

# Park Plaza Building

(Broker Leasing Incentives Available)



## Office Space For Lease

Park Plaza is a four-storey office building prominently located on the edge of downtown Regina, offering excellent visibility and frontage along both Albert Street and College Avenue. The property is home to a diverse mix of professional office tenants and benefits from convenient access to downtown amenities, major transportation routes, and nearby residential neighbourhoods.

A variety of office leasing opportunities are currently available throughout the building. The available spaces feature an abundance of natural light and can accommodate a wide range of office users. For tenants requiring a customized footprint, the main floor can be configured in several different ways, offering multiple demising options to suit varying space requirements.

Park Plaza offers ample designated and electrified parking through both its attached parkade and newly developed surface parking lot, providing convenient on-site parking for tenants and their staff. Combined with its strong location, flexible leasing opportunities, and well-maintained common areas, Park Plaza continues to be a desirable office destination in Regina

### Get more information:

**Dale Griesser**, Associate Broker  
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**Kyle Kamp**, Sales & Leasing  
306 559 9010  
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### Contact: our local office:

2550 12th Avenue  
Suite 300  
Regina, SK S4P 3X1  
306 559 9000

# 2365 Albert Street

## PROPERTY DETAILS

### AVAILABLE AREA

Main Floor	6,945.4 SF (Demisable)
Second Floor	3,917.5 SF

### AVAILABILITY

Immediate

### LEASE RATE (NET)

\$12.50 PSF

### ADDITIONAL RENT (2026)

Op Costs: \$13.24 PSF  
Property Tax: \$4.40 PSF

### ZONING

DCD-CS – Centre Square Direct Control District

## FEATURES

- Tenant improvement allowance available to qualified tenants
- Main floor demising options available
- Abundant on-site parking
- Exterior signage opportunities available
- Attached parkade  
Fully electrified surface parking lot
- Approximately \$1.25 million invested in recent building improvements
- Building modernization initiatives underway, including:  
Enhanced building security and access control systems  
HVAC system modernization  
Lobby upgrades  
Common area washroom renovations  
Additional planned improvements throughout the property

## ENHANCED BROKER LEASING INCENTIVE

- \$1.00 PSF/year for Years 1-5
- \$0.50 PSF/year for Years 6-10

## LOCATION

Park Plaza is conveniently located in the city's established Centre Square neighborhood. Located on the corner of College Avenue and Albert Street, this building benefits from its close proximity and walking distance to both the downtown Central Business District while being only minutes from Wascana Park and the lake. Travel time to Regina International Airport is 10 minutes.



