

Office Investment Opportunity

Regina, Saskatchewan



Sale Offering

Potential to acquire suburban office at
Harbour Landing Business Park

**AVISON
YOUNG**

Offering Process & Disclaimer

Avison Young ("Agent") has been engaged by Harbour Landing Business Park Ltd. ("Seller") as the exclusive agent for the sale of 4533, 4545 and 4581 Parliament Avenue located in Regina, Saskatchewan (the "Properties").

Detailed information has been assembled by Avison Young and is available to prospective investors. Access to an electronic data room containing the information will be provided upon receipt of an executed Confidentiality Agreement (available from the agent) and will be provided to prospective investors to assist them in evaluating an investment in the Properties. The Properties are being offered for sale under a conventional marketing approach with an established list price. Interested parties are invited to submit an expression of interest or offer to purchase.

The Properties are being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Sale Offering. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

Submission Process

Complete property is offered for sale at \$38,000,000.

All interested parties are asked to submit their expressions of interest or offers to:

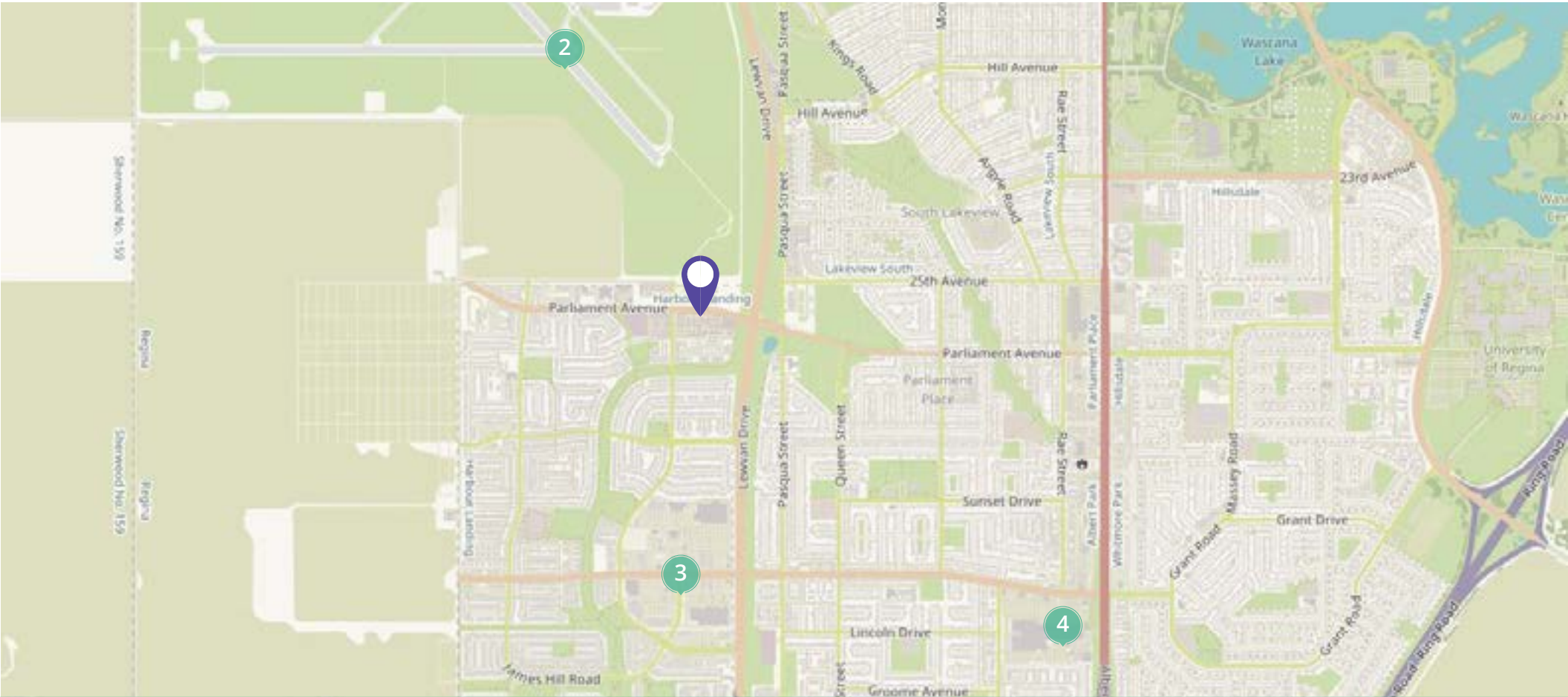
Avison Young
Attn: Dale Griesser
Associate Broker
Suite 300, 2550 12th Avenue
Regina, SK S4P 3X1
306.559.9000
dale.griesser@avisonyoung.com





Request for a Confidentiality Agreement and access to the electronic data room should be directed to:
Attn: Sherry Comte
Executive Assistant to Dale Griesser
306.559.9003
sherry.comte@avisonyoung.com



Location Overview

Harbour Landing Business Park is a suburban office park which is located on the corner of Parliament Avenue and Lewvan Drive, just north of Grasslands retail development and across the street from Co-op Food and Liquor stores. The Business Park is located within minutes of the Regina International Airport and only 5 minutes from Trans Canada Highway #1.



