	-
20	940 / 1,229	5 - 9
90	7,377 / 9,650	43 - 77

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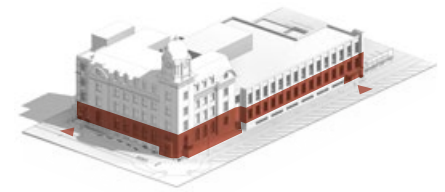
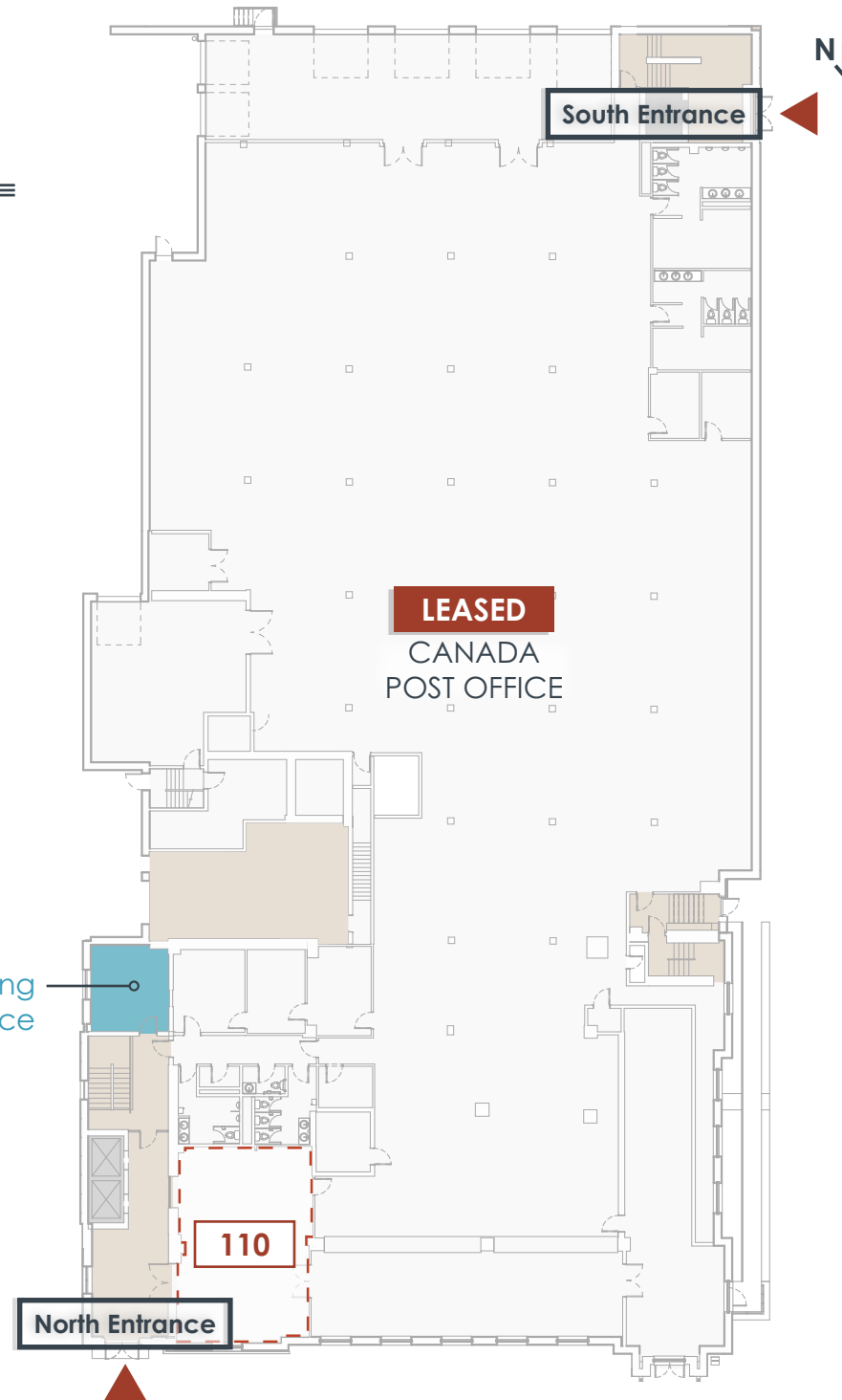
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FIRST FLOOR

