

704 4TH AVENUE SOUTH

post





post

A VIBRANT HUB IN DOWNTOWN  
LETHBRIDGE

“The best way to predict your  
future is to create it.”

—Peter Drucker



LETHBRIDGE'S MOST ICONIC BUILDING  
RE-IMAGINED FOR AN INNOVATIVE FUTURE.

MAKE

HISTORY



# PAST MEETS PRESENT.

**1912**

Construction on the Lethbridge Federal Building begins.

**1913**

Construction on the Lethbridge Federal Building is complete.

**1936**

The Post Building undergoes it's first renovation project.

**1956**

To serve Lethbridge's growth, Canada Post office gets a major expansion.

**1982**

The building gets a modernization in order to meet new standards.

**1995**

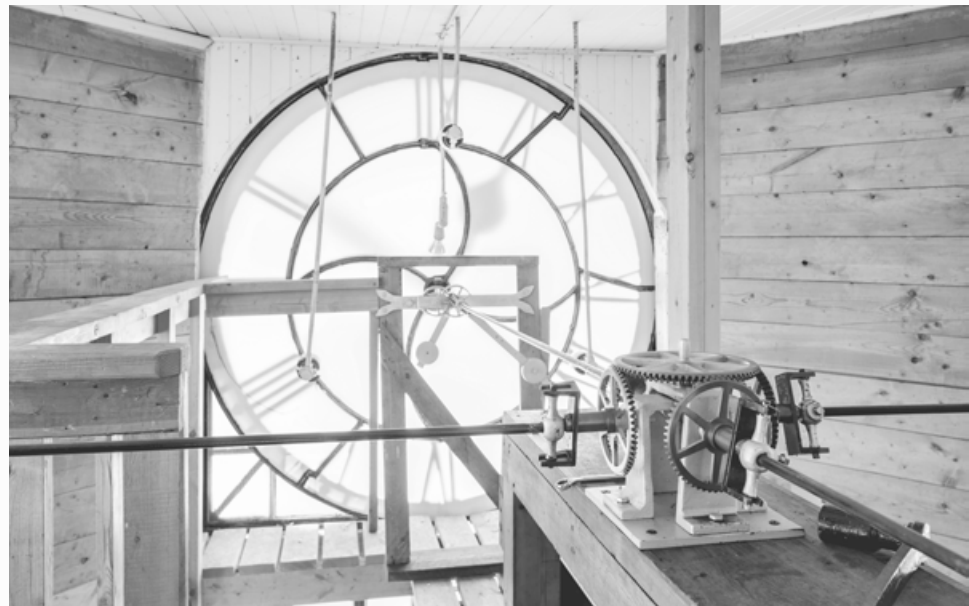
The historic dome is rehabilitated and restored to a new condition.

**2019**

The building is sold to private investors for the first time in history.

**2020**

Private investors begin their redevelopment project on the building.

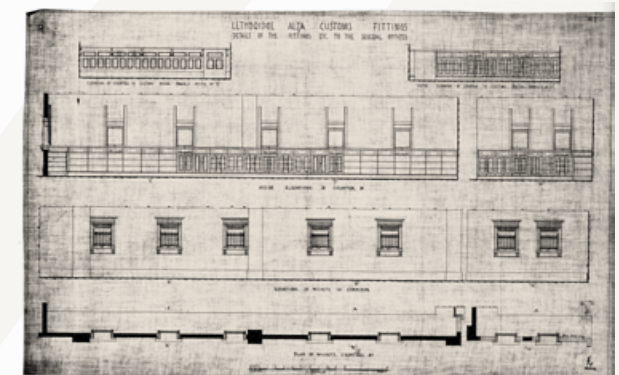


Built over 100 years ago, the Post building was a major investment by the Federal Government into Lethbridge. It was built to bring credibility and recognition to Lethbridge. Today, protected by its historic designation, the building still holds these qualities. The tower is a work of art recognizable to anyone in the region.

Being privately owned for the first time in its history, we have a unique opportunity to redefine the building's meaning for Lethbridge. From its conception, it was intended to be a gathering place for Lethbridge. We'll restore this purpose with a complete modernization of the facilities. Partnered with innovative businesses, we plan to create a vibrant hub for Lethbridge's Downtown. We hope this hub will charge Lethbridge with optimism and pride for the future.