Property		Type	Key Tenants	Distance/Time
	Harbour Landing Business Park	Business Park	SGI, Saskatchewan Cancer Agency, SHEPP, APEGS, CPA	
	Regina International Airport	Airport		2.3 km/3 min
	Grasslands	Power Centre	Walmart, London Drugs, Marshalls	1.6 km/3 min
	Southland Mall	Enclosed Mall	Sport Check, Indigo, Canadian Tire	3.4 km/6 min

Harbour Landing Business Park Building 1

4581 Parliament Avenue
Regina, SK

Property Overview



Highlights

Three storey office building built in 2012. Fully occupied by professional office tenants. Two (2) personnel elevators and two stairwells. Building is LEED Silver Certified and BOMA Best Certified.

Building Tenants

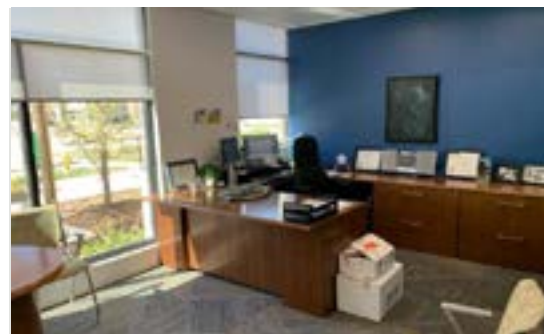
- Chartered Professional Accountants of Saskatchewan
- Association of Professional Engineers and Geo-scientists of Saskatchewan
- Saskatchewan Health Employee's Pension Plan

Summary

Salient Details

Rentable Area	38,792 sf
Year Built	2012
Site Area	2.12 acres
Legal Description	Plan: 102067949 Block: W1
Property Taxes	\$218,850.71
Major Arterial Access	Parliament Avenue Harbour Landing Drive Lewvan Drive
Zoning	OA - Office Area
Parking	131 Surface Stalls
Occupancy	100%
NOI	Available upon request

Picture Summary



Harbour Landing Business Park Building 3

4545 Parliament Avenue
Regina, SK

Property Overview



Highlights

Three storey office building built in 2015. Fully occupied by professional office tenants. Two (2) personnel elevators and two stairwells. Building is LEED Silver Certified and BOMA Best Certified.

Building Tenants

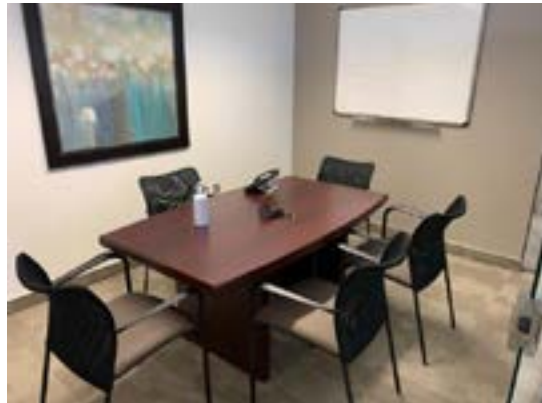
- Saskatchewan Government Insurance
- Saskatchewan Cancer Agency

Summary

Salient Details

Rentable Area	41,535 sf
Year Built	2015
Site Area	2.33 acres
Legal Description	Plan: 102067949 Block: W3
Property Taxes	\$224,226.45
Major Arterial Access	Parliament Avenue Harbour Landing Drive Lewvan Drive
Zoning	OA - Office Area
Parking	133 Surface Stalls
Occupancy	100%
NOI	Available upon request

Picture Summary



Property Overview



Highlights

One storey free standing drive through restaurant building occupied by Tim Horton's. Includes 1.03 acres of serviced land for future development (prime high profile corner location).

