



## Suburban Office For Lease

Well-maintained four (4) storey office building ideally situated in a suburban setting in south Regina. Parliament Place is comprised of a good mix of professional service tenants. Discover what suburban office life can do for your business.

The building is professionally managed, and has seen recent updates.

A tenant improvement allowance is available to qualified tenants.



### Get more information:

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### Contact: our local office:

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# 2631 28th Avenue

## PROPERTY DETAILS

### AVAILABLE AREA

Suite 403 984 sf

### AVAILABILITY

Suite 403 November 1, 2025 *but negotiable*

### LEASE RATE (NET)

\$17.00 psf

### OPERATING COSTS & TAXES (2025)

\$16.87 psf

### TERM

5 Years - Negotiable

### ZONING

MH - Mixed High Rise

## FEATURE

- » Suburban office setting
- » Abundance of natural light
  - Large windows in available spaces
- » Ample Parking
  - Surface stalls in adjacent lot
  - \$70.00 per month per stall
- » Building is wheelchair accessible
- » Close to transit and bike paths
- » Building is professionally managed

## LOCATION

Conveniently located just off Albert Street, Parliament Place is close to numerous amenities and services, with quick access to public transit and Ring Road. Perfect for tenants looking for a professional setting outside of the downtown core.



## Trade Area Demographics

Within 3 KM



16,538

Average Households



40,883

Area Population



Walking Distance

to Southland Shopping Mall



Walking Distance

to nearby full service restaurants



29,900 VPD Along ALBERT STREET