## TRADE AREA DEMOGRAPHICS

Within 3 KM



25,518  
Average Households



56,098  
Area Population



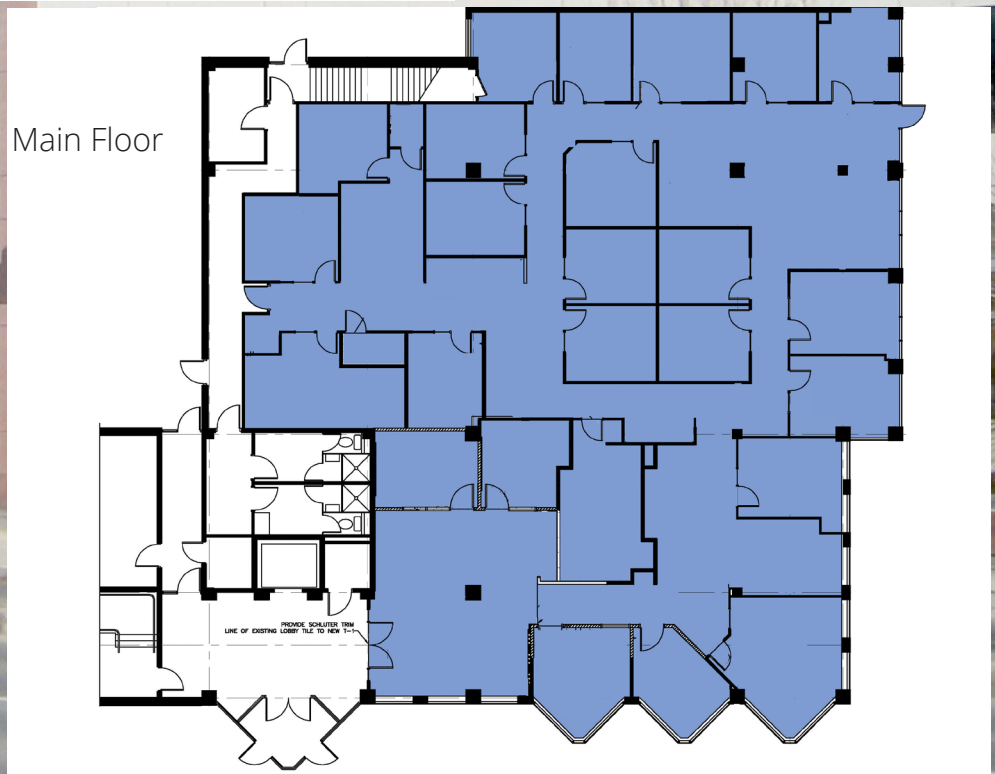
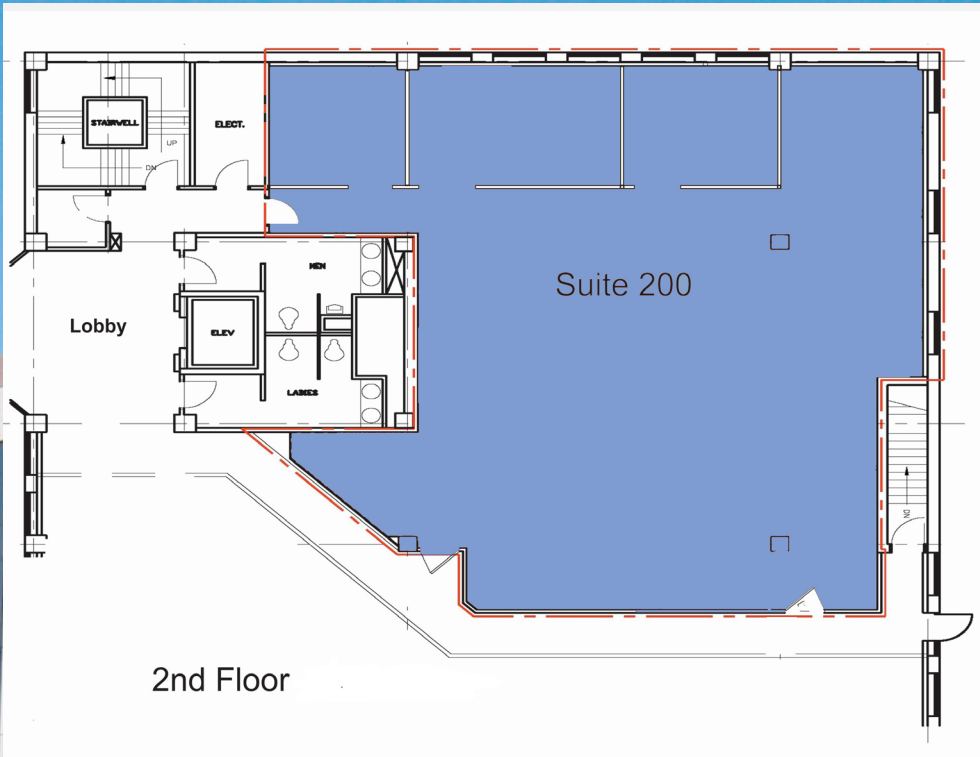
Located next to  
Wascana Park and the Royal Saskatchewan Museum