## ORIGINAL BUILDING PLANS

Many blueprints and redevelopment plans were found in the basement of the building. Each document includes intricate hand-drawn plans for this historic building.







**KENDAL HACHKOWSKI**  
**Sumus Property Group Ltd.**

“The historic section of the building has been a classic architectural component to the Lethbridge landscape, it's tastefully decadent, and artistically admired. In the '50s, they attached a big grey box for extra square footage... it needs some improvement.

With the redevelopment project, the expansion will become more inviting, open, and usable than ever before. Turning our beloved, but unapproachable, historic landmark into a vibrant downtown hub for business, innovation, community, and collaboration.”



## APPROACHING SUSTAINABILITY

Reusing existing materials brings character and history. Saving those materials from going to waste reduces the environmental impact of our project.

The Post is ideally located for walking and cycling. With city transit next door, we're promoting users to take alternative transportation whenever possible.

Our redevelopment will be more than cosmetic. With modern efficiencies, we'll make the building more comfortable and environmentally friendly.

Our community space approach enables businesses to use up to 30% less space than a traditional floor plan. With greater density and space utilization, businesses save costs and energy by reducing the need to maintain vacant rooms.

## LOCAL IMPACT OF THE POST



Owners are investing into the future of downtown Lethbridge.



The space will raise local expectations for future office space development.



The space will provide active living amenities, promoting healthy habits.



Community focused design working to bring people towards collaboration.





## Redevelopment Plans

Our bold redesign and material choices, with the building entrances, will emphasize the new status of the building while contrasting and complementing its historic significance. Lobby improvements, and public realm improvements, will invite clientele and staff into the building.

### DEVELOPMENT GOALS

- ✓ +80,000sf of usable space.
- ✓ Public realm improvements.
- ✓ Accessibility improvements.
- ✓ New outdoor garden space.
- ✓ New amenities.
- ✓ Early possessions in 2020.
- ✓ Main lobby redevelopment.  
(South-West and North-East Entrances)

Adding comprehensive workplace amenities will improve employee satisfaction. While an emphasis on healthy living will impact general happiness and productivity. Combined, these features aim to create an engaging atmosphere people love to be involved with.

### DESIGN MANDATE

- ✓ Respect the history of the building.
- ✓ Bring light and atmosphere into the building.
- ✓ Bring the warmth and buzz of an innovative office to the street.
- ✓ Impose a physical contrast between the addition and historical building.





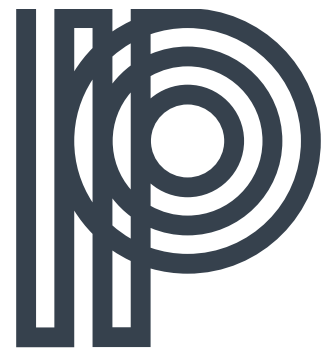


The Post was built to be a vibrant hub for Lethbridge's innovative business community. A keystone piece which Lethbridge needs for its place in the future.

# COMMUNITY FOSTERING.







Where you work impacts how you work, more than most other factors. Unlike outdated or superficially redeveloped spaces, in downtown, we've optimized how the building flows and functions for occupants. Optimization results in lower costs and happier employees. Walk through the space to discover how shared spaces, and good design, will benefit your bottom line.

# A NEW DOWNTOWN STANDARD.





# A Central Landmark Location

Do you even need a map?

On the corner of 4th Avenue and 7th Street, the Post building is a uniquely recognizable and treasured building. Few other buildings in Lethbridge can boast about the curiosity and appreciation they inspire in those who pass-by. With easy access for staff and clientele, the Post is highly accessible by all modes of personal transportation.

## PROFESSIONAL



BMO Bank of Montreal



ATB Financial

BDO

KPMG

CANA

## LIFESTYLE

TOMPKINS JEWELLERS

UNION

PARK PLACE



inspire HOT YOGA

CORE ELEMENTS

202 TRAINING CENTRE



## HEALTH

...and many more!

Brands listed here showcase the recognizable and diverse options available in downtown Lethbridge. An endorsement of the project from these brands, businesses, and organizations is not implied.

