



High Traffic Office Space with Small Warehouse

This property consists of a large reception desk that could be used as an office, waiting or lounge area, 7 offices, two bathrooms, kitchenette, staff room, and small warehouse roughly 340 sq.ft. with a small mezzanine for storage and 10' x 10' grade door access. 1509 Park Street is located a few blocks north of Victoria Ave. near the Victoria Ave. and Ring Road off ramp providing it with easy access via both vehicle and bus routes.



Available Area:
2,550 sf



Asking Lease Rate:
\$12.00 psf



Op Costs:
\$5.93 psf



Parking:
Up to 6 on site stalls



Possession:
30 days notice

For further information

Linely Schaefer

Managing Director, Broker
306 559 9009

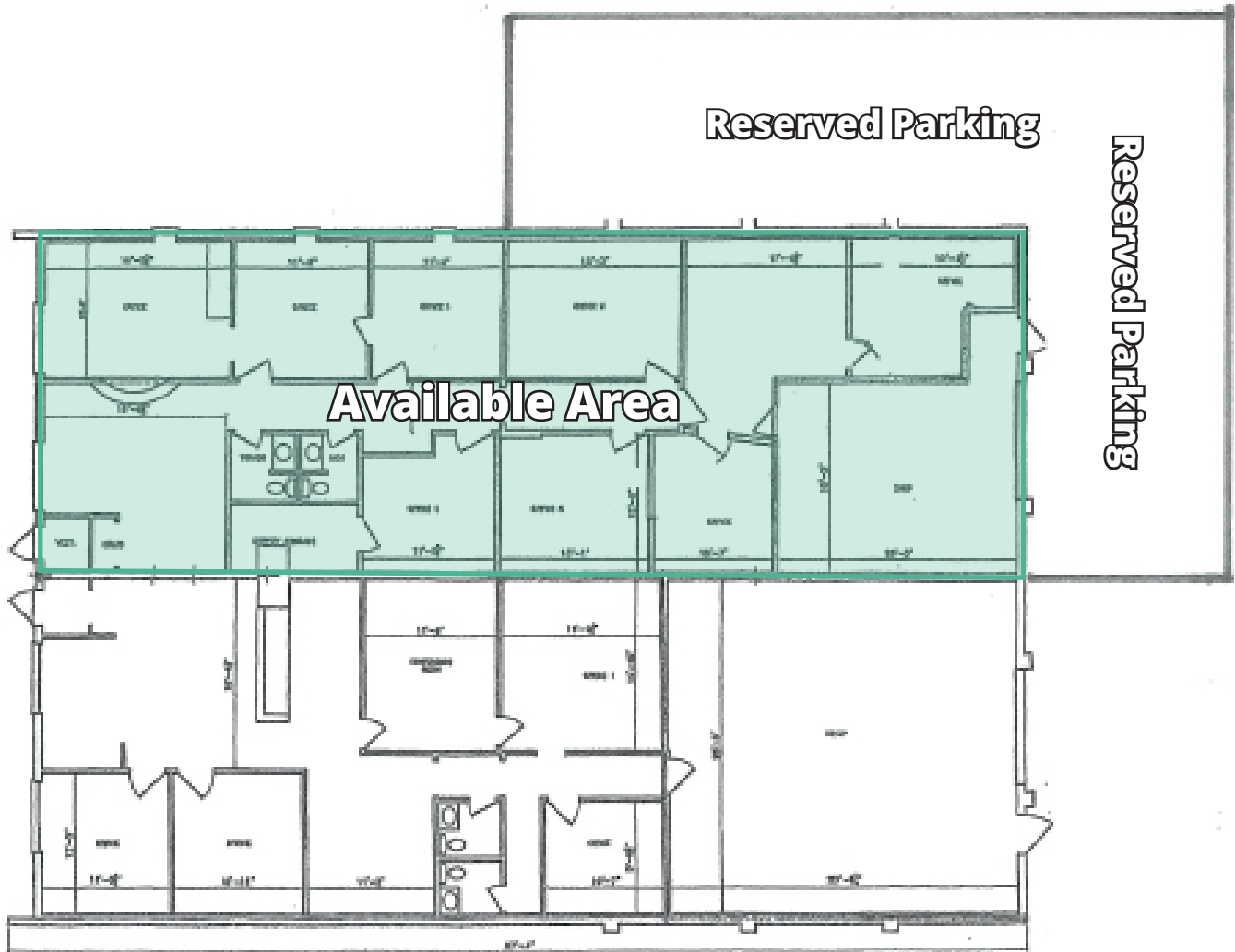
linely.schaefer@avisonyoung.com

Hali Lawrence

Commercial Sales & Leasing
306 559 9006

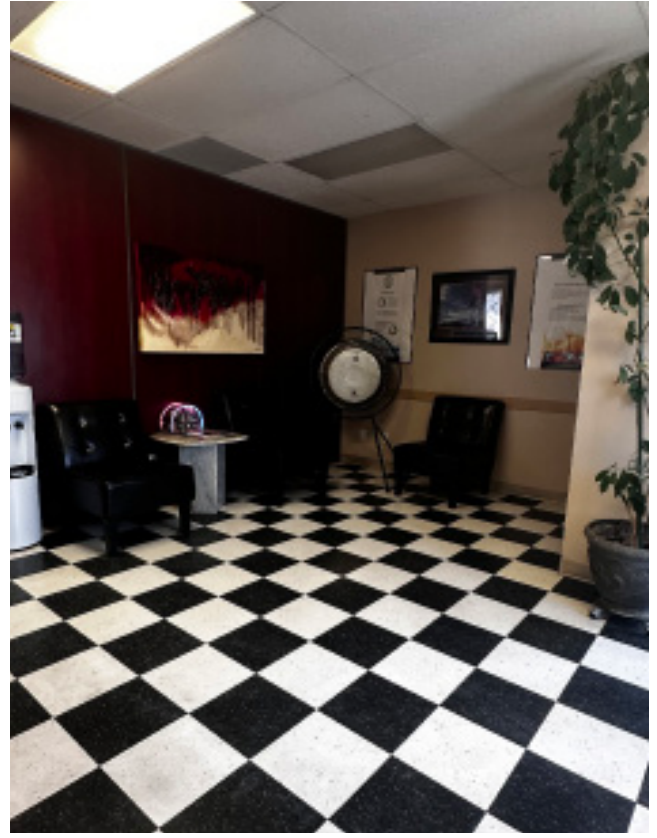
hali.lawrence@avisonyoung.com

avisonyoung.com



Office Space For Lease

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