



DREAM
COLLECTION



PREMIUM OFFICE LEASING OPPORTUNITIES

1900 Albert Street

Leasing Opportunities

Building Specifications

Size	163,169 SF
Number Of Floors	9
Operating Costs	\$18.60 (PSF/YR)
Realty Tax	\$5.43 (PSF/YR)
Total Additional Rent	\$24.03 (PSF/YR)

Building Features

- Built in 1992 and renovated in 2003
- Building Management: DOM (Sask) Corp.
- Manned Security

Nearby Amenities

- The Cure Kitchen + Bar
- The Lobby Kitchen & Bar
- The Copper Kettle Restaurant

Parking

- Exterior garage



6th Floor
Suite 600: 14,795 SF

5th Floor
Suite 510: 6,195SF

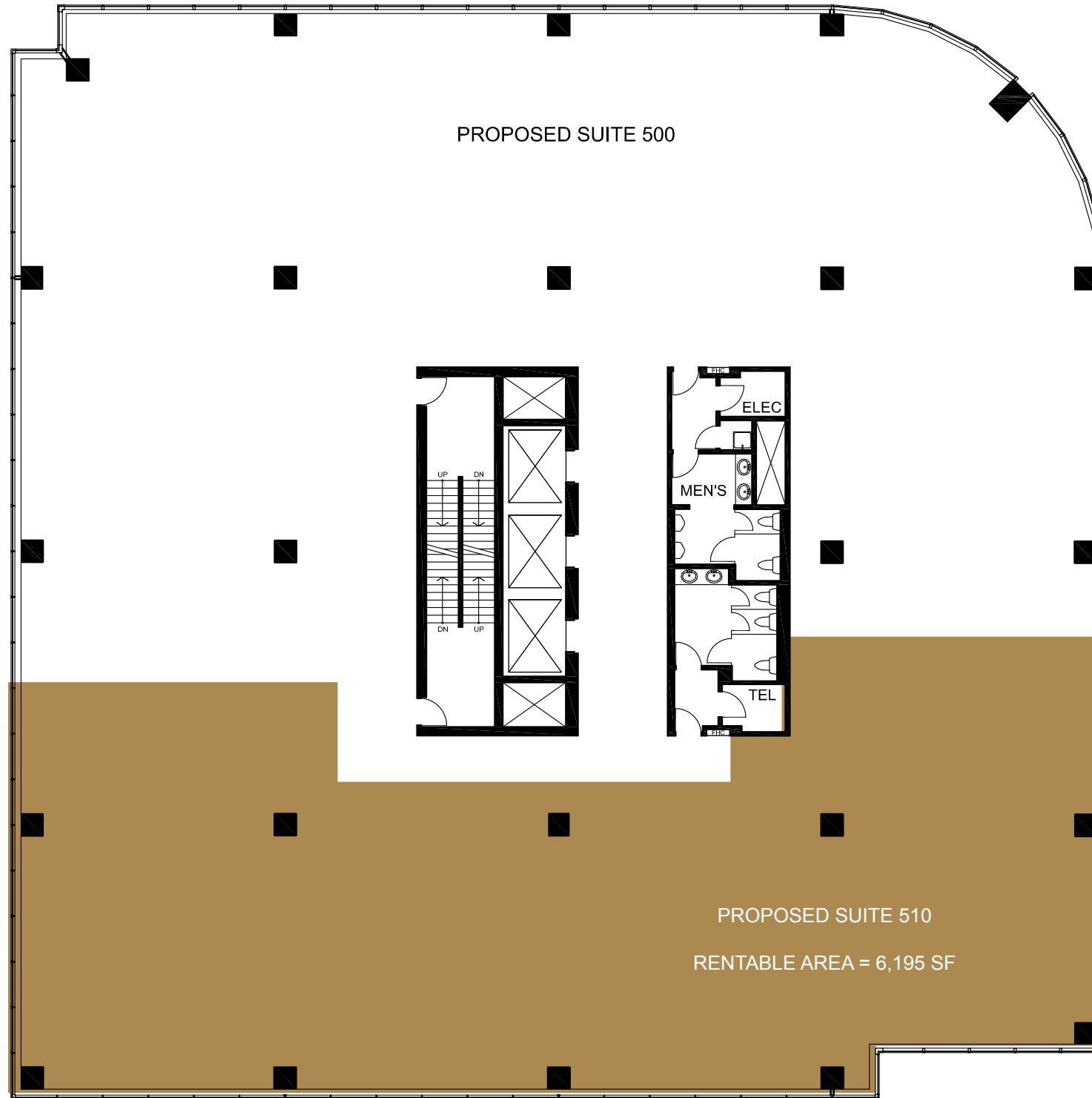
*Starting Gross Rent in Year 1 on an 'as is' basis, triple net lease

