

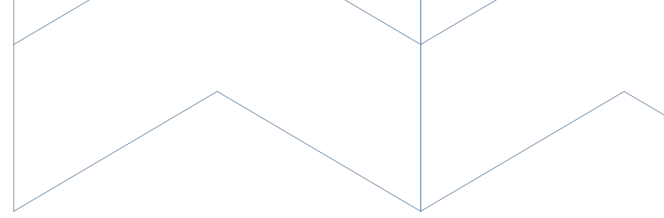


221 Winnipeg Street North, Regina, Saskatchewan

Office, Industrial & Pad Site Opportunity in Mixed-Use Building

For Lease





Building Details

138,000 +/- sq. ft. (12,821 +/- sm)

TOTAL BUILDING AREA

1984

YEAR BUILT

2000, 2018/2019

YEAR RENOVATED

631 stalls

PARKING

Office - 8'9" to 9'

Warehouse - 21'10" to underside of joist

CEILING HEIGHT

7 grade-level doors

LOADING

1200 amp 347/600 volt

ELECTRICAL (REPLACED JANUARY 2019)

800kW 347/600 volt standby diesel generator with two 225k W 600 volt UPS distributions to ensure no power disruption

POWER

Structural

FLOOR

IL - Industrial

ZONING

Property Details

6,462 sq. ft. (600 sm)

MAIN FLOOR - NORTH PREMISES

22,991 sq. ft. (2,136 sm)

MAIN FLOOR - SOUTH PREMISES

13,081 sq. ft. (1,215 sm)

SOUTH WAREHOUSE

2 Pad Site Opportunities

TBD

LEASE RATE

TBD

ADDITIONAL RENT

*ALL OFFICE AND WAREHOUSE SPACE USABLE AREAS WILL BE GROSSED-UP TO A RENTABLE AREA BASED ON A PERCENTAGE OF COMMON AREA

Features

- Building has gone through extensive renovations including major upgrades to HVAC, main building entry/lobby, elevator replacement, stairwell upgrades to 2nd floor, upgrades to the UPS system (diesel generator & battery backup), new windows, new LED lighting, carpet replacement & sublease washroom expansion with upgrades
- Adjacent to the Ring Road and Winnipeg Street North Interchange for easy access in various directions

