

FOR LEASE

Office, Warehouse & Pad Site Opportunities in Mixed-Use Building

221 Winnipeg Street North, Regina, Saskatchewan



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**SUBSTANTIAL
PARKING**



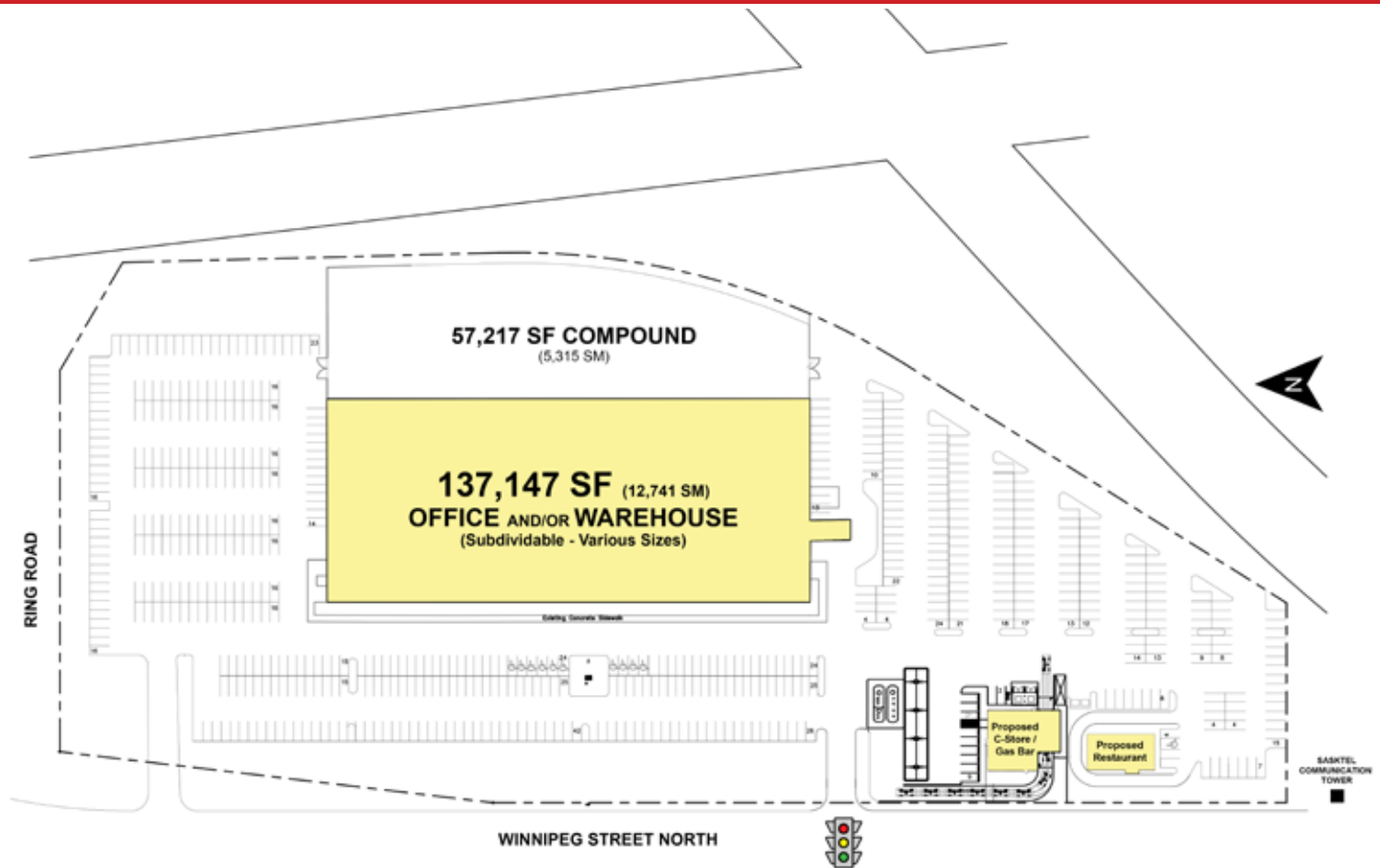
**STRONG
DAYTIME POPULATION**

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LOCATION

- Located in Northeast Regina at the all-directional interchange of Winnipeg Street North and Ring Road. Winnipeg Street Interchange is currently undergoing a \$28.8M reconstruction to include wider lanes, additional turning lanes, installation of traffic signals, street lights and pedestrian pathways. This project will provide huge enhancement to the property and access to expansive recreational areas & new residential areas.
- On the edge of Ross Industrial Park, which has a land area of 5,000 +/- acres and building area of 9,000,000 +/- square feet. Ross Industrial Park includes: Federated Co-operative Limited, Enbridge Pipelines, Konica Minolta Business Solutions.
- To the west an extensive residential neighbourhood.
- The immediate area has a "dense industrial and office daytime population" which would patronize the subject site.
- Regina has a strong and diversified economy with thriving industries in agriculture, oil, potash, insurance, finance, telecommunications, natural gas, filmmaking and steel pipe production.
- There are 69,000 vehicles per day at the intersection of Winnipeg Street North & Ring Road.