THE BUILDING -

Suite 510 Floor Plan

6,195 SF

1900 ALBERT STREET 5

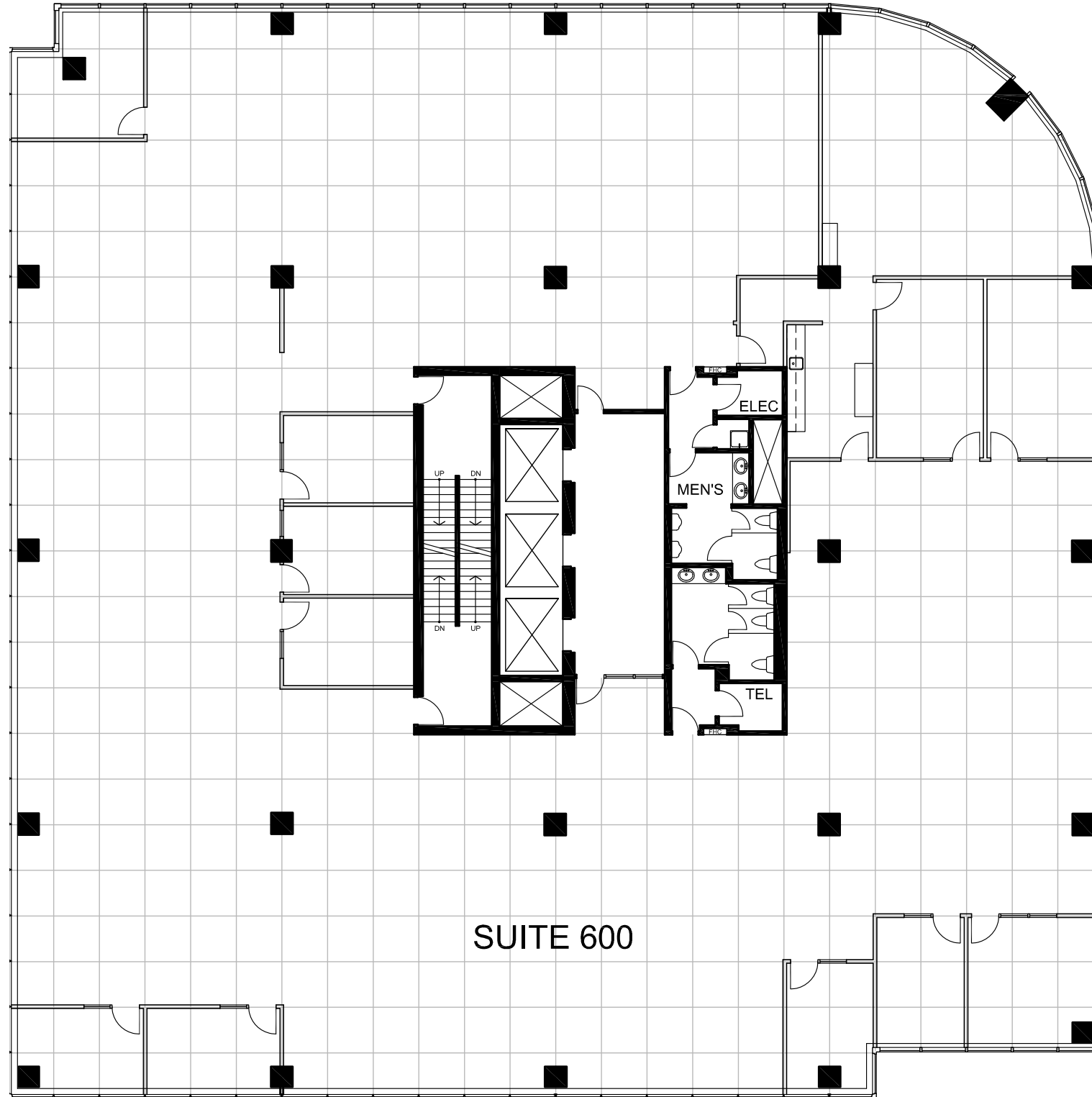


THE BUILDING -

Suite 600 Floor Plan

14,795 SF

1900 ALBERT STREET 7



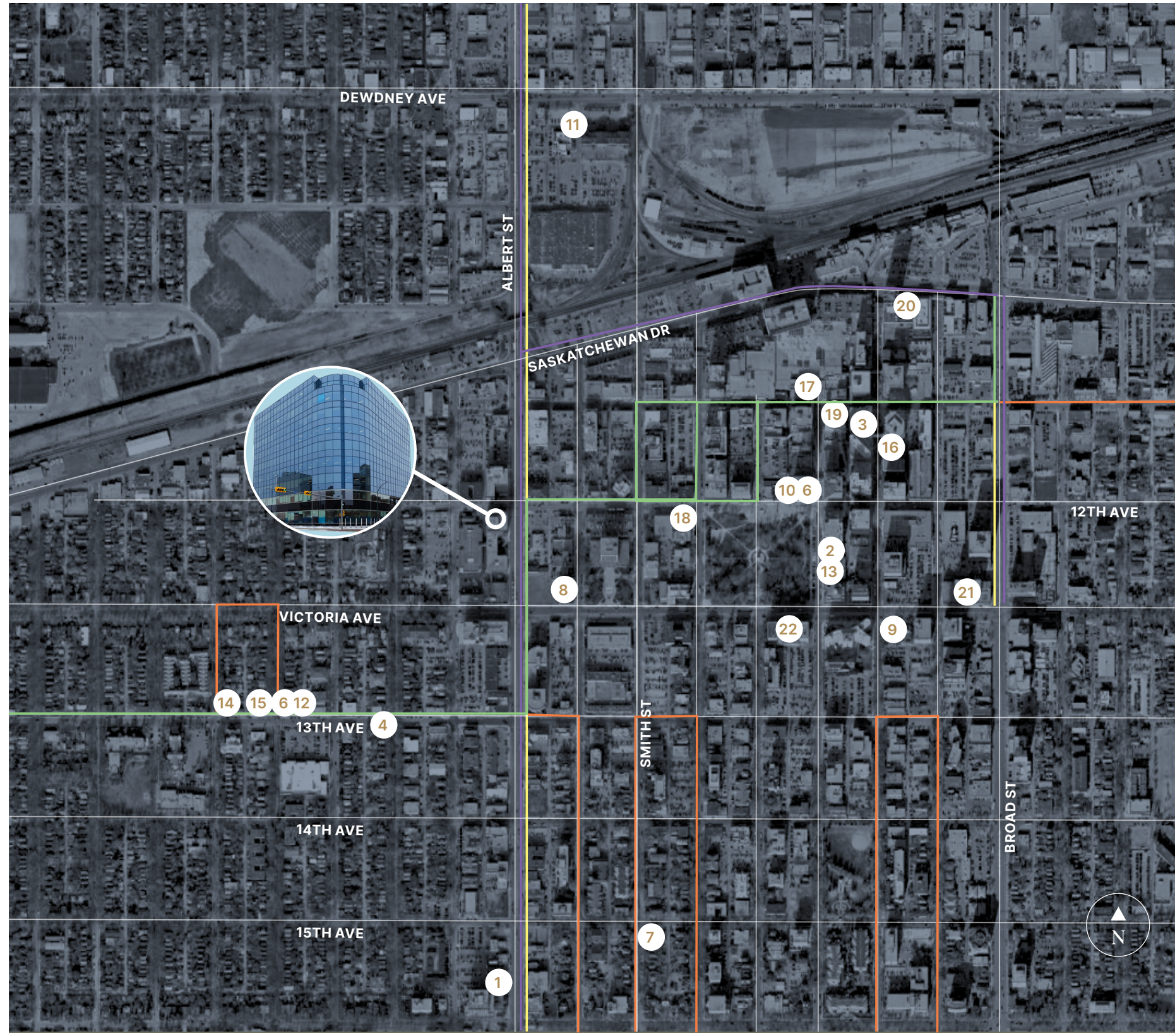
THE BUILDING -

Suite 600

14,795 SF



A Hub of Convenience & Culture



Food & Beverage

- 1 Leopold's Tavern Regina - OG: 700m
- 2 O'Hanlon's Irish Pub: 650m
- 3 Greenspot Cafe: 850m
- 4 Elles Café: 500km
- 5 Mercury Cafe & Grill: 700m
- 6 Famoso Italian Pizzeria: 600m
- 7 Fireside Bistro: 850km
- 8 Fresh & Sweet: 190m
- 9 Golf's Steak House: 750m
- 10 OEB Breakfast Co.: 650m
- 11 The Keg Steakhouse & Bar: 450m

Retailers

- 12 Safeway Cathedral: 650m
- 13 Regina Farmers Market - Wednesdays: 650m
- 14 Dessart Sweets Ice Cream & Candy Store: 800m
- 15 Mortise & Tenon: 700m
- 16 Colin O'brian Man's Shoppe: 800m
- 17 Lululemon: 750m
- 18 Regina Public Library - Central & Children's Branch: 500m
- 19 Globe Theatre: 800m

Hotels

- 20 Delta Hotels Regina: 970 m
- 21 Ramada Plaza by Wyndham Regina Downtown: 900m
- 22 The Hotel Saskatchewan, Autograph Collection: 650m

- Park Ridge - Albert Park
- Sunnyside/Uni of Calgary Bus Route
- 24. Airport - Downtown
- Albert S Express - Albert N Express

Walker Moulding*

Associate Vice President
Walker.Moulding@cbre.com
306 501 0609

Erik Mehlsen*

Sales Associate
erik.mehlsen@cbre.com
306 539 9754

CBRE Limited

Real Estate Brokerage
2002 Victoria Ave #1490
Regina, SK S4P 0R7



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*Sales Representative