

# FOR LEASE



## 206 - 4303 ALBERT STREET, REGINA

### OVERVIEW

Providing an abundance of natural light through the large south facing windows, this office space provides great opportunity for an assortment of users. With direct access onto South Albert street, this property provides great access to all of Regina's thoroughfares for staff and clients. This space also comes with designated electrified parking stalls for staff and common customer parking directly out front of the main entrance.

### PROPERTY PROFILE

#### AVAILABLE FOR LEASE

± 1,317 SF

#### LEASE RATE

\$17.00 PSF

#### OCCUPANCY COSTS

\$13.50 PSF

#### ZONING

MH

#### POSSESSION

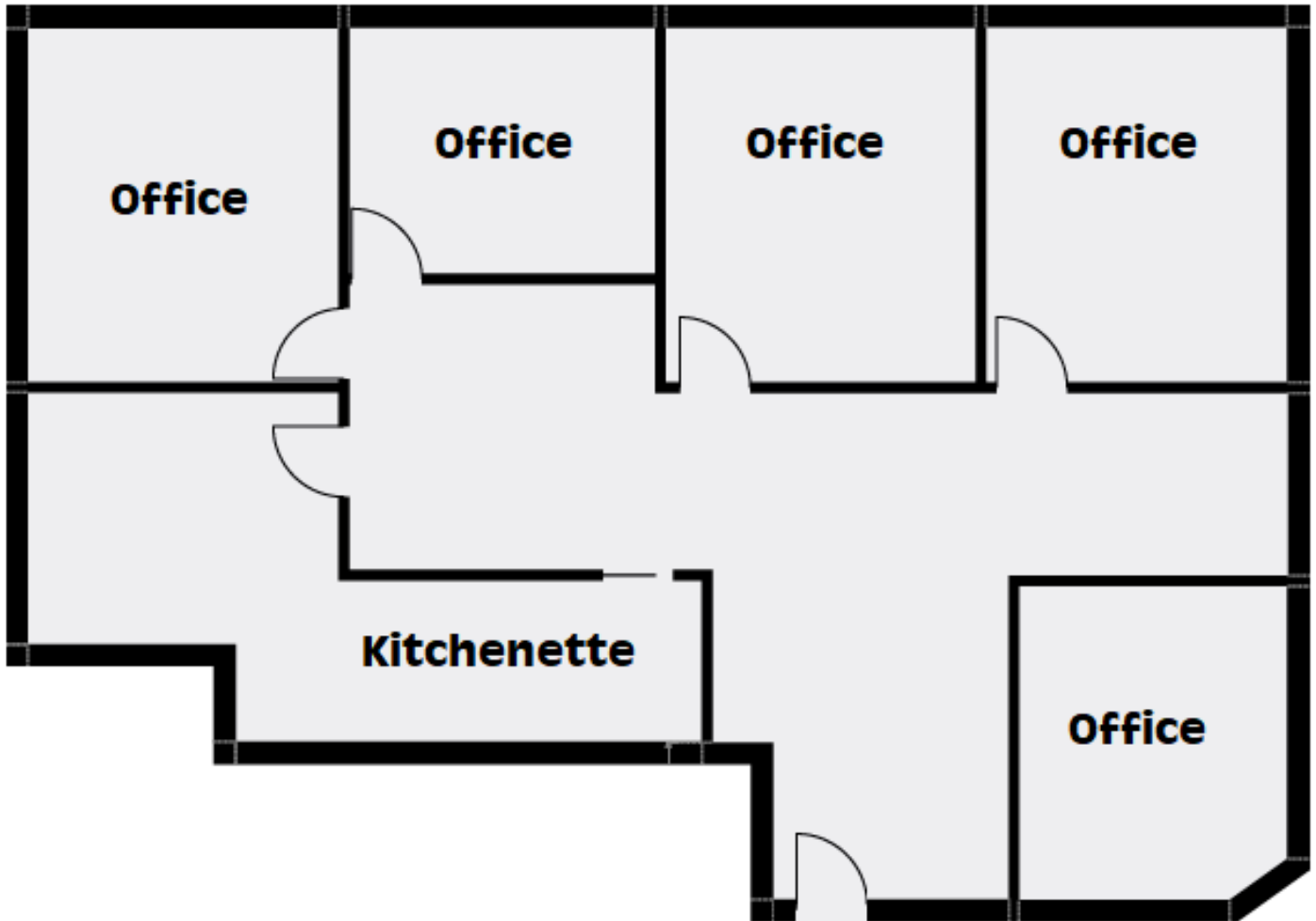
To be arranged

#### LEGAL DESCRIPTION

Block 55; Plan 70R38966