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

30,364sf

-  Amenities
-  Common
-  Building Service
-  Units

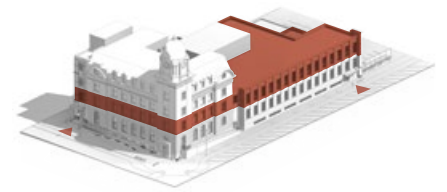
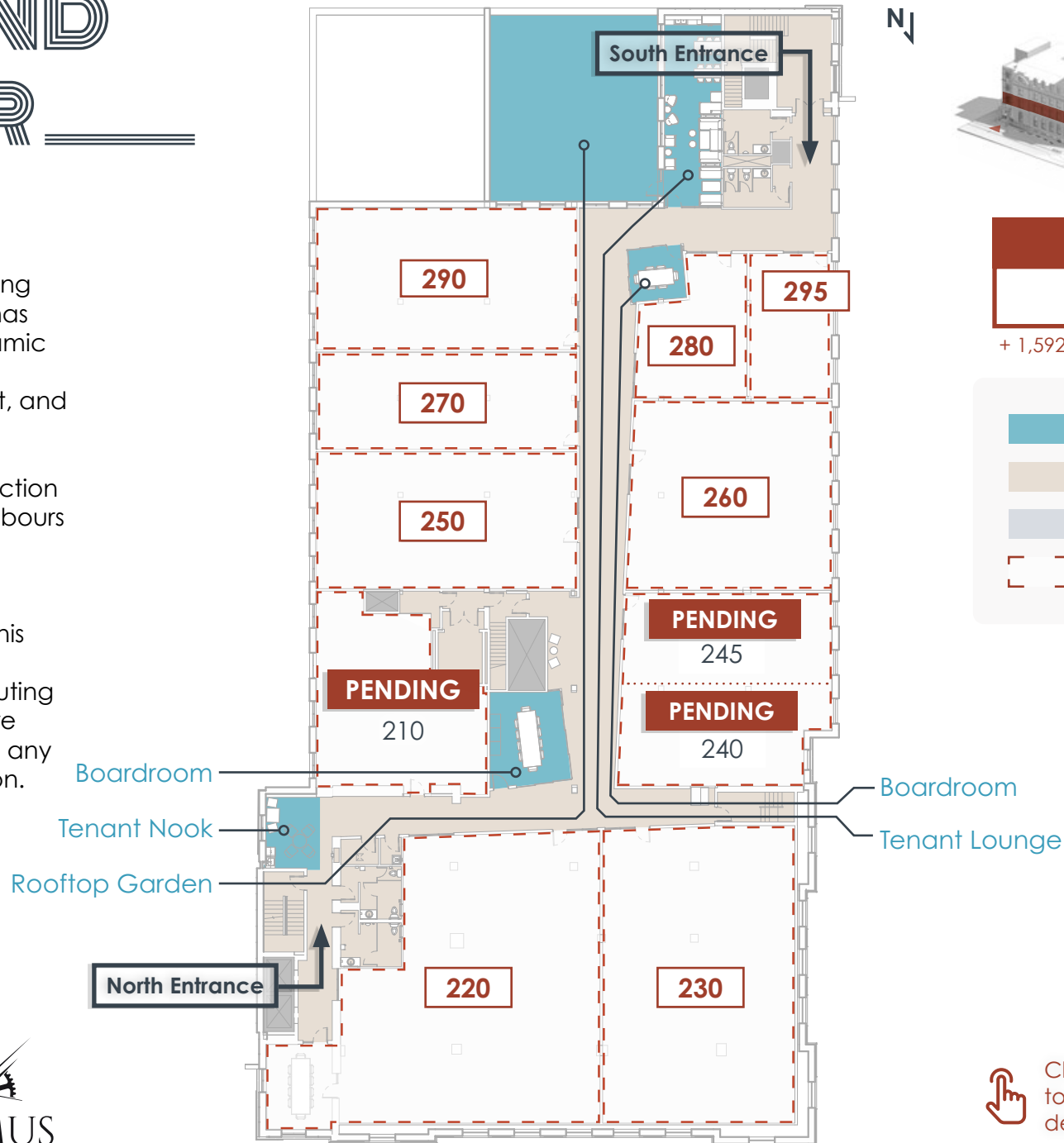