## CAFES

1. Bread Milk and Honey
2. The Penny
3. Sonder Coffee Bar
4. Tim Hortons

## RESTAURANTS

1. Plum
2. Two Guys Pizza
3. Telegraph Taphouse
4. O-Sho
5. Mocha Cabana
6. Streetside Eatery
7. Lighthouse
8. Miró Bistro
9. Chef Stella
10. Italian Table
11. Hudsons
12. Owl Acoustic Lounge
13. Piggy Back Pouterie
14. Pita Pit
15. Crave Food Court
16. Sisters Pub
17. Tacos Made In Mexico
18. Taro Noodle House

## COMMUTE



Next door to Downtown Park n' Ride.



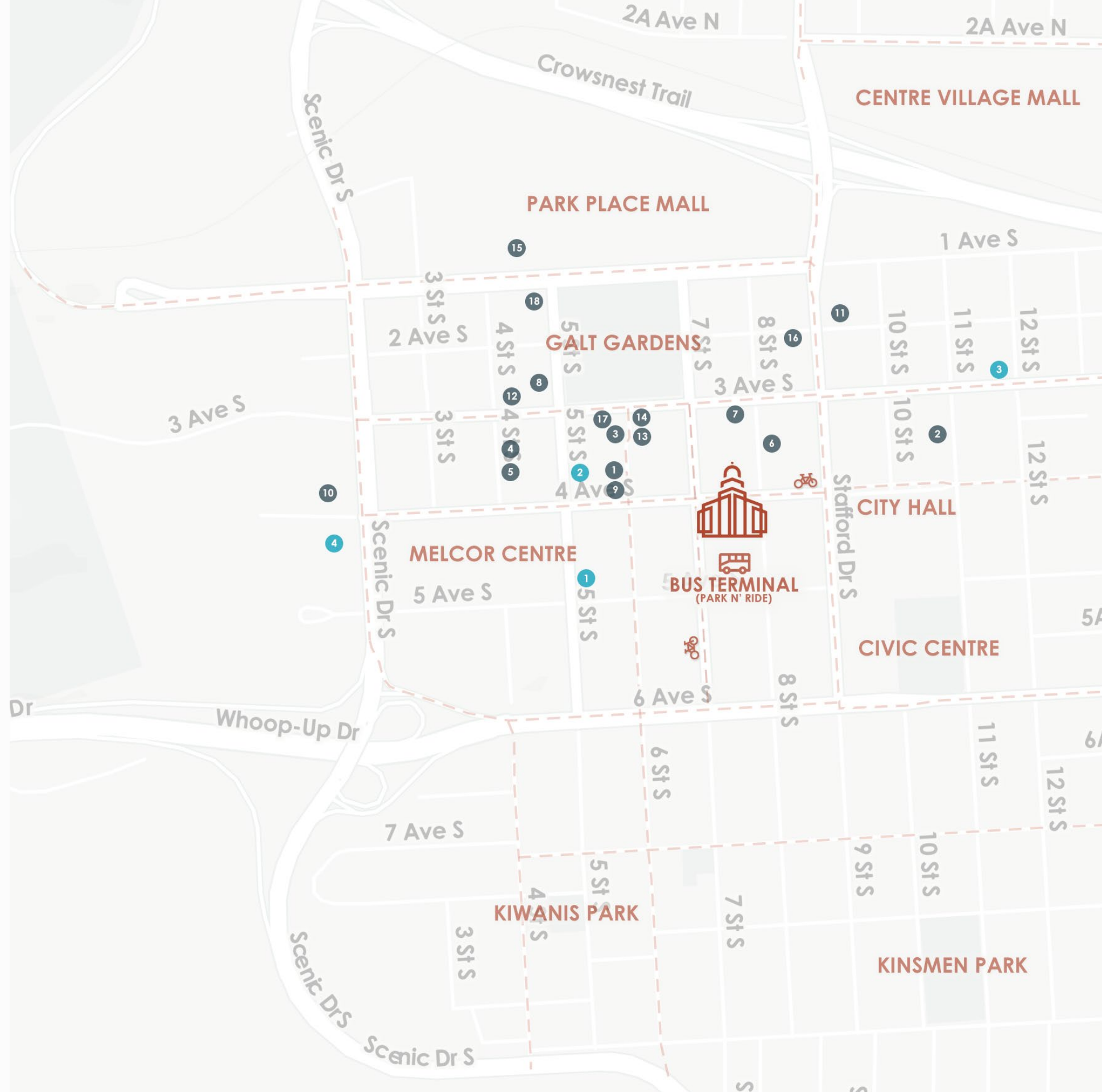
250 parking stalls. Bus routes: 23, 22, 20, 21, 12



Along city planned downtown bike lanes.