Highlights



Office, Warehouse,

& PAD SITE AVAILABLE WITH MULTIPLE CONFIGURATIONS



Dense

RESIDENTIAL, OFFICE AND INDUSTRIAL POPULATION



Easy Access

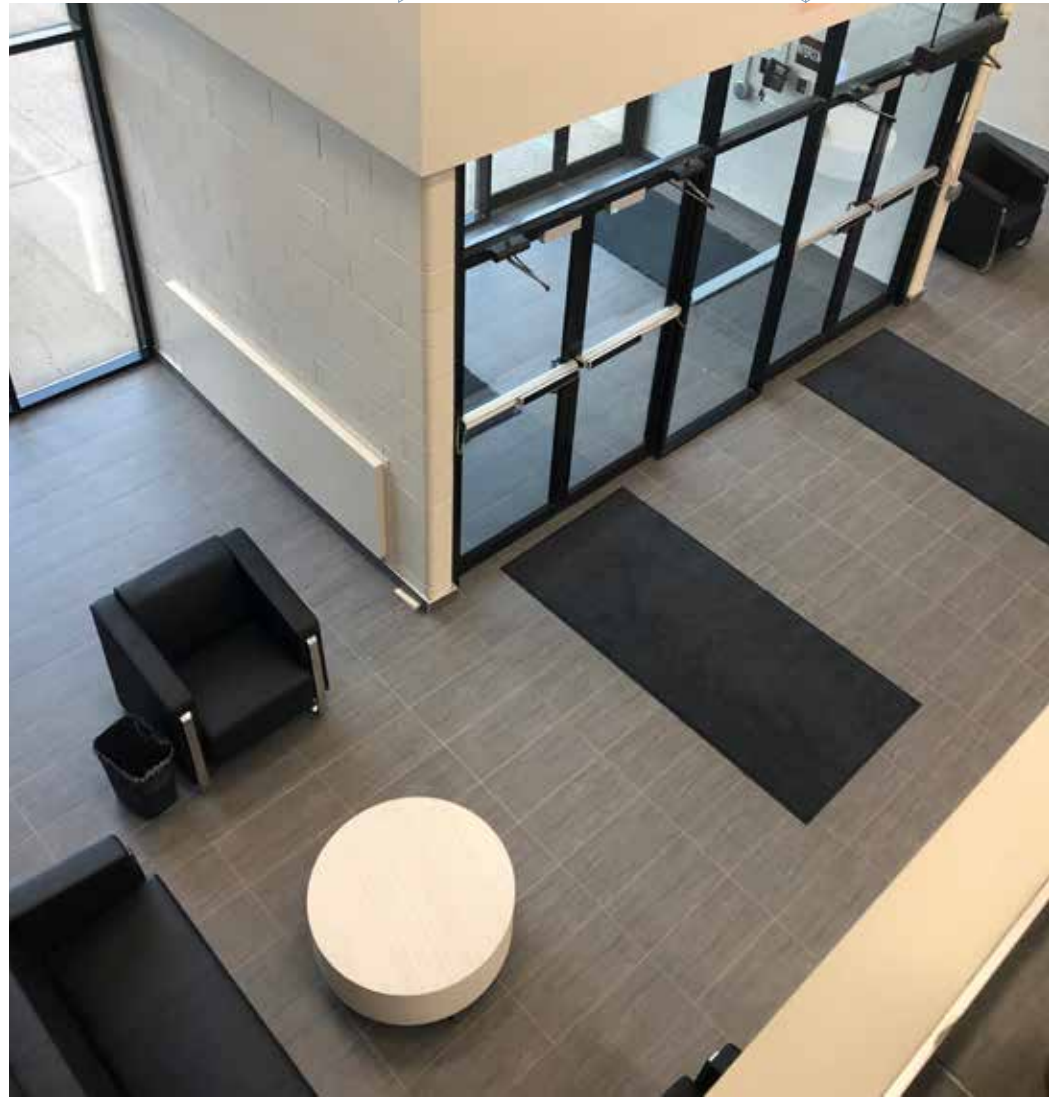
TO WINNIPEG STREET NORTH AND RING ROAD

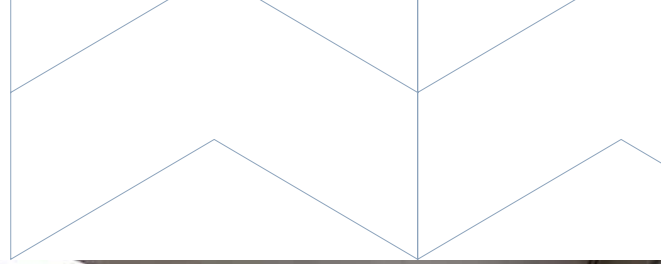


60,000 Vehicles

PER DAY AT WINNIPEG STREET NORTH AND RING ROAD







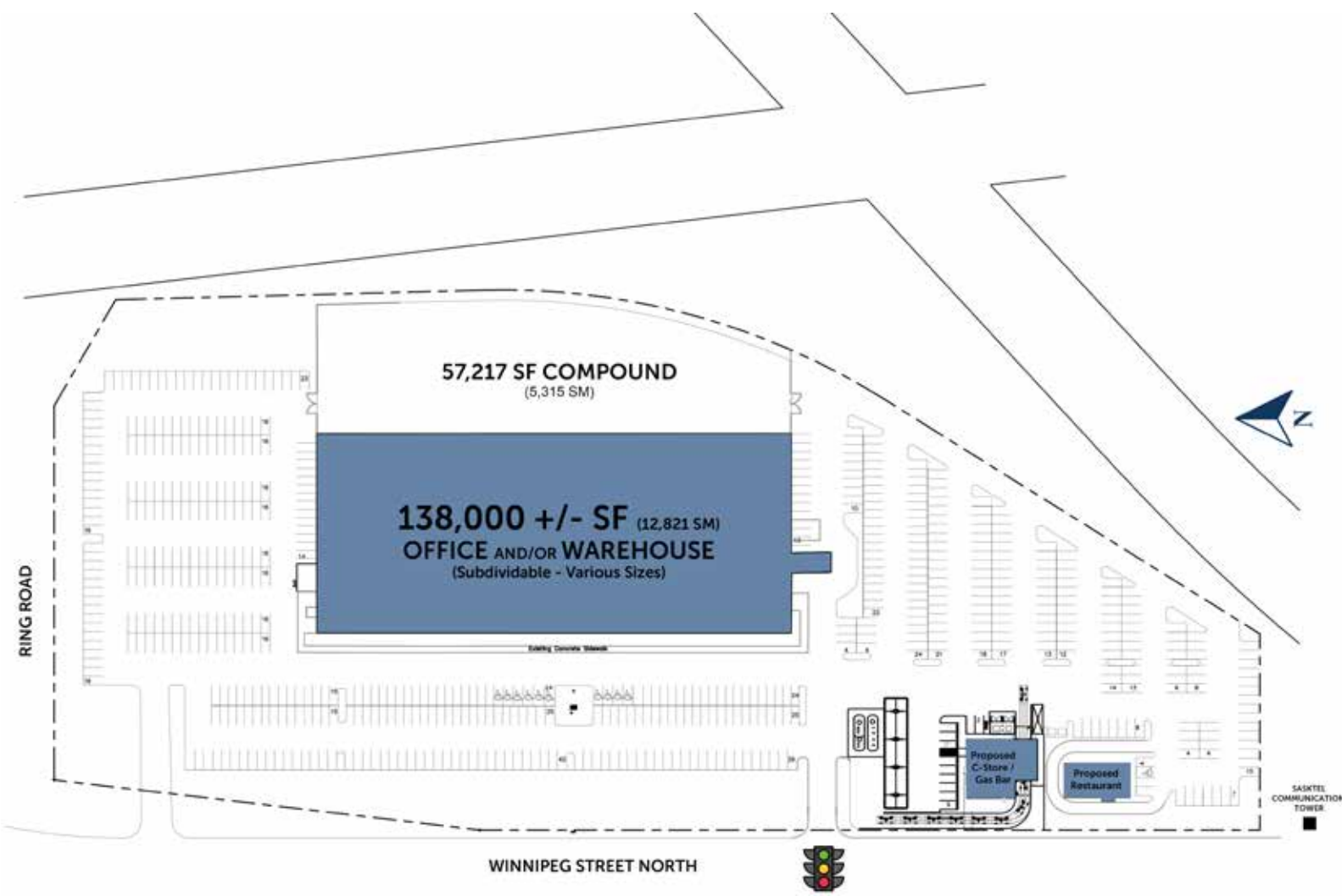