SECOND FLOOR

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.



Total

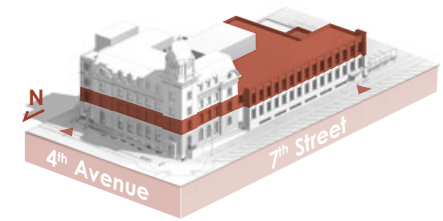
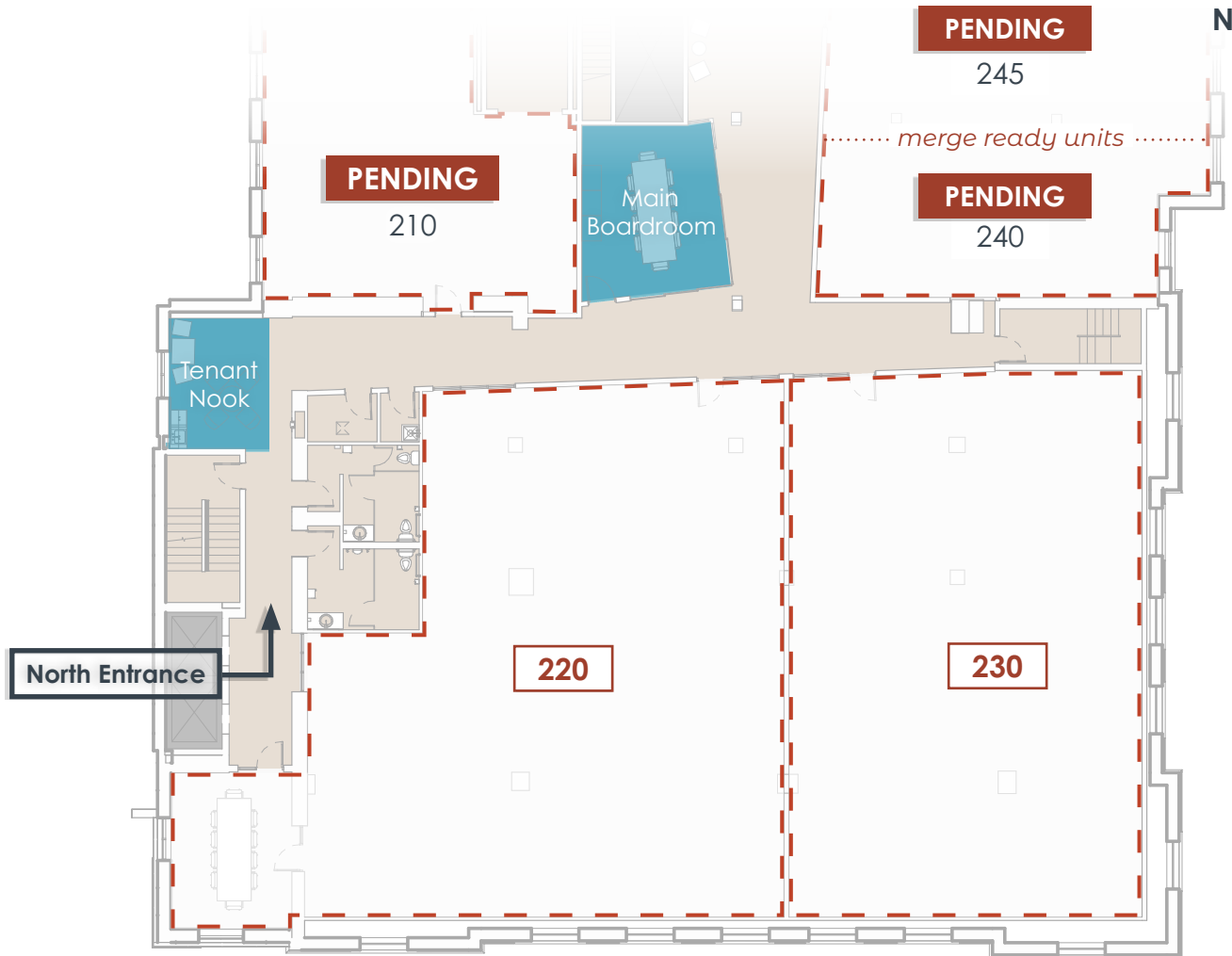
22,097sf