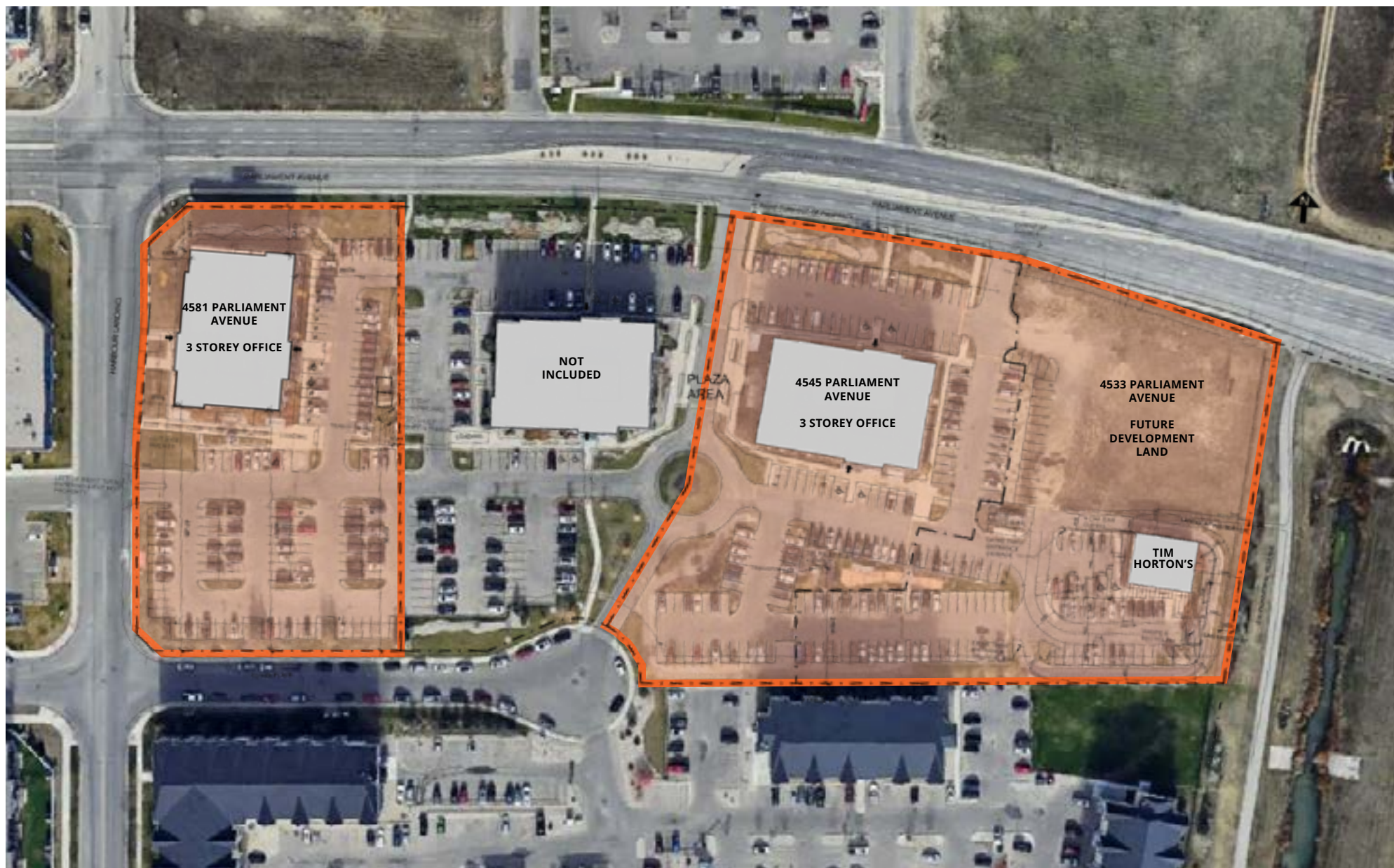
Summary

Salient Details	
Rentable Area	2,651 sf
Year Built	2016
Site Area	2.16 acres
Legal Description	Plan: 102067949 Block: W4
Property Taxes	\$63,538.92
Major Arterial Access	Parliament Avenue Harbour Landing Drive Lewvan Drive
Zoning	OA - Office Area
Parking	21 Surface Stalls
Occupancy	100%
NOI	Available upon request

Picture Summary



Harbour Landing Business Park
4533, 4545, & 4581 Parliament Avenue
Regina, SK





City of Regina

Market Overview

As the capital city in the province, Regina is positioned in a strategic location to north-south and east-west traffic, affordable real estate, a reasonable cost of living and commutes of less than 20 minutes to work.

The regional economy is buoyed by a strong industrial sector (mining, oil, gas and manufacturing), transportation and logistics, health, education, research and technology. The city has a market draw area of approximately 500,000 from the U.S. border to adjoining provincial boundaries. Regina has a progressive and culturally-diverse arts and heritage community, and is home to the province's professional football franchise.

Recent and ongoing mega-projects have helped to propel Regina into an exciting era; the city is expected to sustain its position in western Canada as a city of opportunity for generations to come.



Population
261,684



Median age
36



Total employees
135,395



Avg. hh income
\$81,832

**If you would like more
information on this offering
please get in touch.**

Dale Griesser

Associate Broker

D 306 559 9001

dale.griesser@avisonyoung.com

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Visit us online
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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

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