Reference: City of Regina - Winnipeg Street Overpass Project

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PROPERTY SUMMARY

Land Area	10 acres
Total Building Area	137,147 SF (12,741 SM)
Zoning	IA - Industrial
Net Rent	TBD
Property Taxes (2025 est.)	\$1.65/SF
Operating Costs * (2025 est.)	\$8.94/SF
Year Built	1984
Year Renovated	2000, 2018/2019
Parking	631 stalls
Loading	7 grade-level doors
Floor	Structural floor
Electrical	1200 amp 347/600 volt (replaced January 2019)
Back-up Power	800kW 347/600 volt standby diesel generator with two 225kW 600 volt UPS distributions to ensure no power disruption

*Excludes management fees but includes electricity, gas and water of approx \$2.30/SF.

Ceiling Heights

Office	8' 9" to 9'
Warehouse	21' 10" to underside of joist

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	112,166	247,932
Households	46,894	99,269
Median Age	37.6	37.4

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AVAILABILITY

A. Office, Industry Space for Lease (Various Configurations)

Main Floor	Rentable Area
North Premises	7,295 SF (678 SM)
South Premises	23,658 SF (2,198 SM)

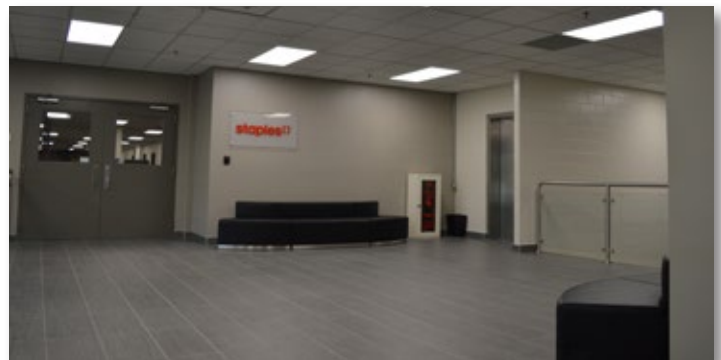
B. Warehouse Space for Lease

South Warehouse	12,076 SF (1,122 SM)
North Warehouse	37,605 SF (3,494 SM)

*All office and warehouse space usable areas will be grossed-up to a rentable area based on a percentage of common area

