

# 4211 Albert Street

Regina, Saskatchewan

CBRE

Office & Retail For Lease



## Details

Available Office Space	850 - 42,990 SF
Available Retail Space	800 - 9,000 SF
Lease Rate	Market
Operating Costs	\$13.75 PSF
Availability	60 Days From Signing



Prime Location Along South Albert Street

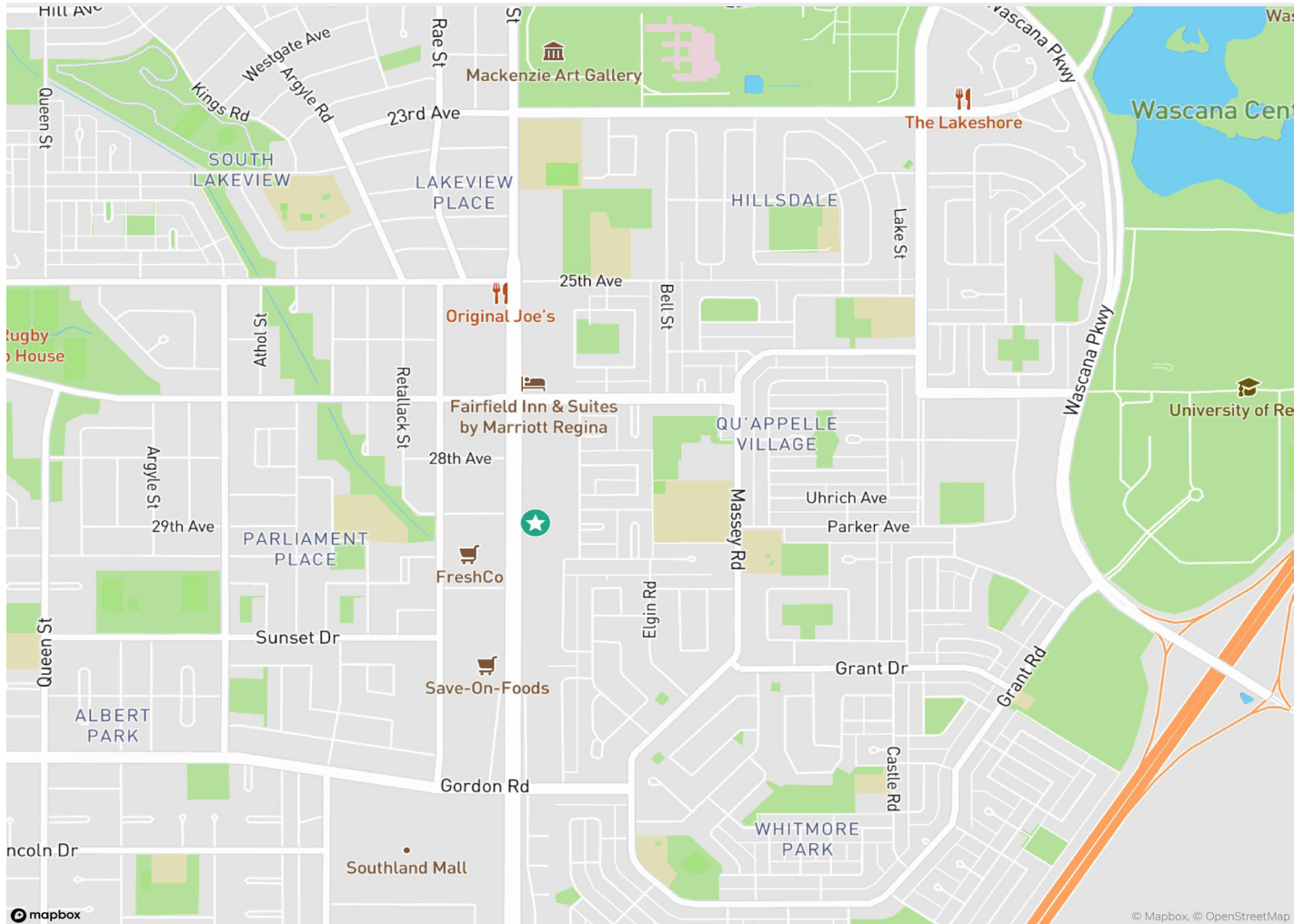


Parking lot to be redeveloped with 65 onsite stalls and the ability to expand



High visibility and accessibility, with approximately 30,000 cars / day

# Location



## Prime Location Along South Albert Street

Positioned on Albert Street, this property benefits from its proximity to a busy shopping center as well as a range of local amenities. The Holiday Inn, The Keg, and Tim Horton's are just a stone's throw away, making it an ideal location for businesses and customers alike.

The property also enjoys high visibility and accessibility, with approximately 30,000 cars passing through the area every day. Additionally, the property is within walking distance of Campbell Collegiate and a short drive from the University of Regina.

## Property Overview

This property offers a unique leasing opportunity, with approximately 30,000 SF of vacant office space available for lease across four floors. The building will undergo a comprehensive renovation, both inside and out, with newly added retail spaces along the south side of the building in addition to the existing tenanted space occupied by Domino's Pizza and Subway that will remain in place.

The renovation will not only enhance the property's aesthetic appeal but also provide modern and functional spaces for tenants. Furthermore, the surface parking lot will be redeveloped to accommodate additional client and user parking, providing ample parking options for tenants and customers alike.



## Contact Us

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