AVISON YOUNG

Executive Terrace

Unique Office Opportunity

Avison Young is pleased to present the opportunity to lease premium office space within this 42,843 sf five-story professional office building. Discover how Executive Terrace can accommodate your business office requirements.

Lobby has been recently upgraded.

A tenant improvement allowance is available to qualified tenants.

For more information, please contact:

Joe Trudelle, Associate Broker
D 306.559.9007
joe.trudelle@avisonyoung.com

Jeremy Schick, Commercial Sales & Leasing
D 306.559.9004
jeremy.schick@avisonyoung.com

Contact our local office:

2550 12th Avenue
Suite 300
Regina, SK S4P 3X1
306.559.9000

CANADA'S BEST MANAGED COMPANIES | Platinum member

2221 Cornwall Street

PROPERTY DETAILS

AVAILABLE AREA

Suite 200	4,352 sf
Suite 202	1,963 sf
Suite 203	3,664 sf
Suite 300	4,225 sf
Suite 310	1,992 sf
Suite 401	1,943 sf
Suite 402	1,495 sf
Storage Main floor	656 sf

AVAILABILITY

Immediate

LEASE RATE (NET)

$16.00 PSF

ADDITIONAL RENT (EST 2026)

$16.16 PSF

TERM

5+ Years

ZONING

DCD-CS – Centre Square Direct Control

Features

- Unique tiered building design
- Renovated atrium lobby
- Abundance of natural light
    - Large windows in all available spaces
- After hours card access security
- Ample Parking 1:465 sf
    - 33 covered stalls in building
    - 60 surface stalls in adjacent lot
- Secure bike storage
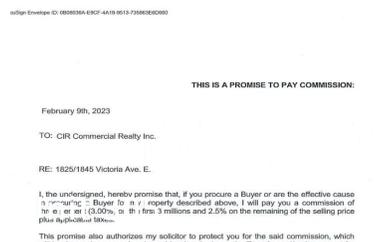- Building is professionally managed

Location

Executive Terrace is conveniently located in the city's established Centre Square neighborhood. Only two blocks north of College Avenue, this location 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.

Unit 203

Unit 203

Unit 305

Unit 320

Unit 401

2nd Floor

202
1,963 sf

Elevator

Elevator

200
4,352 sf

Corridor

Corridor

Stairs

Men

Women

Stairs

203
3,664 sf

3rd Floor

C001

310
1,992 sf

300
4,225 sf

4th Floor

402
1,495 sf

ATRIUM

N94

N940M

401
1,943 sf

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