



CONCEPT.

INVESTMENT PARTNERS LTD



PARAMOUNT

BOUTIQUES & PROFESSIONAL SPACE

More than 70 years of history...

719 4th Ave South, Lethbridge

www.conceptip.ca

THE BUILDING



The Paramount Theatre was constructed in 1949 and had a capacity of 950 seats, including a balcony for distinguished guests. The Paramount was not only a movie theatre, but large enough to host concerts, theatre productions, graduations and large events like the Kiwanis Musical Festival. In 1968, it was decided that a second theatre was needed and an additional 500 seat theatre was added onto the remaining northeast corner of the site. After providing many years of entertainment the theatre was decommissioned in 2007.

In 2009 the property underwent a major renovation to convert the iconic theatre into a two-story modern professional office and retail center. The property was designed with a public walkway through the building to connect 4th Avenue South and 8th Street South allowing pedestrians to stroll through the building bringing them by the new shops and offices. An interior mezzanine incorporates plenty of natural sunlight from two large skylights over the open floor area.

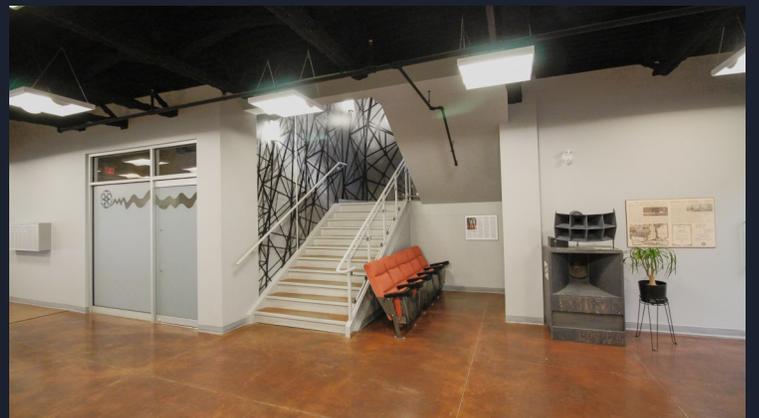
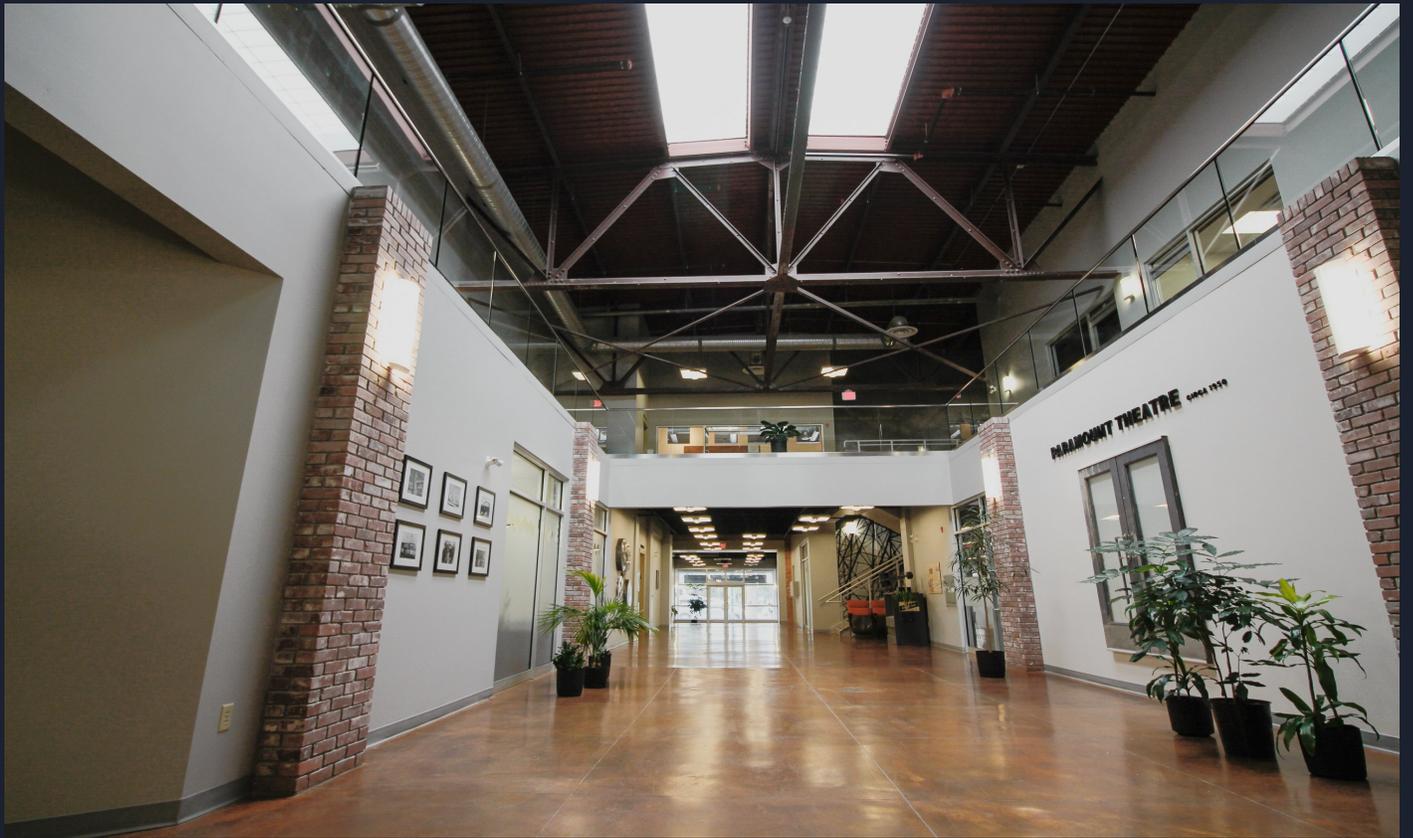
The old ceiling structures were removed to expose the large steel trusses to add a modern feel to the historical building. The original sloped floors were covered over to allow for a level surface for the boutique and office spaces. The renovated building has a total of 33,000 square feet.

