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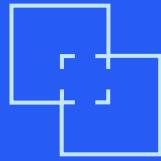
Centrally located



Good parking ratio



Recent upgrades



Flexible options

D'Arcy Skwara, CPA, CMA
Vice President | Sales Associate | Partner
+1 306 535 2600
Darcy.Skwara@colliers.com

Jeff Sackville
Senior Sales Associate
+1 306 551 2411
Jeff.Sackville@colliers.com

Ella Molnar
Sales Associate
+1 306 591 3767
Ella.Molnar@colliers.com

Colliers
2505 11th Avenue Suite 200
+1 306 789 8300
ColliersRegina@colliers.com

2445 13th Avenue & 2068 McIntyre Street, Regina, SK

Conveniently Located Offices Near Downtown for sale/lease

This office building is located in the downtown periphery, directly across from the former YMCA on 13th Avenue. Only blocks from the downtown core, this property has both on and off-site parking for staff, including a 2nd parking lot just steps from the building, and plenty of nearby street parking for visiting clients. The available office spaces offer both constructed office space, and open concept. Documents and information on the property's performance are attainable following the Seller's authorization and Buyer's signing of a non-disclosure agreement. All viewings to be arranged through agents.

5,982

square feet

Details

Available Immediate

Available Area 7,008 SF

Suite 200 - 1,250 SF

Suite 210 - 1,452 SF

Suites **Suite 300** - 1,150 SF

Suite 330 - 530 SF

Suite 340 - 1,600 SF
(Can be combined with Suite #300)

Building Area 16,311 SF

Zoning DCD-CS

Occupancy Costs \$16.61 PSF (2025 estimate)

Net Lease Rate \$12.00 PSF

Asking Price \$3,000,000

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