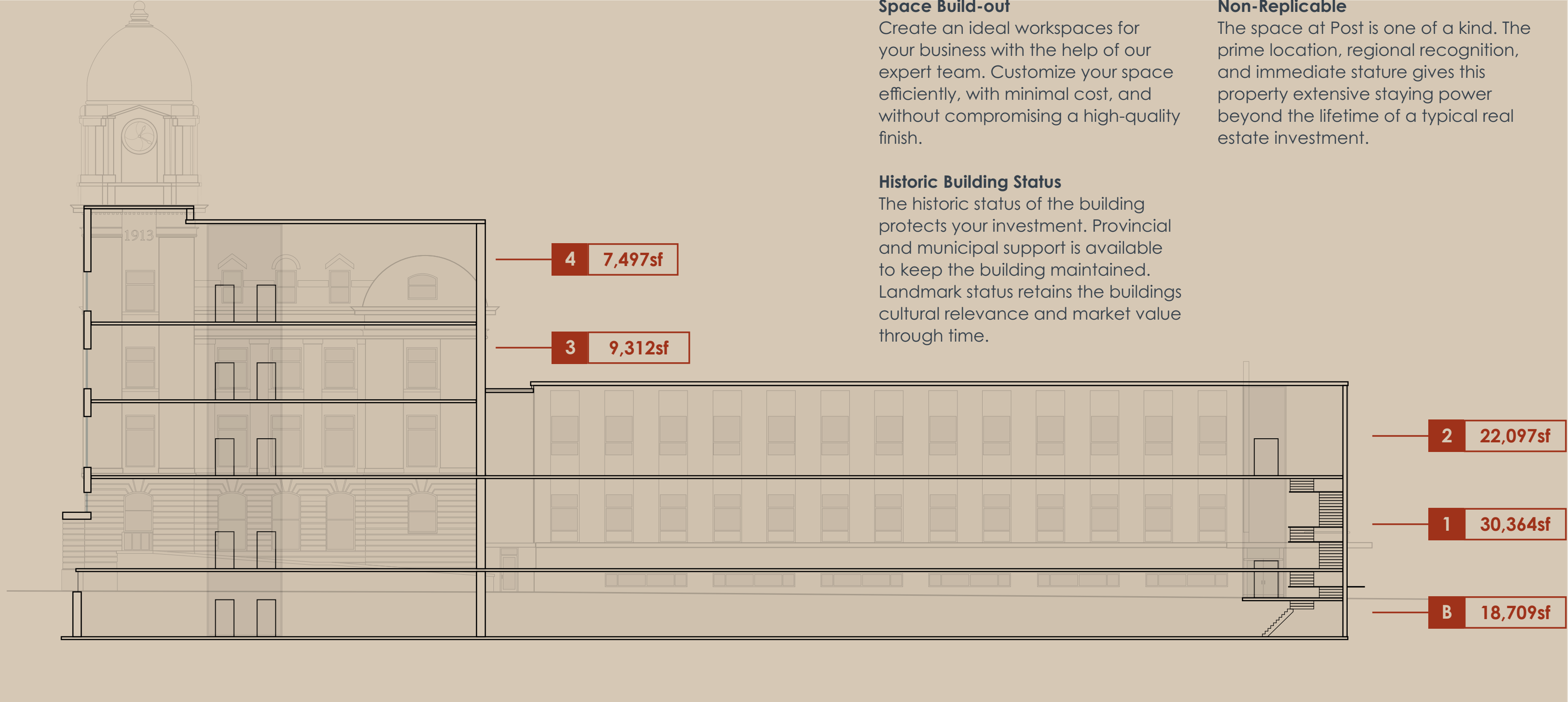


Long list of walkable locations. Diners, restaurants, cafe's and offices.





