



## 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:**

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**Jeremy Schick**, Commercial Sales & Leasing  
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**Contact our local office:**

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



# 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

### OPERATING COSTS & TAXES (EST 2025)

\$15.67 PSF

### TERM

5+ Years

### ZONING

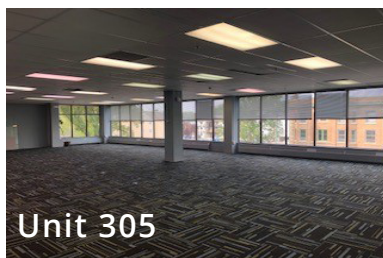
DCD-CS – Centre Square Direct Control

## Features

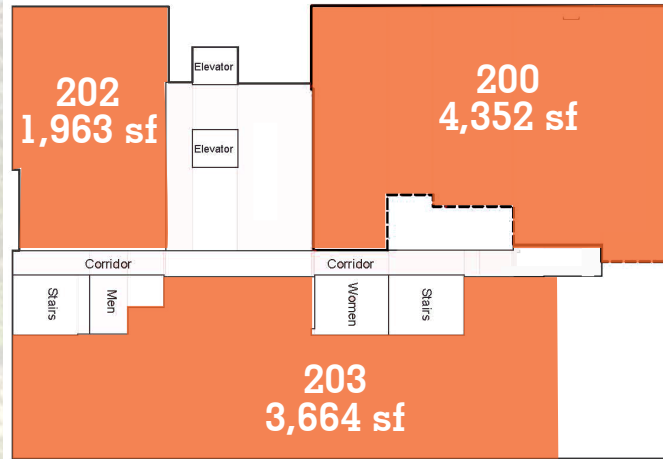
- Unique tiered building design
- Renovated atrium lobby
- Abundance of natural light
  - Large windows in all available spaces
- After hours card access security
- Ample Parking 1:465 sf
  - 33 covered stalls in building
  - 60 surface stalls in adjacent lot
- Secure bike storage
- Building is professionally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

## Location

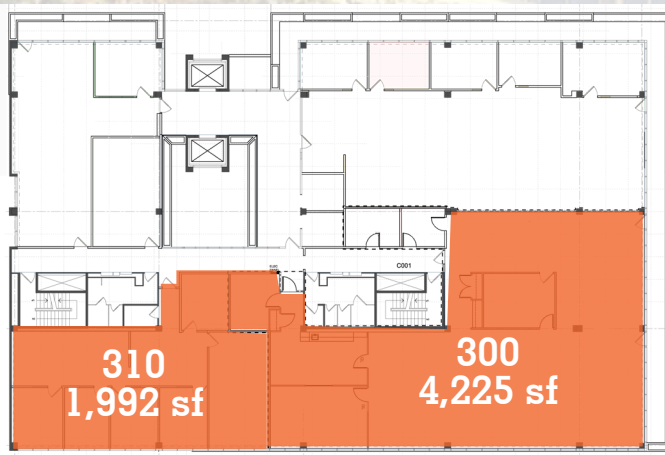
Executive Terrace is conveniently located in the city's established Centre Square neighborhood. Only two blocks north of College Avenue, this location benefits from its close proximity and walking distance to both the downtown Central Business District while being only minutes from Wascana Park and the lake. Travel time to Regina International Airport is 10 minutes.



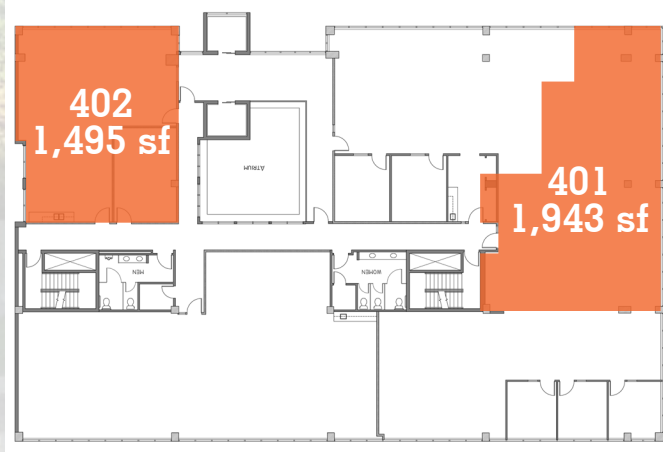
## 2nd Floor



## 3rd Floor



## 4th Floor



**AVISON  
YOUNG**

[avisonyoung.com](http://avisonyoung.com)

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