

# FOR LEASE LEWVAN CROSSING



## 4400 4TH AVENUE AT LEWVAN DRIVE REGINA, SK



### OVERVIEW

Welcome to the first redevelopment on the Lewvan Pasaqua 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)

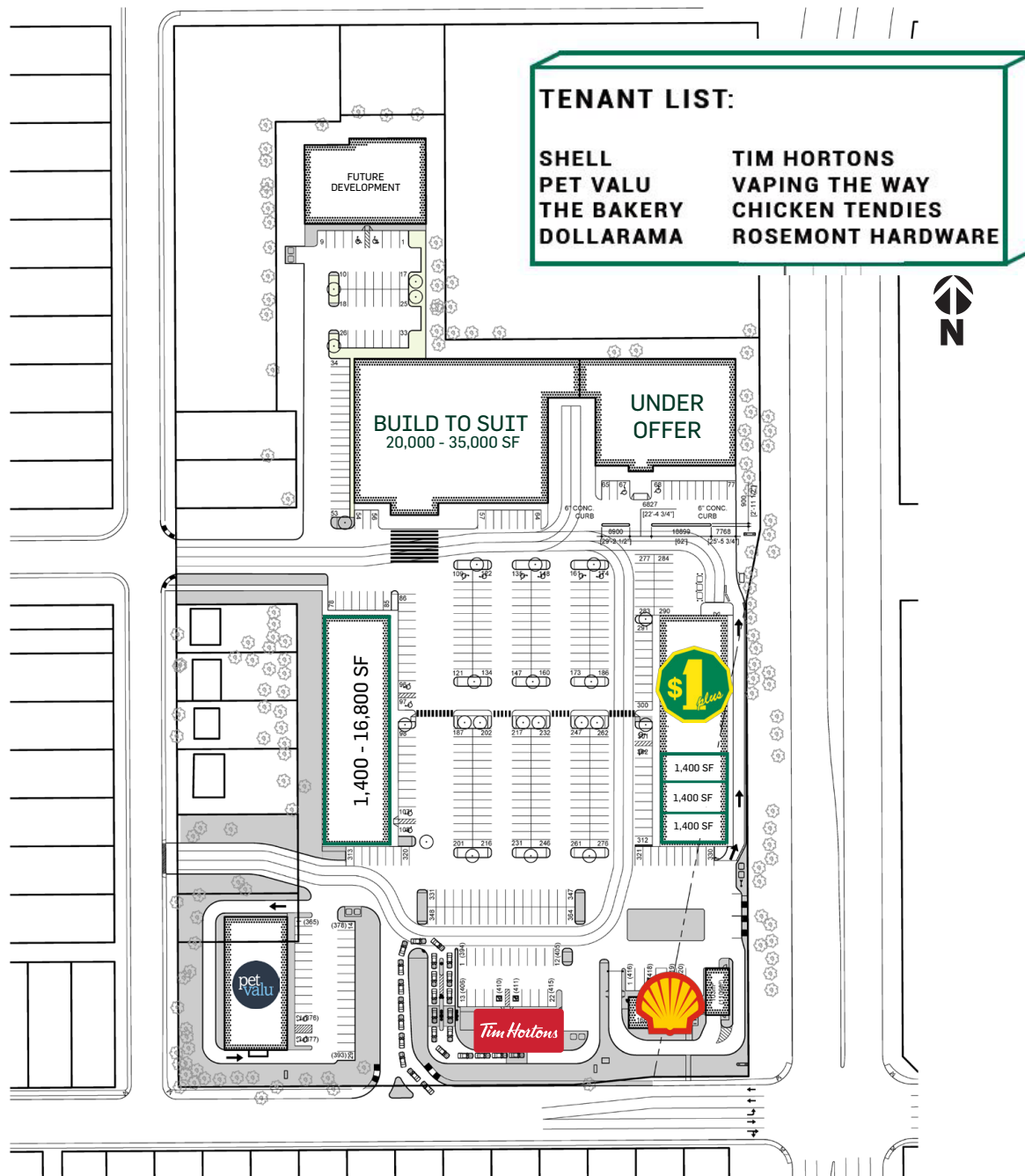
#### FUTURE DEVELOPMENT

Over 50,000 SF of additional mixed retail planned.