# Become A Steward Of The Future





# Team



## WARD BROS CONSTRUCTION LTD

Construction Management  
and General Contracting

**wardbros.ca**



## IAN MOXON ARCHITECT

Architectural Team

**ianmoxonarchitect.com**



## SONGER ARCHITECTURE INC

Architectural Team

**songerarchitecture.com**



## AVISON YOUNG TEAM

Sales and Leasing

**avisonyoung.ca**



## SUMUS PROPERTY GROUP LTD

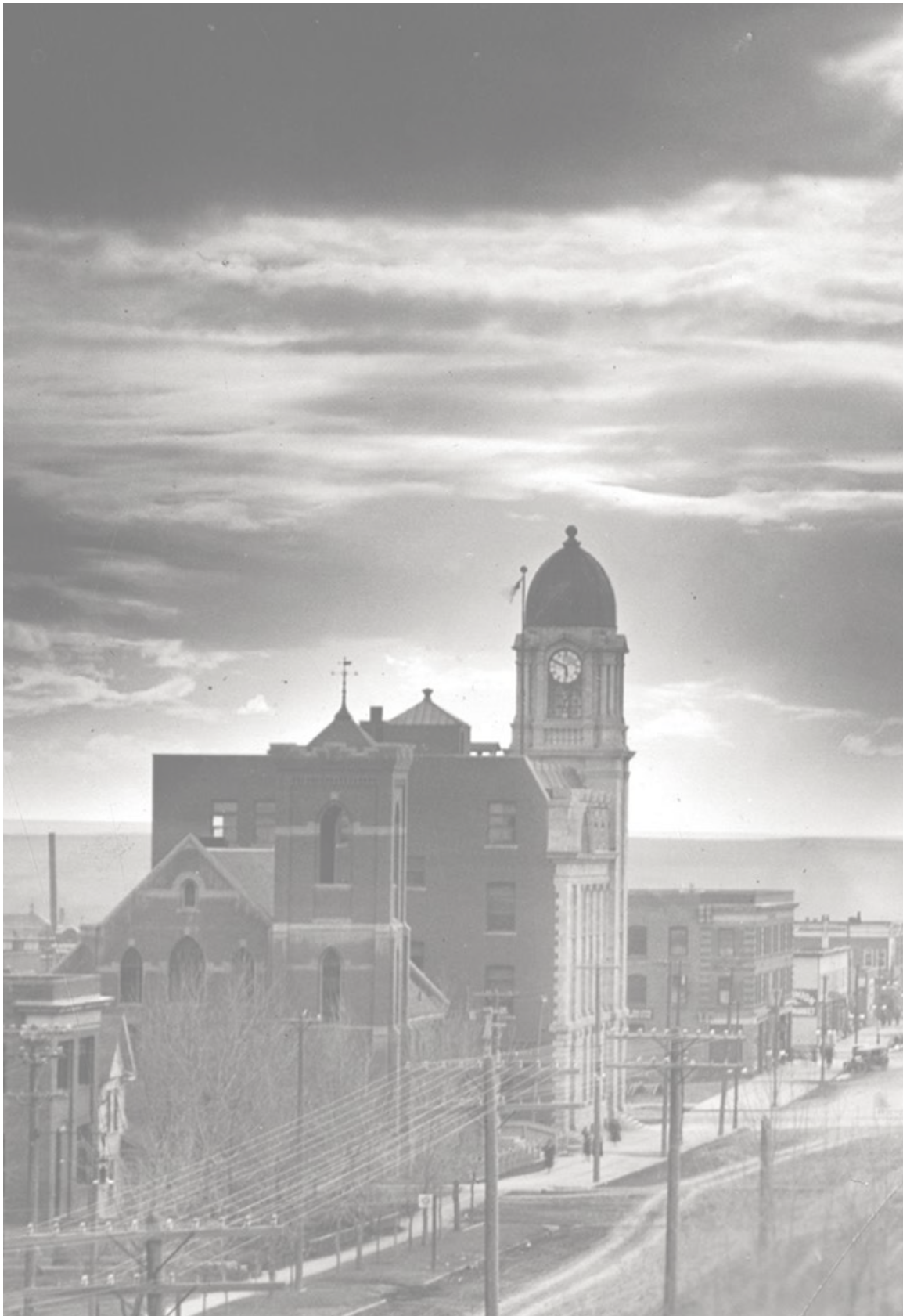
Development Team

**sumus.ca**



INTEGRITY. MASTERY. COMMUNITY.





p o s t

[postyql.com](http://postyql.com)