

# South Broad Plaza

2045 Broad Street  
Regina, SK

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Office Investment Offering



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## The Opportunity

Avison Young Commercial Real Estate (Sask) Inc. has been retained as exclusive agent to offer for sale 100% interest in 2045 Broad Street, Regina, Saskatchewan, which is known as South Broad Plaza. This building is 95% leased to the provincial government and currently has one vacancy on the main floor. Major upgrades have been completed to the property.

The property features a 133,890 square foot (rentable area) six storey office building with 212 electrified parking stalls. The building has been leased to government tenants for the past 25 years. It is located on a 1.74 acre parcel of land in Regina's downtown core, with close proximity to many of the city's landmark office buildings. This building represents a unique opportunity to acquire an institutional quality asset in the core of Regina's office leasing and investment market.



## South Broad Plaza



### Prime Location

South Broad Plaza is located on Broad Street which serves as a major two way traffic artery running north / south on the east boundary of Regina's downtown core and 1/2 block from Victoria Avenue which is the major east / west corridor into downtown and the city's retail corridor.

Public transit service to this location is excellent.

Hotels located within a four block radius include the Hotel Saskatchewan, Double Tree by Hilton, Delta Regina, Ramada Plaza and Courtyard Regina Downtown.

Many prominent office buildings are located within a four block radius including Sask Energy Place, Victoria Tower, Avord Tower, Hill Tower I, Hill Tower II, Mosaic Tower, Agriculture Place, Royal Bank Building, Bank of Montreal, 1801 Hamilton and FCC Tower.

## Property Details

### Municipal Address:

2045 & 2075 Broad Street, Regina, SK  
2060 & 2080 Osler Street, Regina, SK

### Size:

133,890 sf building located on 75,620 sf with  
350 feet of frontage along Broad Street

### Building Use:

Office

### Parking:

212 Stalls

### Occupancy:

95% leased

### Zoning:

DCD - D: Downtown



## Offering Process

This property is being presented to the market at a fixed asking price of \$32,500,000. Interested parties should contact the listing agent for further details. An executed Confidentiality Agreement will be required in order to receive the Offering Memorandum, as well as for access to the Property's data room, which will contain the Vendor's preferred form of Purchase and Sale Agreement, among other documents.

## Income

2025 budget net operating income \$2,300,000 which represents a 7.08% cap rate on in-place NOI.

## Zoning

Downtown Zone (D) - This zone is intended to strengthen Downtown Regina as the economic and cultural hub of the City by making it an attractive place to work, shop, visit and live consistent with the vision of the Regina Downtown Neighbourhood Plan (Official Community Plan).



## Investment Highlights

95% occupied with leases to Ministry of SaskBuilds and Procurement (Government of Saskatchewan).

The building consists of a six storey pre-cast concrete office tower.

A total of 212 parking stalls for the building provides an excellent parking ratio for a downtown office building at 1 stall per 631 sf (includes a three tier parkade containing 147 stalls along with two surface parking lots containing 65 stalls).

Major upgrades totaling \$13 million have been completed to the property.





**For further details, confidentiality agreement, and access to the electronic data room, please contact the Listing Agent:**

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