+ 1,592sf (Rooftop Garden)

Click/tap units on map to download layout designer grid paper.



SECOND FLOOR UNITS



- Amenities
- Common
- Building Service
- Units

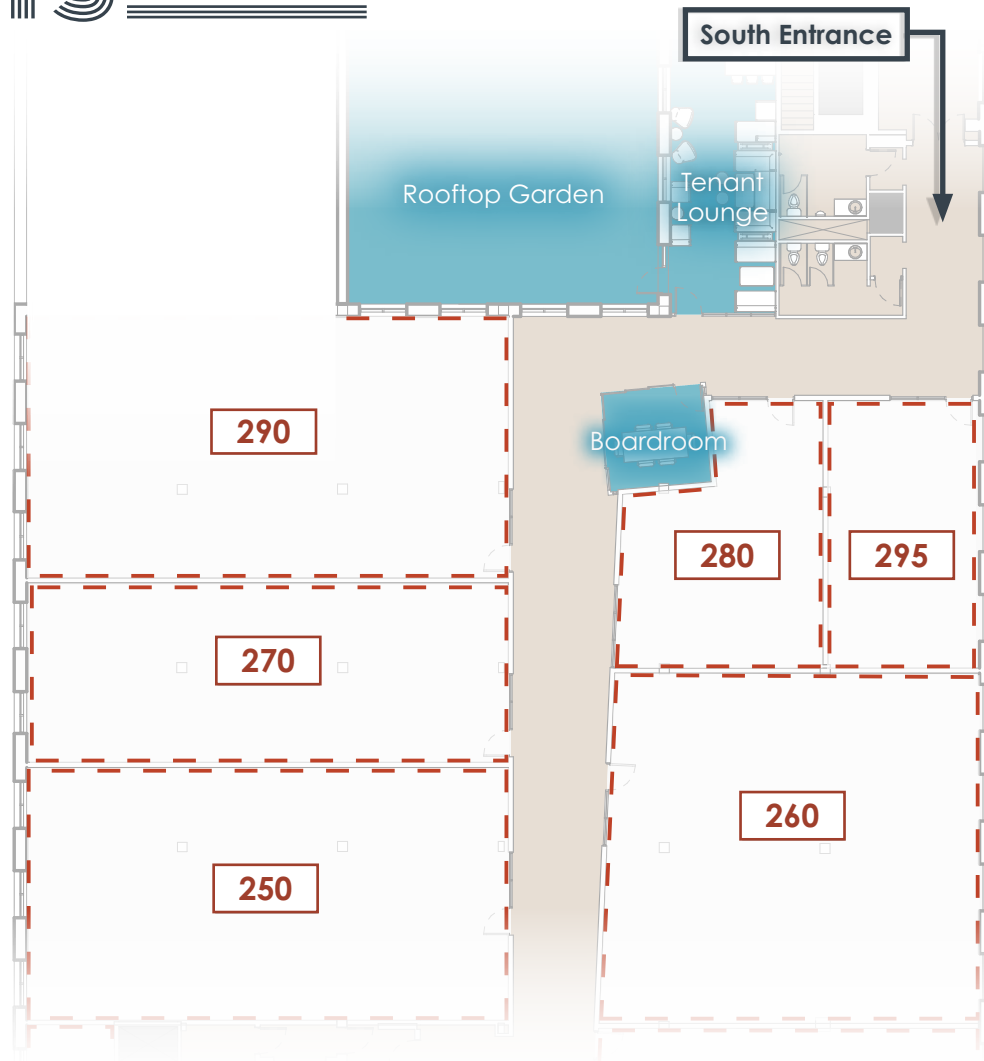
Unit	Size Net/Gross (ff ²)	Estimated Team Size
210	1,176 / 1,539	7 - 12
220	3,072 / 4,019	18 - 32
230	2,689 / 3,518	16 - 28
240	953 / 1,246	5 - 9
245	958 / 1,253	5 - 10