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Site Plan

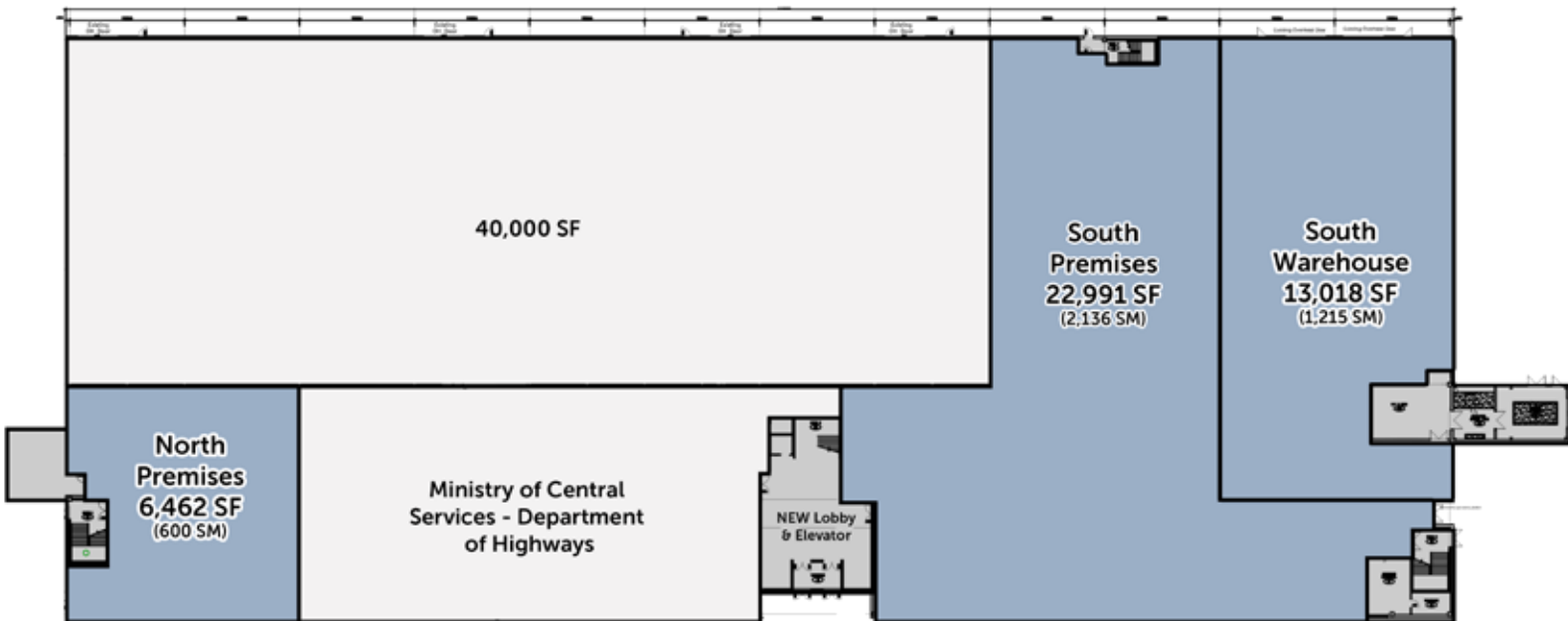


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Main Floor Plan



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John Pearson

PRESIDENT / BROKER

jpearson@iciproperties.com

204-981-7220

Brennan Pearson

EXECUTIVE VICE PRESIDENT, PARTNER

bpearson@iciproperties.com

204-291-5003

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