

FOR LEASE LEWVAN CROSSING



4400 4TH AVENUE AT LEWVAN DRIVE REGINA, SK



OVERVIEW

Welcome to the first redevelopment on the Lewvan Pasqua corridor in recent memory. With an average traffic count of 52,000 vehicles a day, the development has a higher traffic count than any location on Albert Street, according to the City of Regina's traffic counts. This development sits at the midpoint of a 10km retail gap on one of Regina's busiest streets. Contact listing agent to discuss your future at Lewvan Crossing!

PROPERTY PROFILE

AVAILABLE FOR LEASE

- ±65,000 SF
- Big Box
- CRU's
- ±35,000 SF Leased

CURRENTLY AVAILABLE

(Eastern Building)

±1,400 SF - ±4,200 SF

AVAILABLE FALL 2025

(Western Building)
1,400 SF - 16,800 SF

LEASE RATES

\$30.00 - \$35.00

OCCUPANCY COSTS

\$16.50 PSF estimate (2025 Budget)

FUTURE DEVELOPMENT

Over 50,000 SF of additional mixed retail planned.

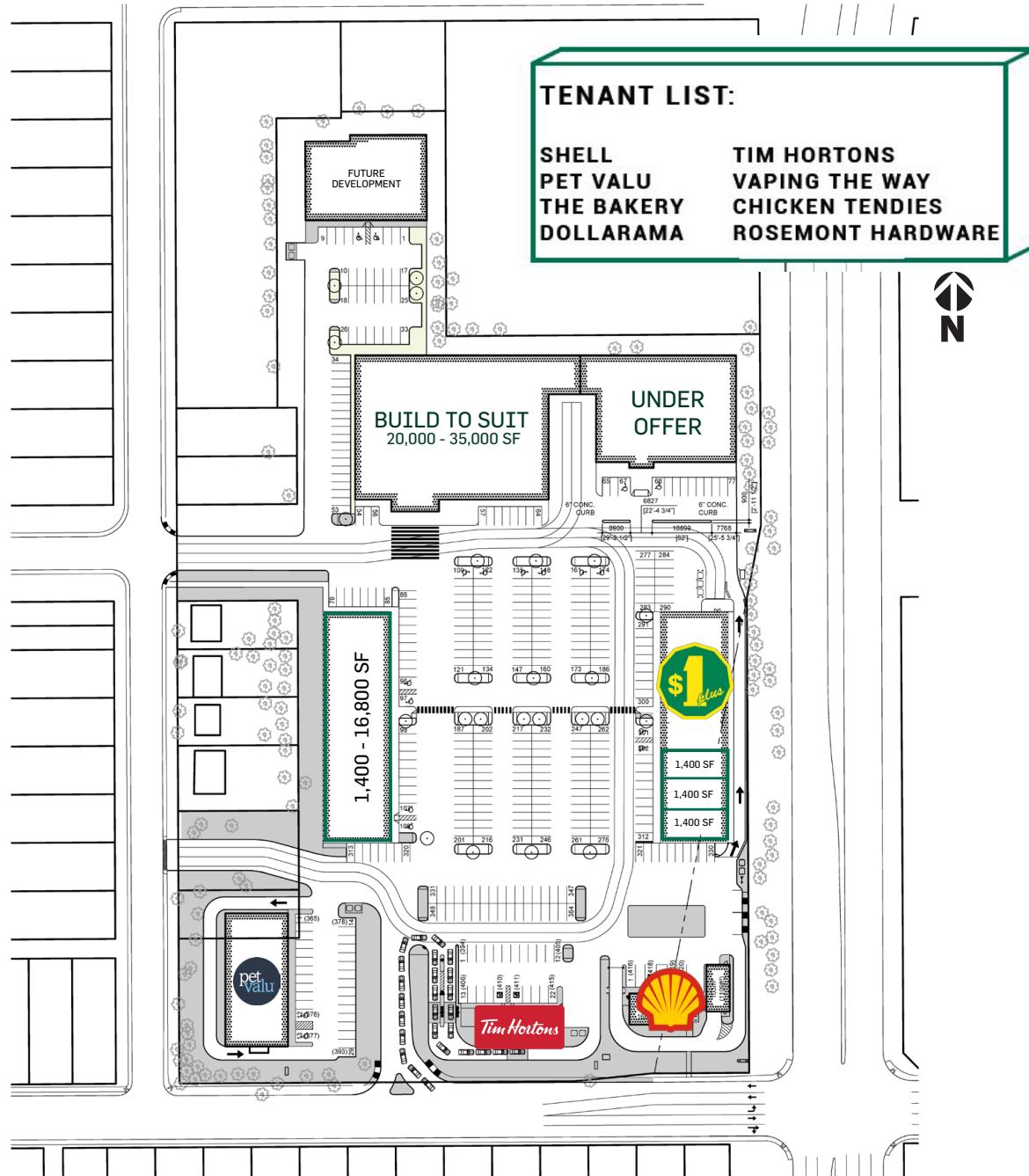
■ TRUST US TO PUT YOU ON THE MAP

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4400 4TH AVE. AT LEWVAN DR



COMMERCIAL REAL ESTATE

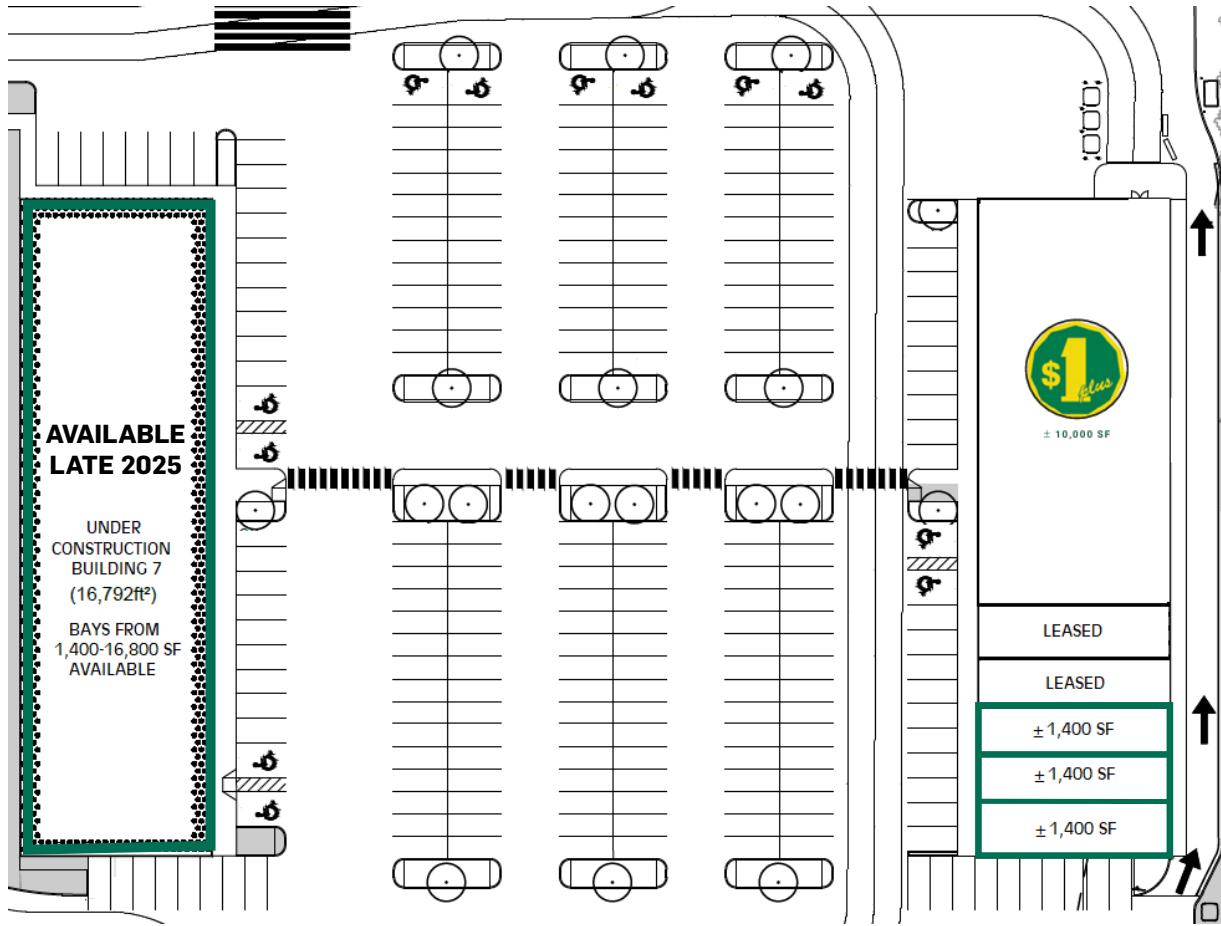


*SITE PLAN SUBJECT TO CHANGE

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SALES & LEASING

DOWNTOWN

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

PROPERTY MANAGEMENT

DOWNTOWN

100 – 261 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6118
F: 306.664.1940

SALES & LEASING

NORTH

840 48TH STREET E
SASKATOON, SK S7K 3Y4
P: 306.933.2929
F: 306.931.0882

SALES & LEASING

PROPERTY MANAGEMENT

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

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