



Office Space For Lease

Saskatchewan Drive Plaza is a well maintained two (2) storey office building located at the NW extremity of the Regina Central Business District. The site runs a full city block along Saskatchewan Drive, offering maximum exposure to east-west traffic. A common entrance is located off Smith Street. A private entrance for Unit 140 is located facing Saskatchewan Drive.

Presently, three (3) spaces are available with tenant improvements. Should these tenant improvements not be suitable, a tenant improvement allowance is available for qualified tenants.



Get more information:

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Sask Drive Plaza

PROPERTY DETAILS

AVAILABLE AREA

Suite 120	4,447 sf
Suite 140	3,199 sf
Suite 240	1,827 sf

AVAILABILITY

Immediate on all units

LEASE RATE (NET)

\$12.00 sf/negotiable

OPERATING COSTS & TAXES (2024)

\$15.58 per sf

TERM

Negotiable

ZONING

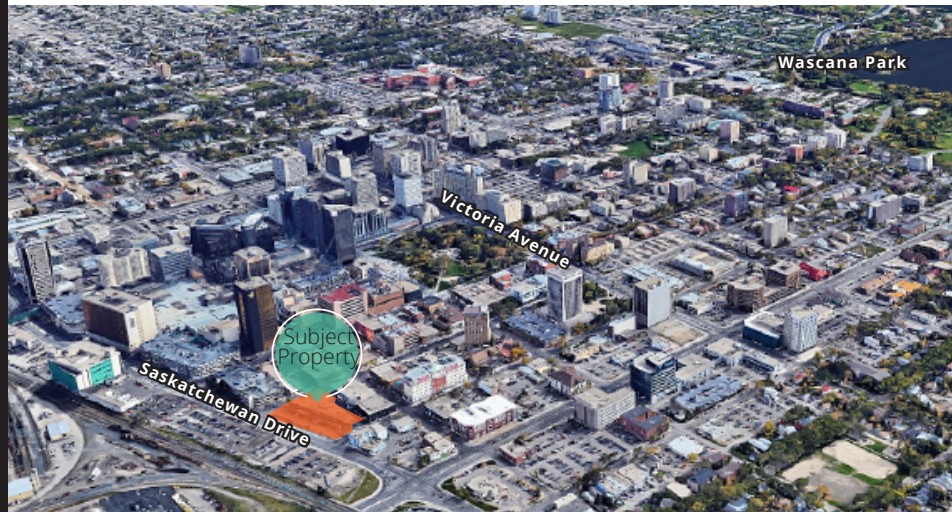
DCD - Downtown District

FEATURES

- » Abundance of natural light
Large windows in available spaces
- » Parking
Electrified surface stalls on site
Metered street parking
- » Access to multiple transit routes
- » Building signage available

LOCATION

Located in downtown Regina between McIntyre Street and Smith Street the building has exposure across one (1) full city block. This location offers tenants easy access to Albert Street, the downtown core with its many amenities and an abundance of on site and nearby parking.



Suite 140



Suite 140



Suite 120

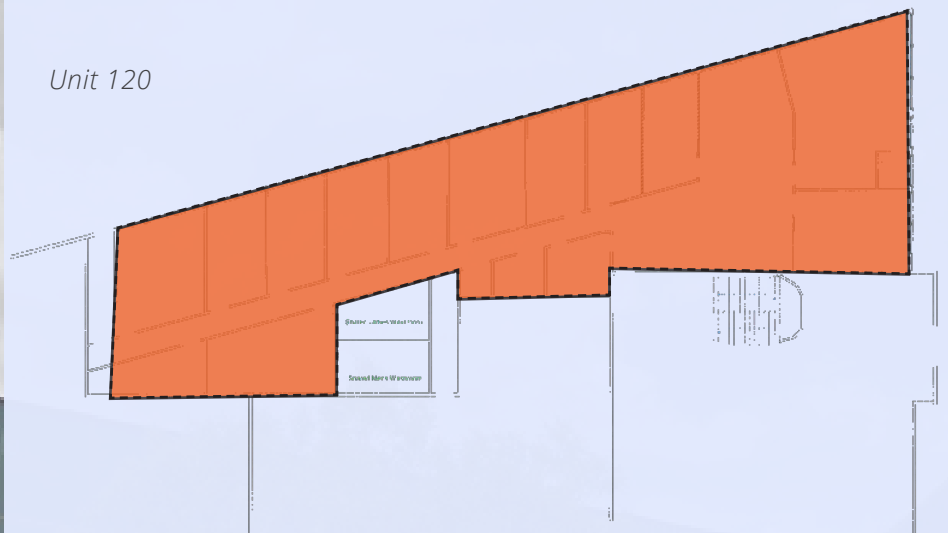


Suite 120

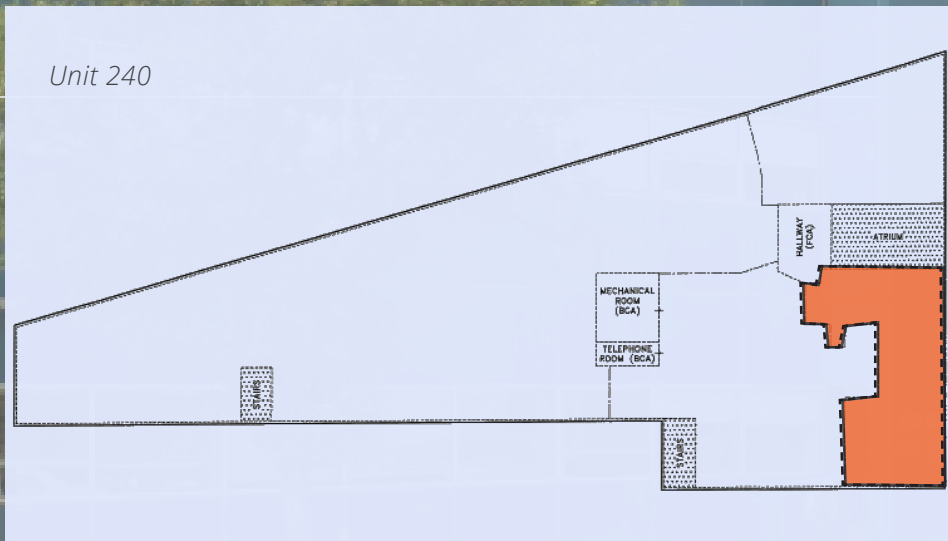
Unit 140



Unit 120



Unit 240

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