



221 Winnipeg Street North, Regina, Saskatchewan

# Second Floor Office Opportunity in Mixed-Use Building

For Sublease 



## Property Details

**21,264 +/- sq. ft.**

SUBLEASE PREMISES

**\$12.00/sq. ft. to Jan 31/26**

**\$13.00/sq. ft. from Feb 1/26 to Jan 31/31**

NET LEASE RATE

**\$8.39/sq. ft.\***

2021 ADDITIONAL RENT

**68 stalls plus visitor parking**

SUBLEASE PREMISES PARKING

**IL - Industrial**

ZONING

## Features

- Building has gone through extensive renovations including major upgrades to hvac, main building entry/lobby, elevator replacement, stairwell upgrades to 2nd floor, upgrades to the ups system (diesel generator & battery backup), new windows, new led lighting, carpet replacement & sublease washroom expansion with upgrades
- Adjacent to Ring Road and Winnipeg Street North interchange for easy access in various directions
- Fully built-out office/call centre with offices, lunchroom, exclusive washrooms (call centre furniture potentially available)



## Highlights



**Developed**

CALL CENTRE



**Dense**

RESIDENTIAL, OFFICE AND  
INDUSTRIAL POPULATION



**Easy Access**

TO WINNIPEG STREET NORTH  
AND RING ROAD



**60,000 Vehicles**

PER DAY AT WINNIPEG STREET  
NORTH AND RING ROAD

**For Sublease** ➔

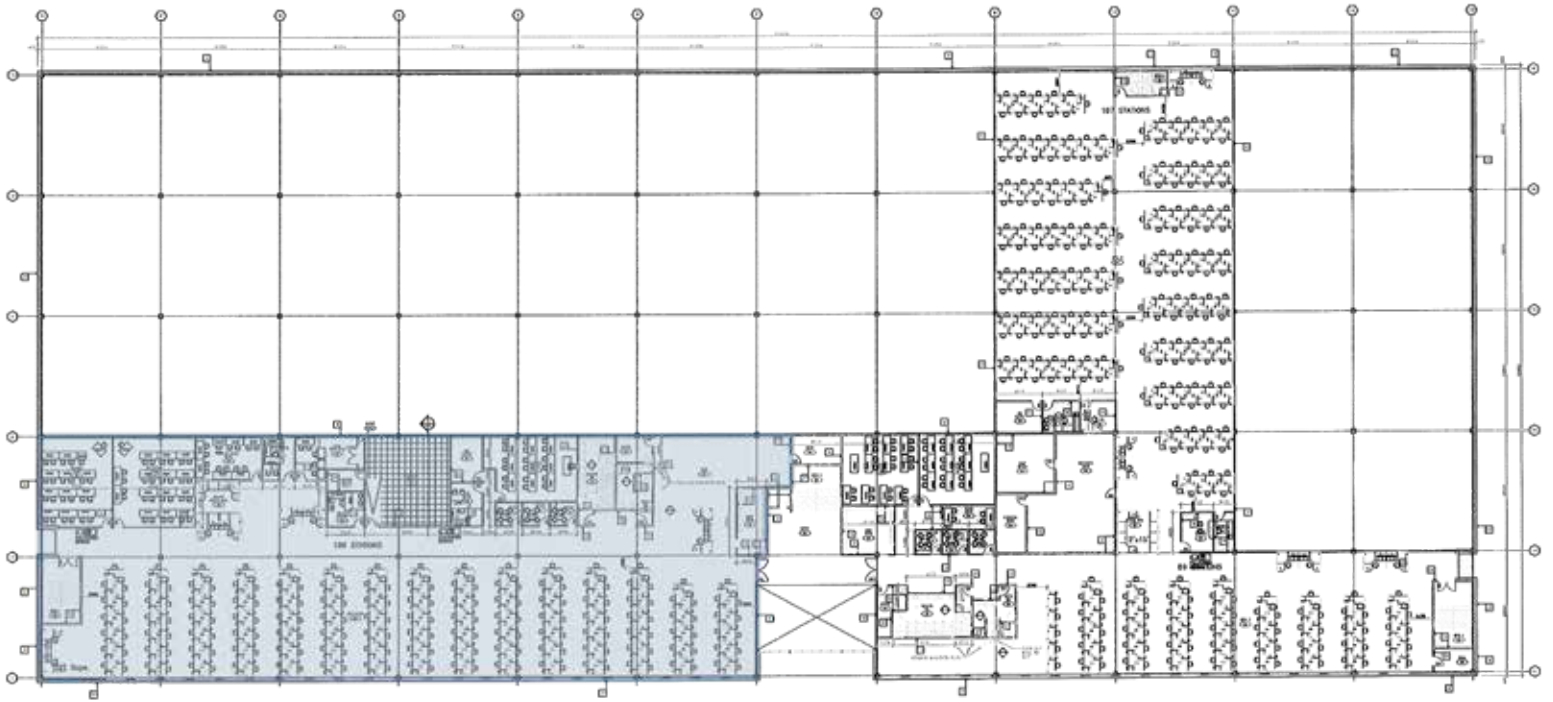
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# Floor Plan







# Connect with us today!

[iciproperties.com](https://www.iciproperties.com)

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