C. Pad Site Opportunities **2 Pads**

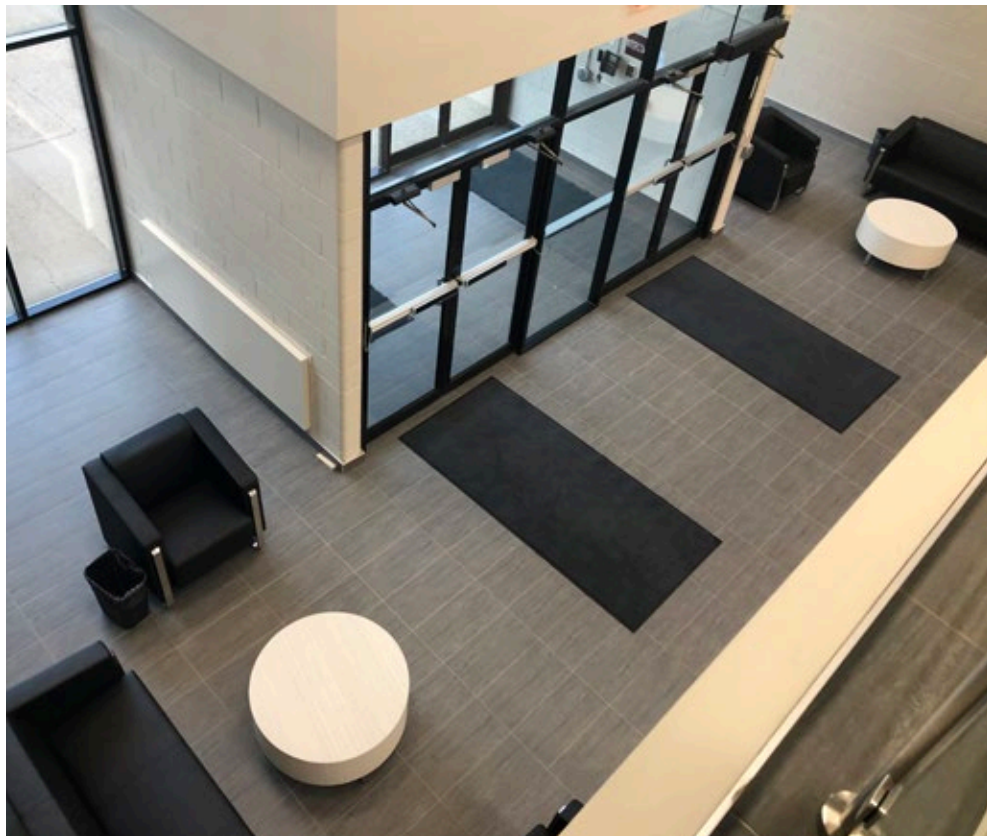
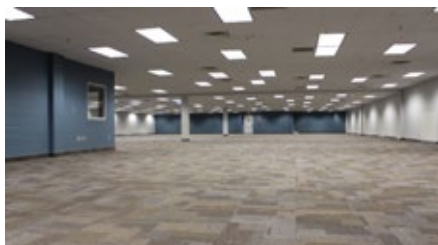
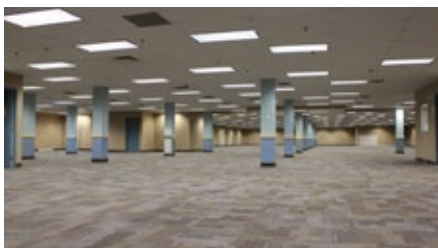
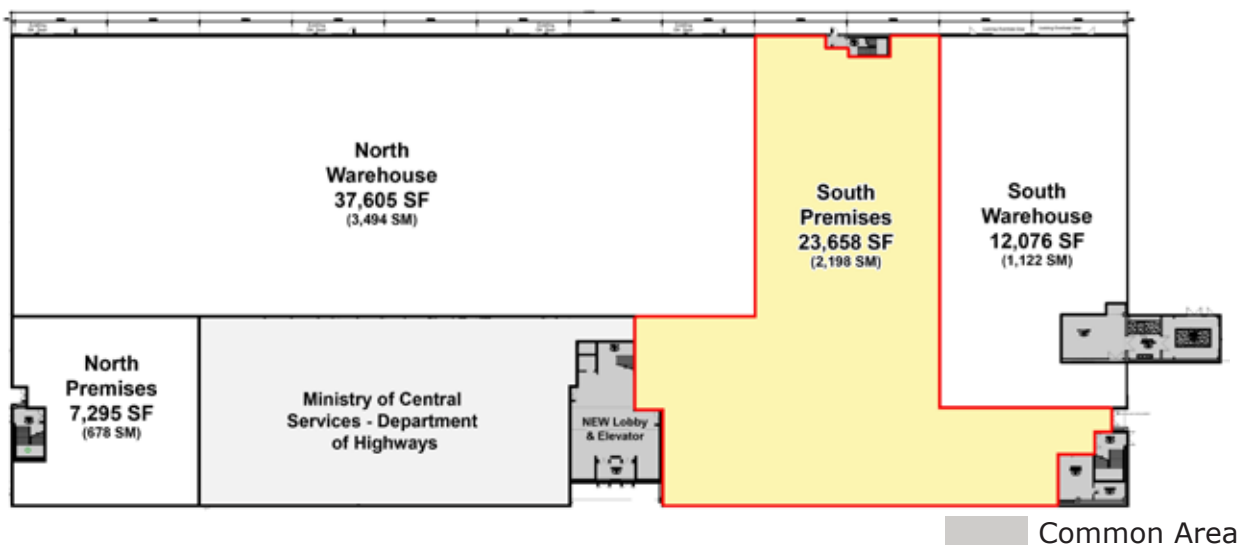
NEW LOBBY & ELEVATOR!