PROPERTY PHOTOS and FEATURES

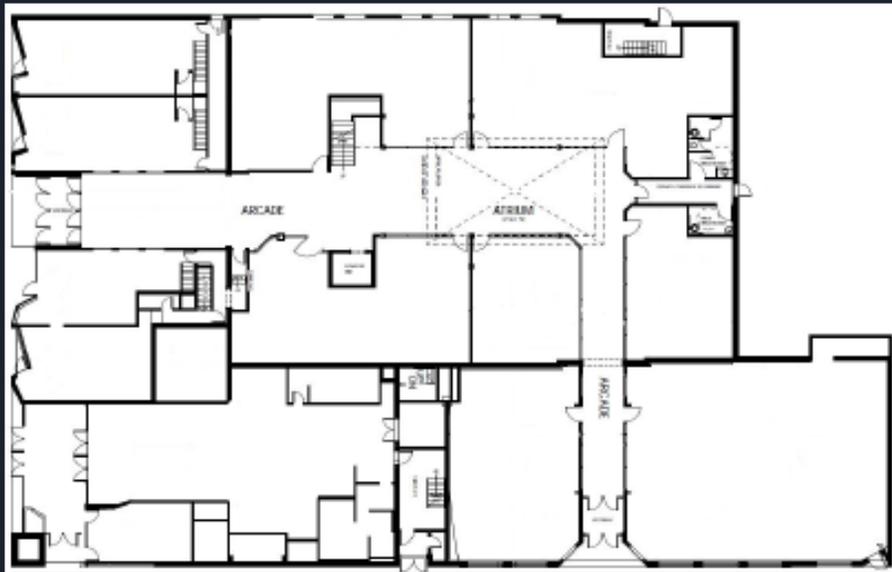


- ◇ Abundance of natural light with glass frontages in all suites
- ◇ Upscale renovations complimenting the historical details with infusion of modern influence
- ◇ Character exposed brick walls and ceiling that add industrial details to the property
- ◇ On-site parking stall included per unit
- ◇ Additional parking options half a block away in the new Park 'n' Ride Transit Terminal
- ◇ 24-hour security camera and video surveillance for enhanced safety and building security
- ◇ On-site property management

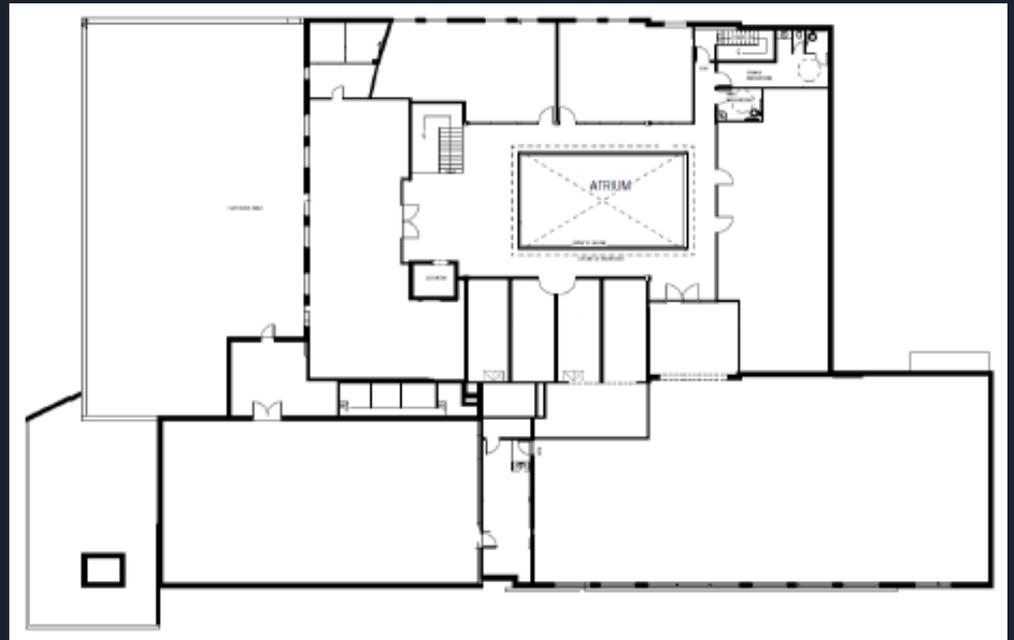




BUILDING FLOOR PLAN



1ST FLOOR



2ND FLOOR



OUR TENANTS

HEALTH AND WELLNESS

- ◇ Dylan Babe Tattoo
- ◇ Katlyn Jane Photography
- ◇ Mudita Beauty
- ◇ Nelleekayehair
- ◇ The Healing Hut
- ◇ YQL Lashbar
- ◇ Andrew Page Tatting

RESTAURANT

- ◇ Ace Tea Tasty
- ◇ Gather & Graze YQL

PROFESSIONAL

- ◇ ATB Advisory Centre
- ◇ ATB Entrepreneur Centre
- ◇ ATB Financial Downtown Branch
- ◇ Chantelle Erickson, Insurance Broker
- ◇ CONCEPT. Investment Partners Ltd.
- ◇ Hadford Defence Group
- ◇ Kathlyn Jarvis Design
- ◇ SRUDELBRAND!

RETAIL

- ◇ Society Lingerie
- ◇ Splurge & Co.

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BOUTIQUE DEVELOPMENT—Shaping Communities

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