



## Office Space For Lease

Park Plaza is a four storey office building on the periphery of downtown Regina, boasting frontage along Albert Street and College Avenue.

Quality office space is now available in this well-maintained building. Park Plaza features spaces that afford an abundance of natural light and terraces. Plenty of designated and electrified parking is available on-site in the attached parkade.

Tenant improvement allowance available to qualified tenants.



### Get more information:

**Dale Griesser**, Associate Broker  
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**Kyle Kamp**, Sales & Leasing  
306 559 9010  
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### Contact: our local office:

2550 12th Avenue  
Suite 300  
Regina, SK S4P 3X1  
306 559 9000

# 2365 Albert Street

## PROPERTY DETAILS

### AVAILABLE AREA

Main Floor	6,945.4 sf
Second Floor	3,917.5 sf

### AVAILABILITY

Immediate

### LEASE RATE (NET)

\$14.50 per sf

### OPERATING COSTS & TAXES (2024)

\$16.32 per sf

### ZONING

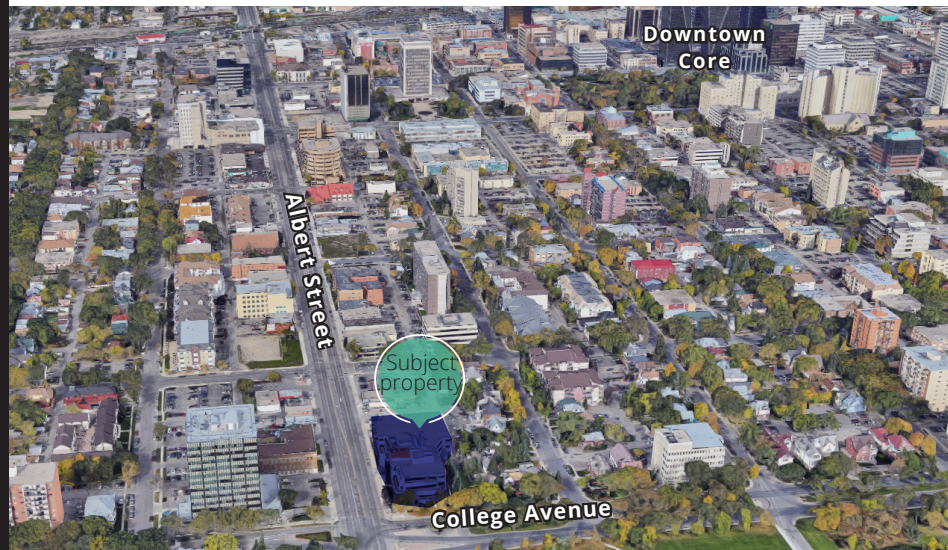
DCD-CS – Centre Square Direct Control District

## FEATURES

- Tenant improvement allowance available to qualified tenants
- Ample Parking
  - On-site parkade
  - Street parking
- Views of Wascana Centre

## LOCATION

Park Plaza is conveniently located in the city's established Centre Square neighborhood. Located on the corner of College Avenue and Albert Street, this building benefits from its close proximity and walking distance to both the downtown Central Business District while being only minutes from Wascana Park and the lake. Travel time to Regina International Airport is 10 minutes.