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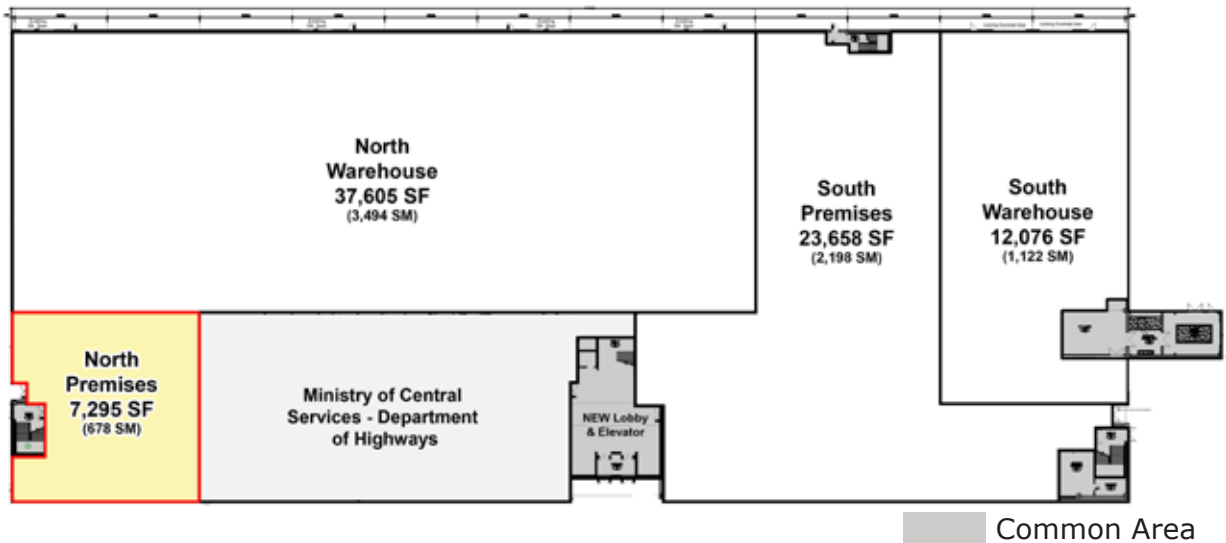
SOUTH PREMISES - MAIN FLOOR