Walking Distance  
to nearby full service restaurants



22,300 VPD Along COLLEGE AVENUE  
27,400 VPD Along ALBERT STREET



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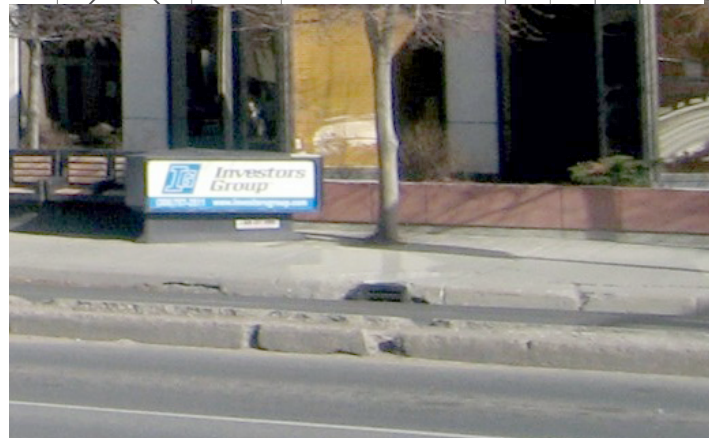
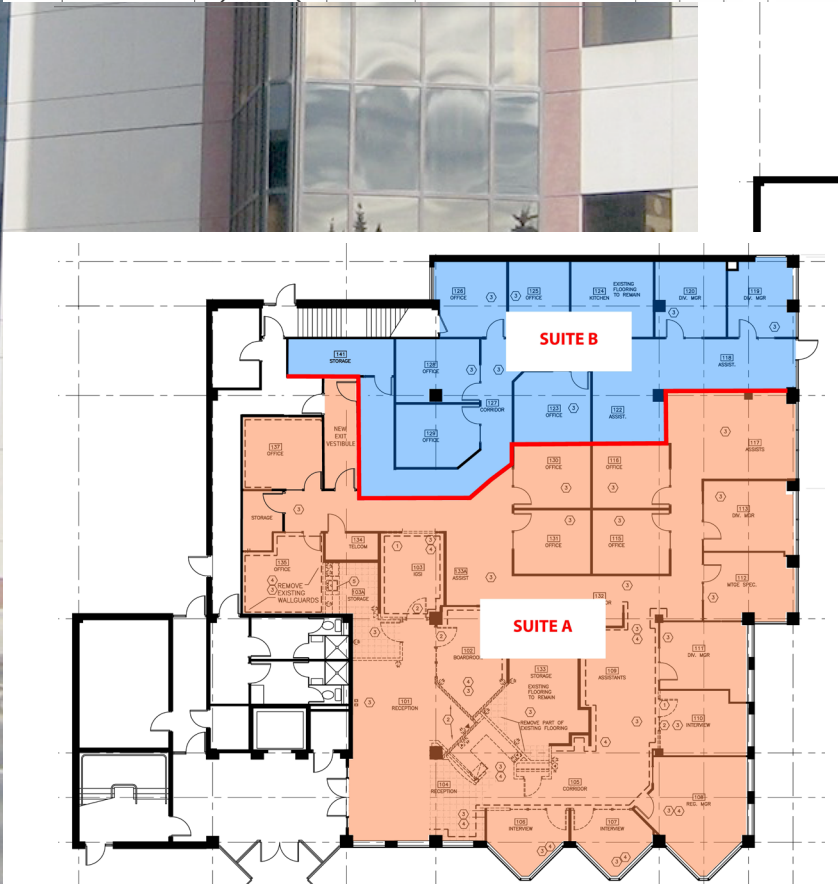
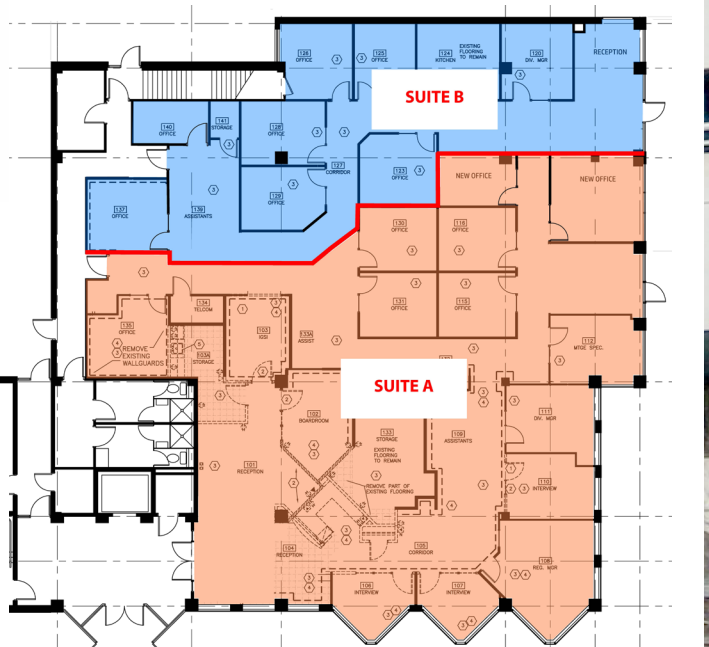
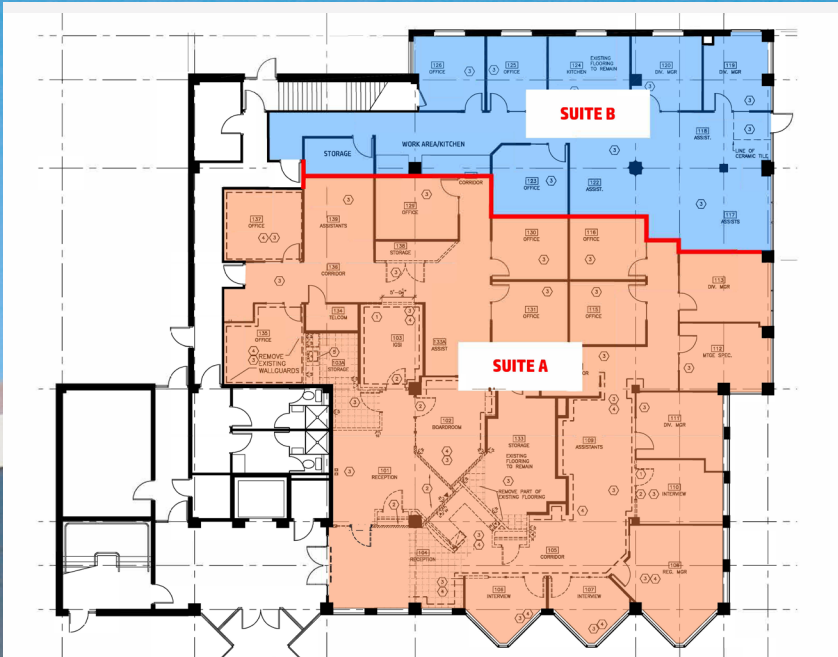


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