



## University Park Shopping Centre

- Office/retail space(s) are available for lease in the University Park Shopping Centre.
- The space(s) will suit a wide variety of tenants.
- The mall is located in southeast Regina at the corner of University Park Drive & Arcola Avenue.
- Close proximity to the Ring Road and Victoria Avenue E.
- Ample surface lot parking is available for tenant staff and visitors.
- Tenant Improvement Allowance is available for qualified tenants.
- Unit 208 is 800 sf of built out office space
- Unit 234 is 4,816 sf of office space

### Get more information

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Possession can be immediate and spaces can be demised



22,000 vehicles per day on Arcola Avenue



Common surface lot parking for tenants and visitor



49,642 area population (within 3 KM)

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Platinum member

# Property Details

## BUILDING TYPE

Neighbourhood Shopping Centre

## LANDLORD

**MELCOR**

LIVE. WORK. SHOP. PLAY.

MELCOR REIT

## AVAILABLE SPACE

Unit 186/188 2,400 SF can be demised

Unit 208 800 SF built out office

Unit 234 4,816 SF of office space

## POSSESSION

Negotiable

## ASKING RATE

Market

## ADDITIONAL RENT

\$10.84 PSF (est 2026)

*tenant pays separately metered utilities*

## PARKING

Surface Lot

## ZONING

MH - Mixed High Rise

## TOTAL LEASEABLE SPACE

41,382 sq. ft

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## LOCATION

Located in southeast Regina at the corner of University Park Drive and Arcola Avenue boasting easy access to Ring Road and the Regina bypass. Perfect for office tenants looking for a professional setting outside of the downtown core and retail tenants looking for a busy strip centre.



## SITE PLAN

