



Prime Downtown Childcare Facility with Ample Space and Outdoor Play Areas

Two already built out spaces available in this convenient downtown building.

The main floor boasts approximately 3,600 square feet of dedicated childcare space, accommodating up to 40 children. With a private outdoor play area attached, this space ensures children have plenty of room to explore and engage in active play while staying safe and secure.

On the second floor, you'll find an impressive 7,178 square feet of space designed for the needs of up to 90 children. This entire floor is dedicated to childcare, offering a flexible and spacious layout that can be tailored to various age groups or activities. The second floor also includes exclusive access to a patio outdoor play area, giving children an additional outdoor space to enjoy throughout the day.

For those looking for additional office or classroom space, there is the option to lease basement areas, allowing for expansion or support functions as needed. This property offers an ideal blend of functional indoor spaces and outdoor amenities, providing a high-quality environment for both children and staff.



Lease Rate:
\$14.00 psf



Op Costs:
\$8.00 psf



Main floor: ± 3,600 sf (40 spots)
2nd floor: 7,178 sf (90 spots)



Possession:
January 2025

**For further
information**

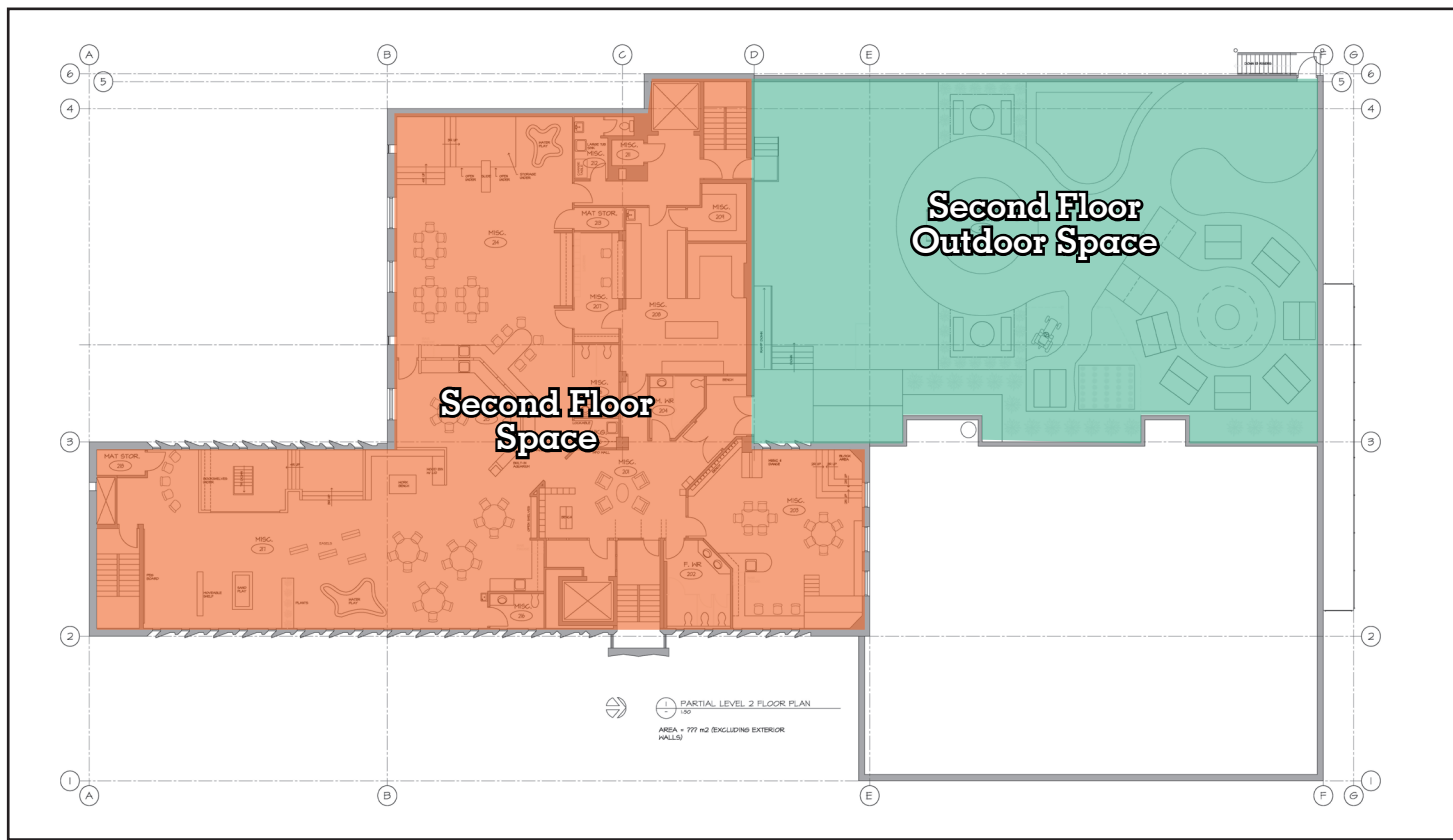
Linely Schaefer

Managing Director, Broker
306 559 9009
linely.schaefer@avisonyoung.com

avisonyoung.com

Childcare Facility For Lease

1940 McIntyre Street
Regina, SK S4P 2R3



Linely Schaefer

Managing Director

306 559 9009

linely.schaefer@avisonyoung.com

**AVISON
YOUNG**