



## High Traffic Office Space with Small Warehouse

This property consists of a large reception desk that could be used as an office, waiting or lounge area, 7 offices, two bathrooms, kitchenette, staff room, and small warehouse roughly 340 sq.ft. with a small mezzanine for storage and 10' x 10' grade door access. 1509 Park Street is located a few blocks north of Victoria Ave. near the Victoria Ave. and Ring Road off ramp providing it with easy access via both vehicle and bus routes.

Tenant incentives available for qualified tenants, ask the listing agent for more info.



Available Area:  
2,550 sf



Asking Lease Rate:  
\$12.00 psf



Additional Rent:  
\$5.93 psf



Parking:  
Up to 6 on site stalls



Possession:  
30 days notice

### For further information

**Linely Schaefer**

Managing Director, Broker  
306 559 9009

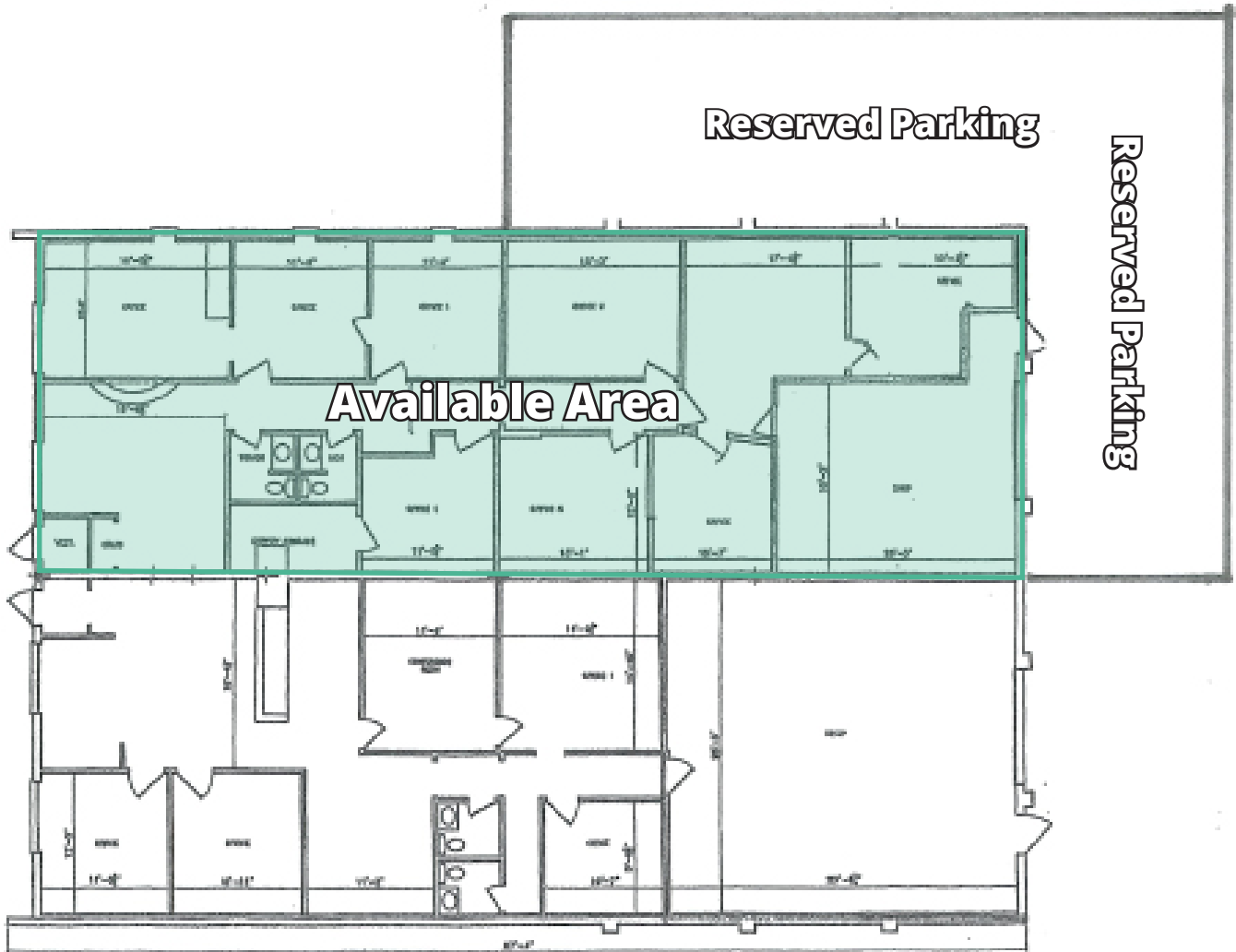
[linely.schaefer@avisonyoung.com](mailto:linely.schaefer@avisonyoung.com)

**Hali Lawrence**

Commercial Sales & Leasing  
306 559 9006

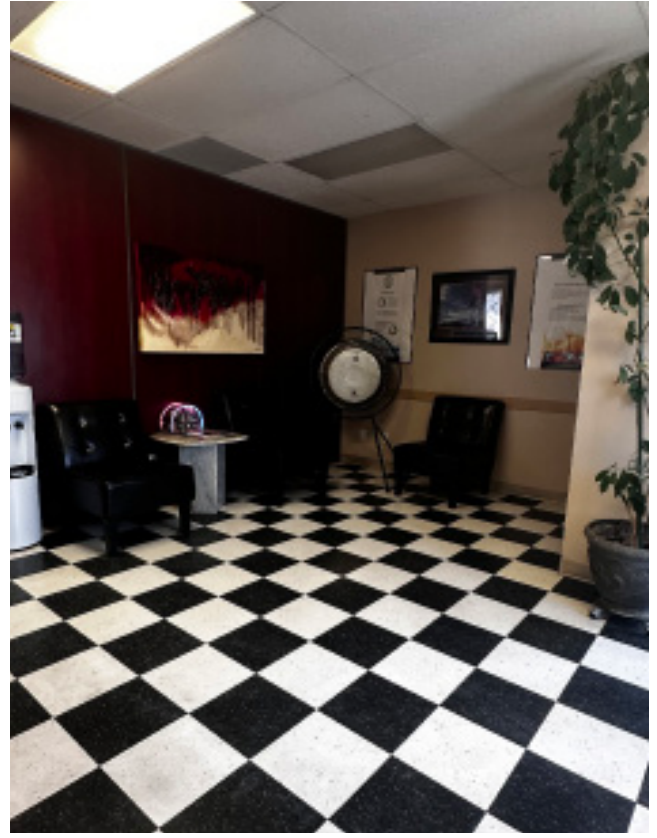
[hali.lawrence@avisonyoung.com](mailto:hali.lawrence@avisonyoung.com)

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# Office Space For Lease

1509 Park Street, Regina, SK S4N 2E9



## **Linely Schaefer**

Managing Director

306 559 9009

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