

**Reduced Sale Price &  
Reduced Lease Rate**



## Downtown Office or Residential Condo

The subject property is a 2,209 square foot penthouse office or residential condominium located on the sixth floor of 1853 Hamilton Street, commonly referred to as "The Leader Building." Constructed in 1912, The Leader Building has been designated a heritage property due to the age and history of the building. Much of the buildings original character remains intact.

The building also includes a parkade on the basement floor in which there are three parking stalls allocated for this unit. This unit can be converted into a residential condo.

The space is currently comprised of large reception/workstation area, boardroom, two private offices, two washrooms and a mechanical room. In addition, the tenant has the exclusive use of three storage areas throughout the building and a large private patio that overlooks the building's roof-top garden.



Possession available within  
30 days of agreement



Available Area  
2,209 SF (approximately)



Asking Lease Rate:  
Now Starting at \$8.00 psf



Operating Costs and Property  
Taxes:  
\$12.50 psf est.



Walking distance from  
amenities



Asking Sale Price:  
Now \$599,000.00

**For further  
information**

**Garry Oledzki**

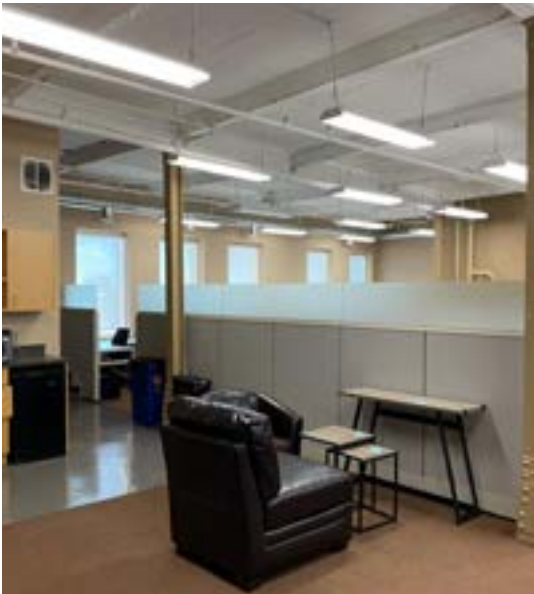
Commercial Sales & Leasing  
garry.oledzki@avisonyoung.com

O +1 306.559.9008  
C +1 306.536.9540

avisonyoung.com

**Downtown Office or Residential Condo  
For Lease or For Sale**

601 1853 Hamilton Street  
Regina, SK S4P 2C1



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