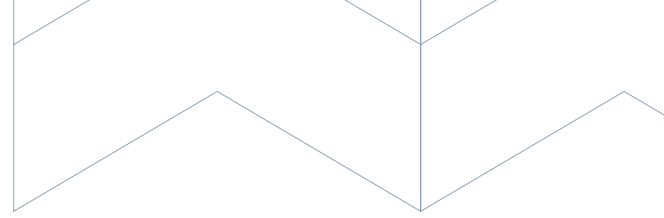




221 Winnipeg Street North, Regina, Saskatchewan

Second Floor Office Opportunity in Mixed-Use Building

For Sublease 



Property Details

21,264 +/- sq. ft.

SUBLEASE PREMISES

\$12.00/sq. ft. to Jan 31/26

\$13.00/sq. ft. from Feb 1/26 to Jan 31/31

NET LEASE RATE

\$8.39/sq. ft.*

2021 ADDITIONAL RENT

68 stalls plus visitor parking

SUBLEASE PREMISES PARKING

IL - Industrial

ZONING

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 Ring Road and Winnipeg Street North interchange for easy access in various directions
- Fully built-out office/call centre with offices, lunchroom, exclusive washrooms (call centre furniture potentially available)



Highlights



Developed

CALL CENTRE



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

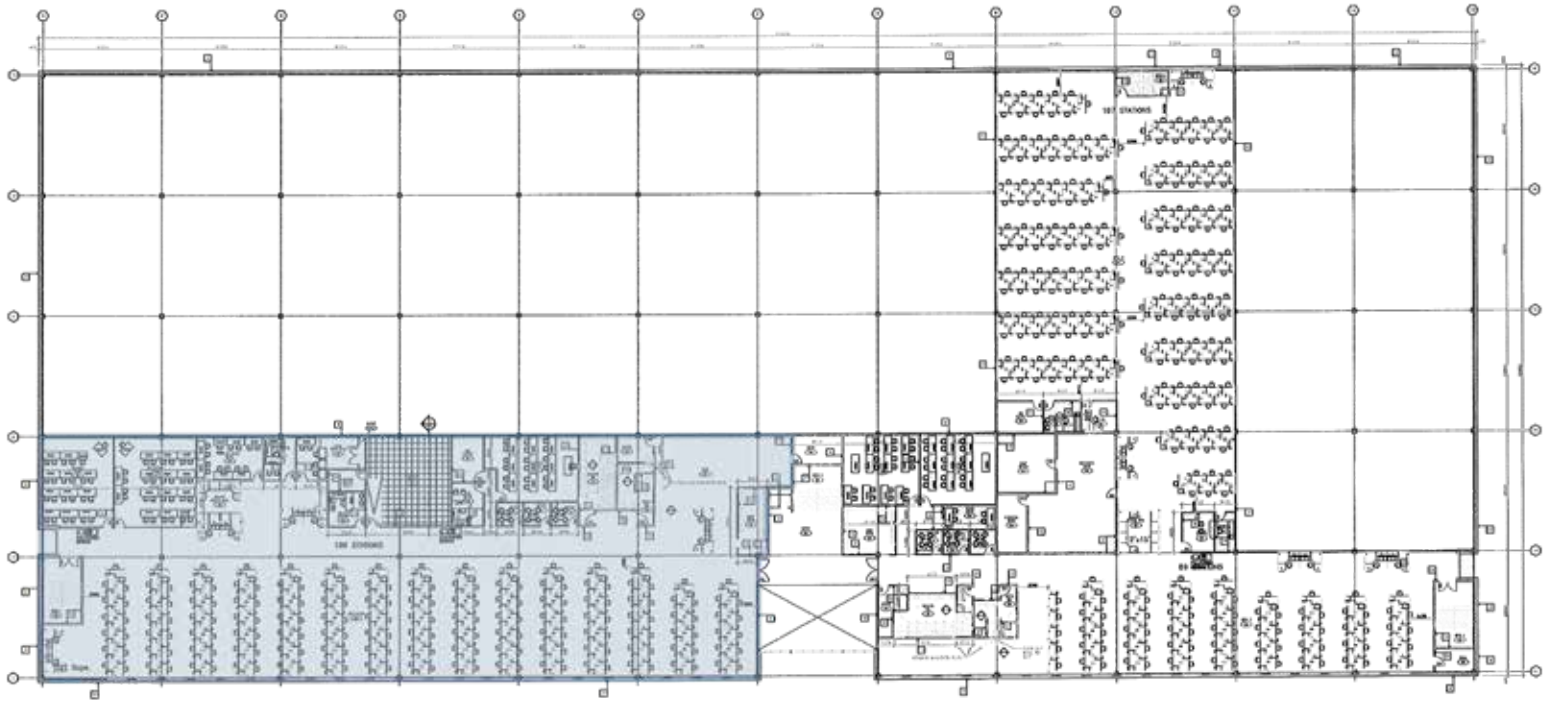
For Sublease 

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iciproperties.com





Floor Plan





Connect with us today!

[iciproperties.com](https://www.iciproperties.com)

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For Sublease 

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