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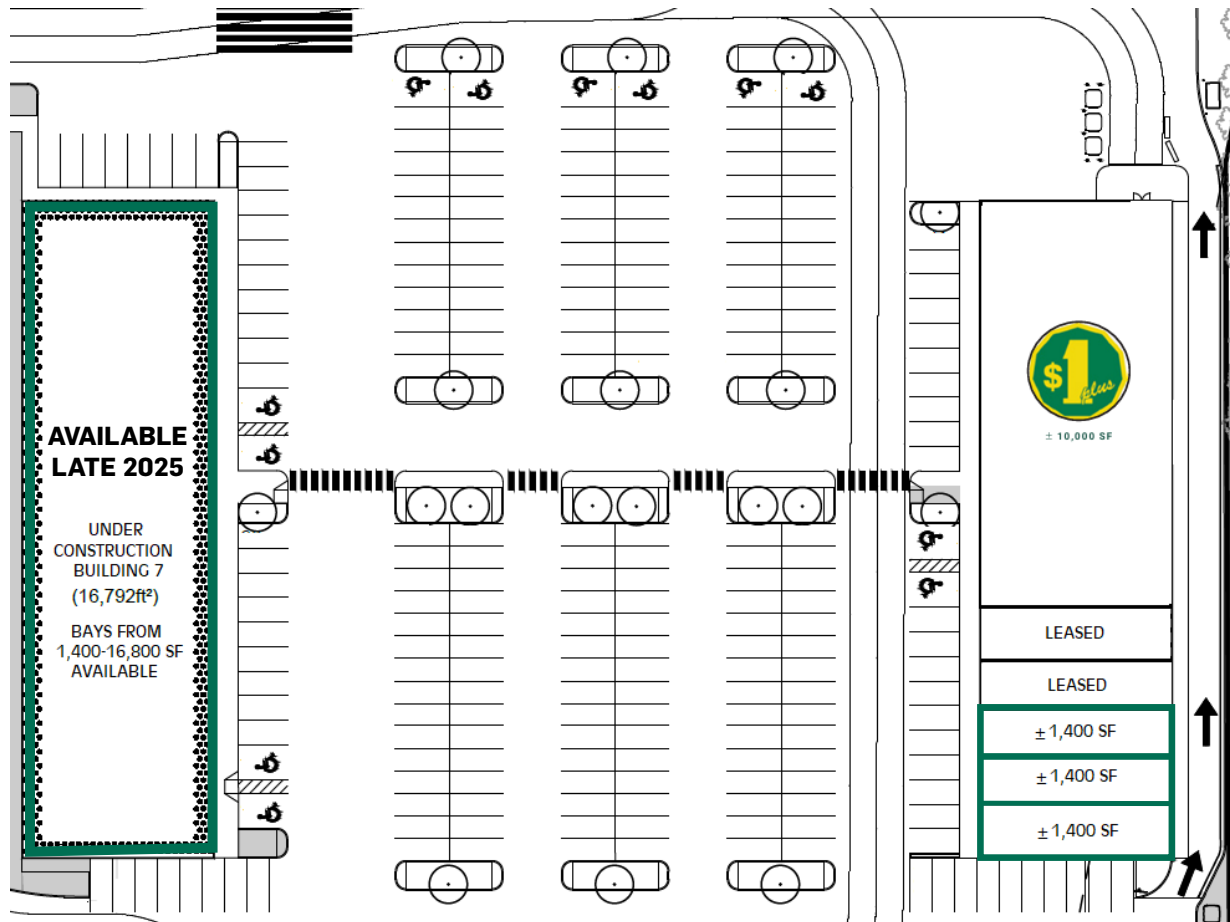


\*SITE PLAN SUBJECT TO CHANGE

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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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