## TRADE AREA DEMOGRAPHICS

Within 3 KM



25,518

Average Households



56,098

Area Population



Walking Distance

to Cornwall Centre Shopping



Walking Distance

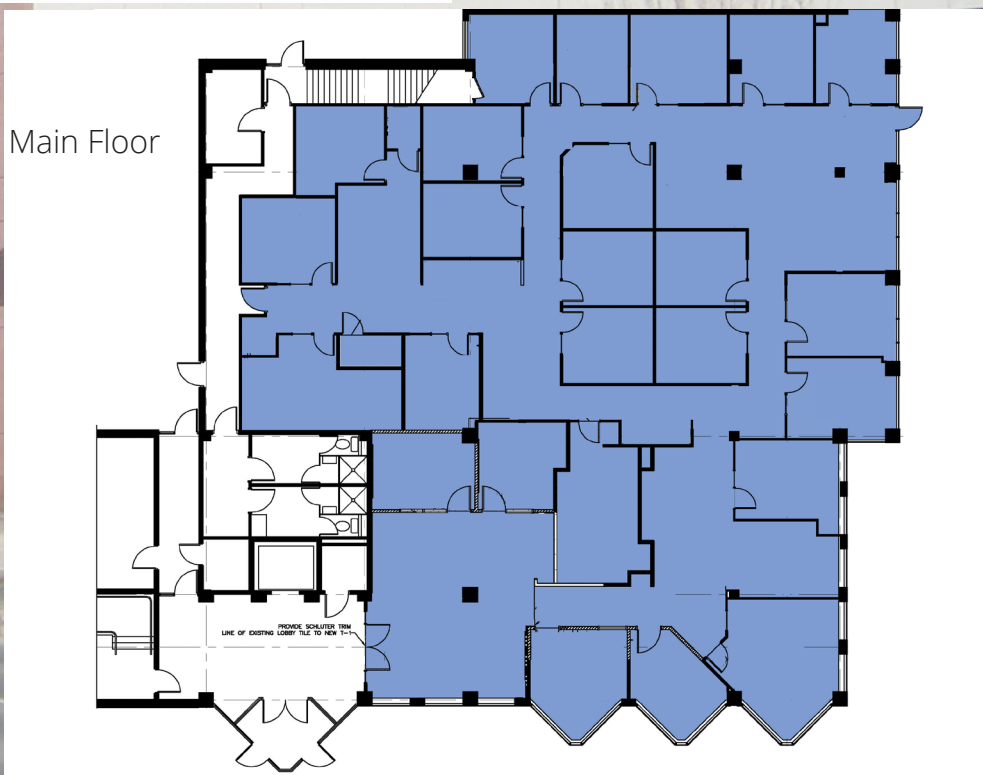
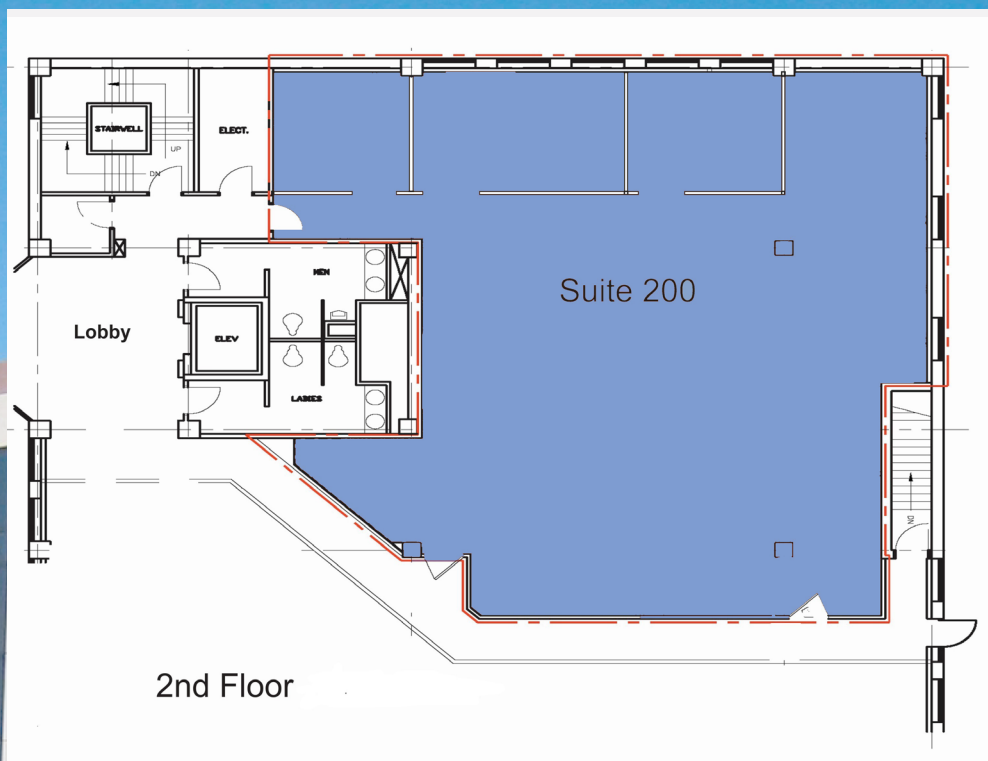
to nearby full service restaurants



22,300 VPD Along COLLEGE AVENUE

27,400 VPD Along ALBERT STREET





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