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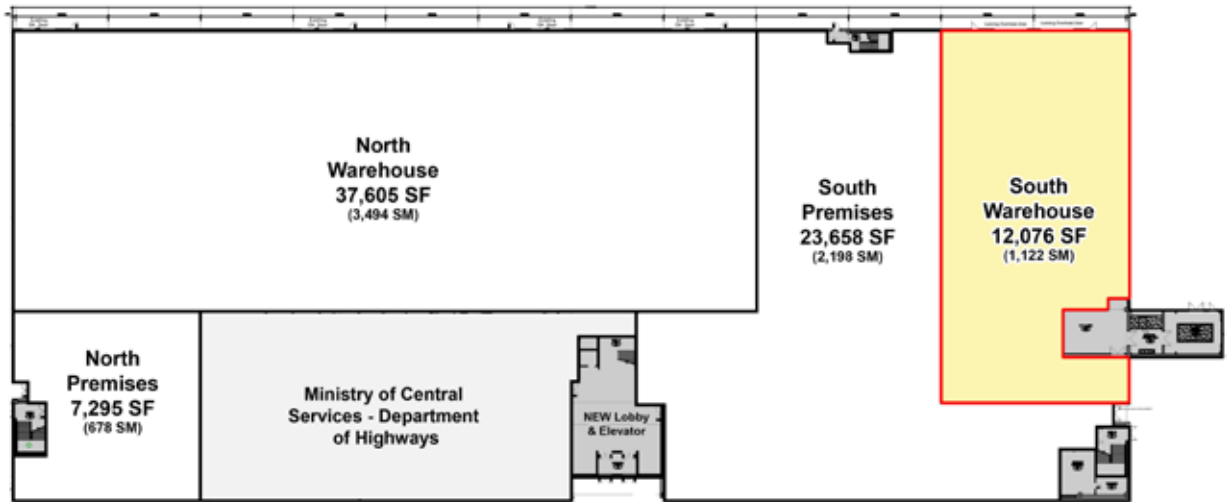
NORTH PREMISES - MAIN FLOOR



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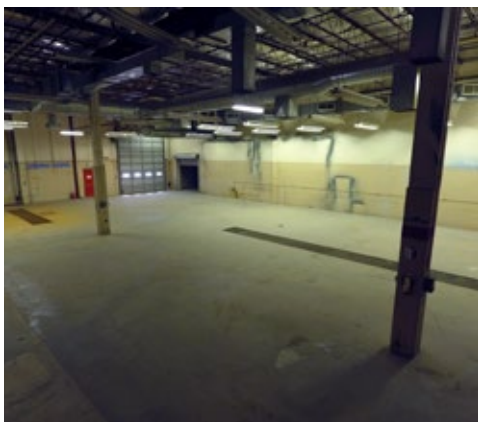
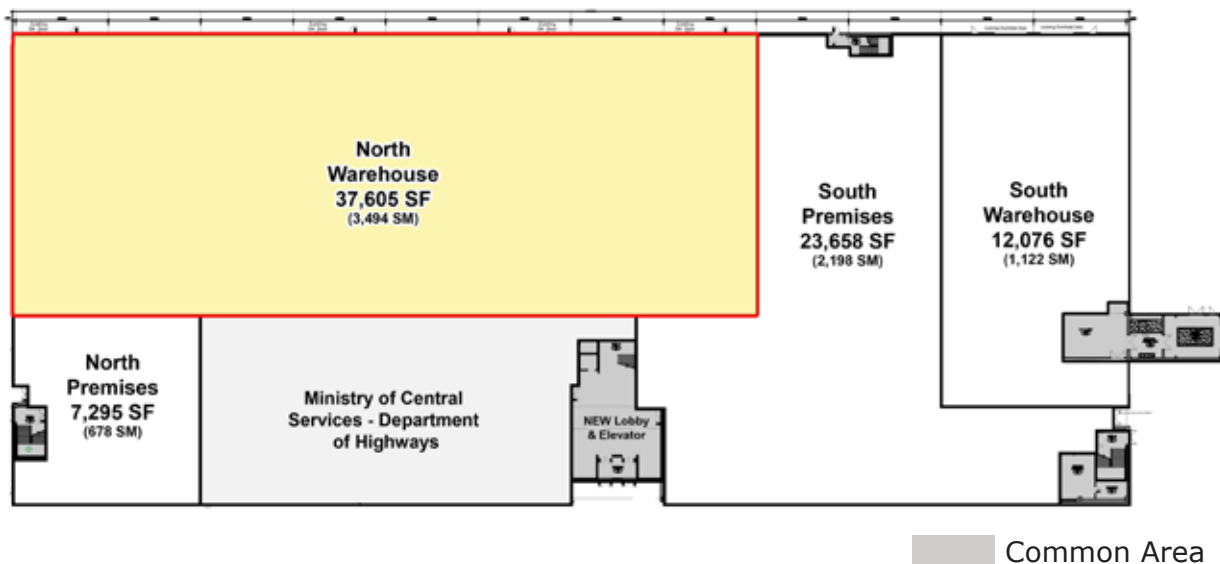
SOUTH WAREHOUSE



