



Kindersley

MEDICAL ARTS BUILDING

SMALL TOWN CHARM
WITH BIG CITY
AMENITIES!

Looking for the perfect place to move your professional services or business? Don't miss this exclusive opportunity to tour a state-of-the-art facility with an adaptable floorplan for your specialized needs.

☑ **Spacious Layout**

☑ **Modern**

☑ **Adaptable**



306-463-2675



Visit Our Website:
www.kindersley.ca





We are pleased to offer a large, flexible space in our Medical Arts Building for lease. Located in a central, easily accessible area of Kindersley, this space is ideal for healthcare providers, wellness practitioners, or complementary medical services looking to expand in or serve the community.

Located at: 1007 - 1st Street West



Small town charm with big city amenities!

Key HIGHLIGHTS



1 Location Advantage

Situated beside an established dental office, with the Saskatchewan Health Authority doctor clinic conveniently located on the ground floor, this space is part of a vibrant, healthcare-focused environment.



2 Flexible Layout

The space can be tailored to suit a variety of clinical or wellness services. With significant room, it offers the opportunity to create consultation rooms, treatment areas, private offices, or group therapy/fitness spaces, depending on tenant needs.

3 Customization Potential

While the space requires lease-hold improvements - including flooring, bathrooms, paint, and general interior finishing - this allows tenants to design a space that fully aligns with their brand and operational needs.

4 Lease Flexibility

Lease rates are negotiable, offering opportunities for both new and expanding businesses to find a solution that works for their budget and growth plans.

5 Community Visibility

Benefit from the building's strong healthcare traffic and its reputation as a trusted, multi-disciplinary health hub in Kindersley.





Our Space IS IDEAL FOR

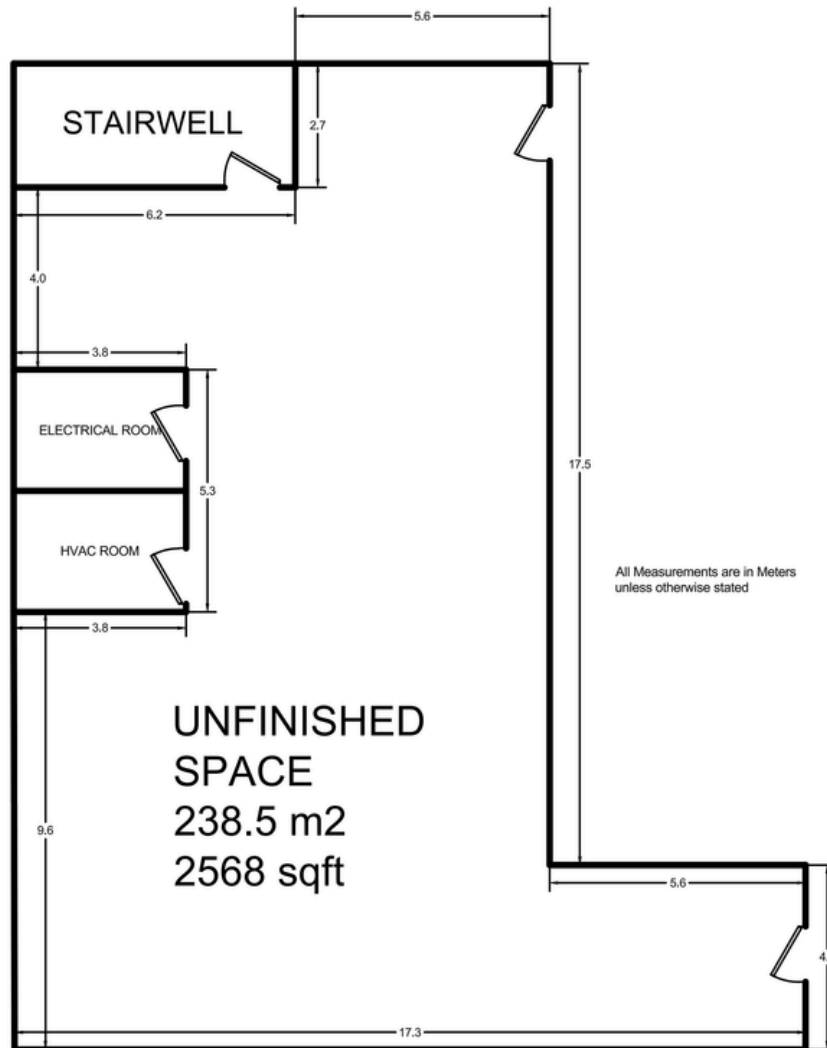
Our Space is Ideal For:

Medical, dental, or allied health professionals, wellness providers, therapy practices, or any healthcare focused business looking for a centralized, professional, and visible location in Kindersley.

This is a unique opportunity to establish or expand your presence in a growing healthcare community, with the flexibility to customize the space to meet your exact service requirements.

With **2568 square feet** of unfinished space and **11' 4" high ceilings**, this facility has a preferred lease term of 3 to 5 years with an immediate possession date.

Our Space IS CUSTOMIZABLE



*This could be
all yours!*



All the possibilities!

THE INNER WORKINGS

Of Our Space



The Nitty Gritty Details...

The Medical Arts Building has a Lennox high efficiency natural gas furnace equipped with air conditioning. The HVAC is controlled by a Honeywell T4 thermostat with a large display for user friendly use and programming.

Our Space IS EASILY ACCESSIBLE

Easily Accessible...

Whether your clients prefer to take the long route via the shared public staircase, or need a little extra lift via the share public elevator there is plenty of shared waiting space with your professional and friendly neighbours at the dental office for them to have a rest upon arrival.

Parking Lot Access...

There is ample parking available in the shared parking lot.

let's get in touch

For inquiries or to discuss leasing options, please contact:

Town of Kindersley

306-463-2675

www.kindersley.ca

office@kindersley.ca