To download our Price Sheet please visit postyql.com/pricing

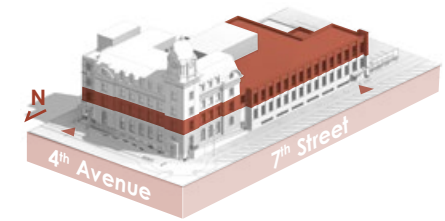


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SECOND FLOOR UNITS



N



- Amenities
- Common
- Building Service
- Units

Unit	Size Net/Gross (ft²)	Estimated Team Size
250	1,673 / 2,188	9 - 17
260	1,845 / 2,414	10 - 19
270	1,270 / 1,662	9 - 17
280	873 / 1,142	5 - 9
290	1,665 / 2,178	9 - 17
295	717 / 938	4 - 7

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THIRD FLOOR

FLOOR HIGHLIGHTS:

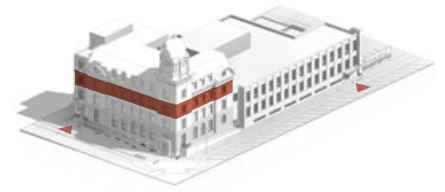
A full floor of the iconic Post building will be a treasured location and equity position for generations to come.

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

Purchase Info:

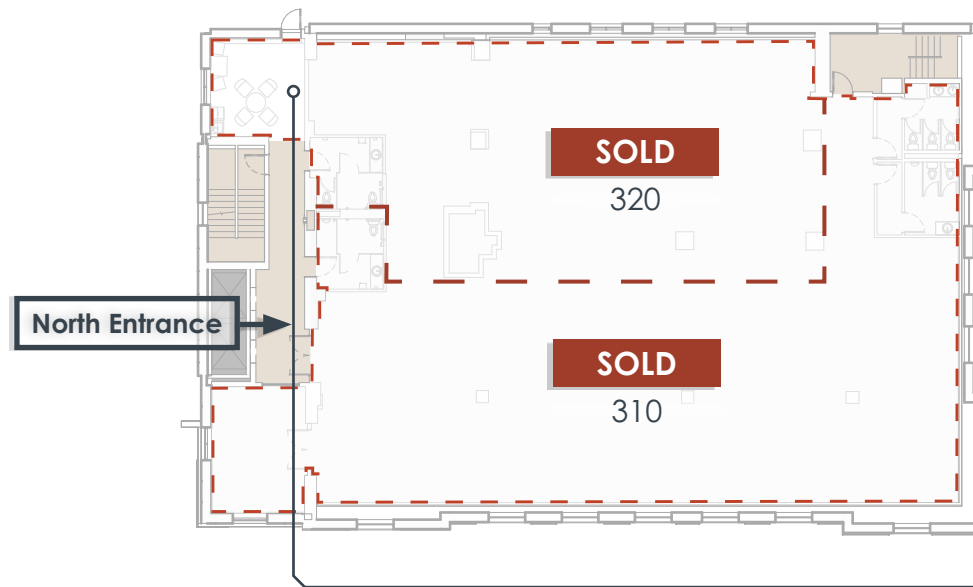
Size (Net / Gross)
7,030sf / 9,312sf

Price
Sold.