Block Y; Plan: 101951883

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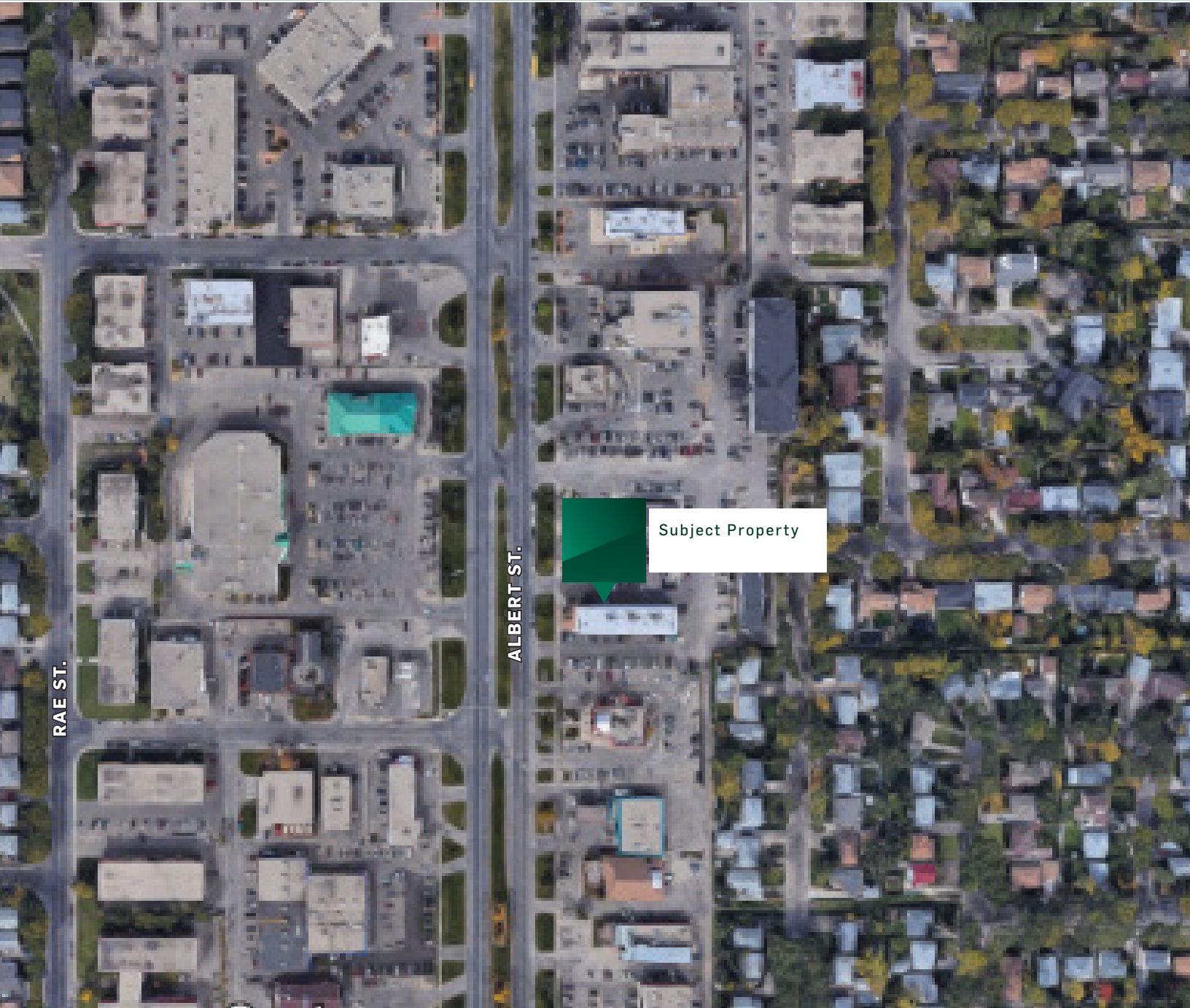


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## **SALES & LEASING PROPERTY MANAGEMENT**

200 – 1055 PARK ST  
REGINA, SK S4N 5H4  
P: 306.721.6116  
F: 306.721.1940

## **SALES & LEASING SASKATOON**

275 1ST AVENUE N  
SASKATOON, SK S7K 1X2  
P: 306.664.6116  
F: 306.664.1940

## **SALES & LEASING NORTH SASKATOON**

840 48TH STREET E  
SASKATOON, SK S7K 3Y4  
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F: 306.931.0882

## **PROPERTY MANAGEMENT SASKATOON**

100 – 261 1ST AVENUE N  
SASKATOON, SK S7K 1X2  
P: 306.664.6118  
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