FOR LEASE

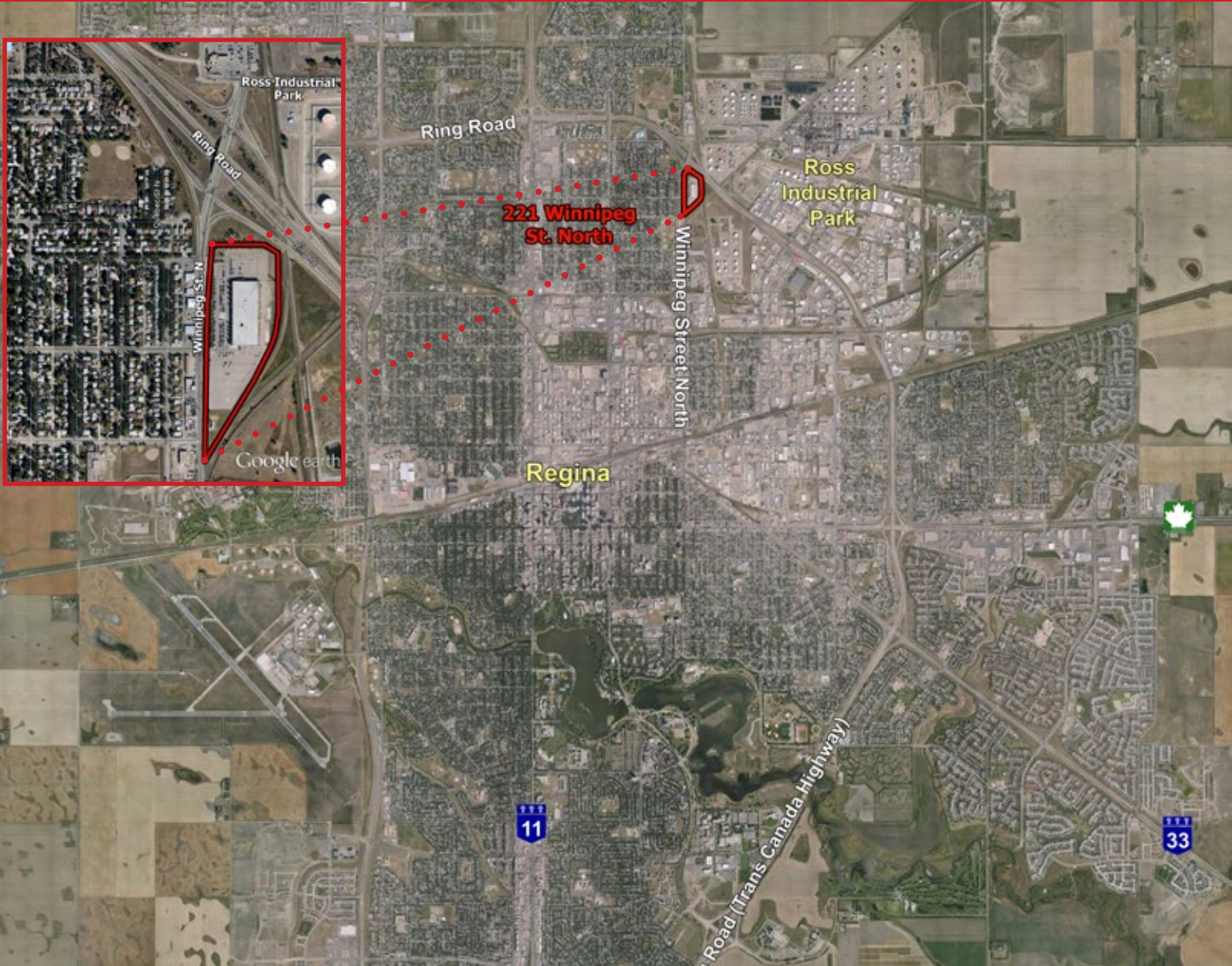
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NORTH WAREHOUSE



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