Total

9,312sf



- Amenities
- Common
- Building Service
- Units



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 / 7,497sf

(+ 1,612sf rooftop)

Price

To download our Price Sheet please visit postyql.com/pricing

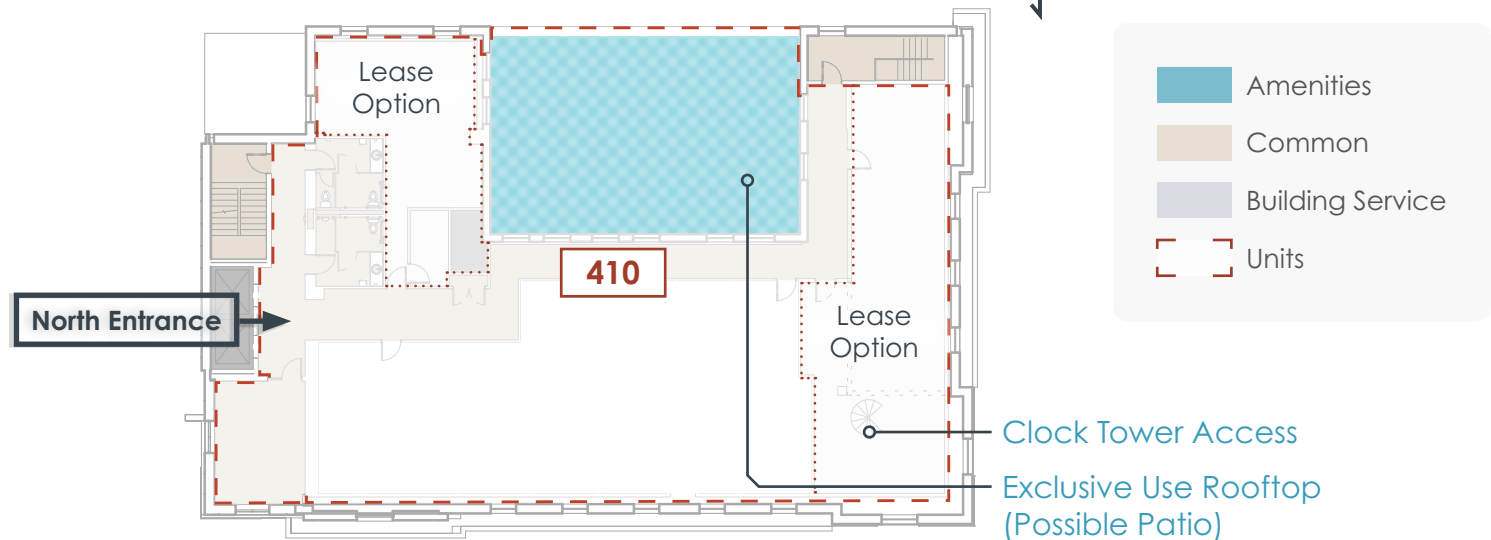
Timeline and tenant info
available by request.



Total

7,497sf

+ 1,612sf (Rooftop)



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:

2nd 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:

2nd | 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:

2nd | 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:

2nd 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:

1st - 2nd | 200sf - 300sf

First and second floors have 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 4th Avenue entrance.
- Single 2nd floor elevator off 7th Street entrance.
- Tenant only service elevator for Basement to 2nd floor.

BICYCLE FACILITIES:

- Secure bicycle storage.
- Showers & change rooms.

COMMUNICATIONS:

- Fibre optic connection to each floor.
- Building common wifi 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 common areas.
- 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 4th ave & 7th st)

OCCUPANCY (BY FLOOR):

- Q4 2020 | 3rd
- Q2 2021 | 2nd & B



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