

The Colliers logo is located in the top right corner of the page. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.A white rectangular sign with the words "DIABETES CANADA" in blue capital letters is mounted on the building's facade. The sign is positioned above the entrance area, to the right of the main glass doors.

919 B Albert Street, Regina | SK

# Built Out Office - Albert Street **for lease**

Built out office space located along Albert Street. Carling Mall is conveniently located near the 4th Avenue traffic light controlled intersection and offers ample on-site parking. Access is through both 4th Avenue, and two access points along Albert Street including a second traffic light controlled intersection.

Landlord will demolish existing improvements or provide an allowance for refreshing for qualified Tenants.

Space is available upon completion of documents and is ready to be moved in immediately.

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# Property Overview

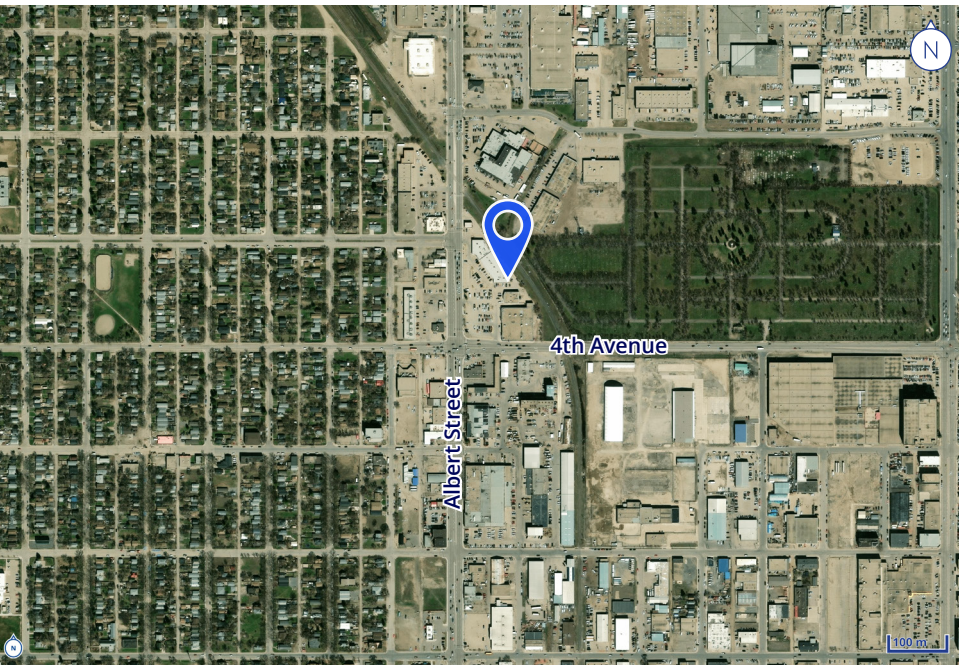
**Net Lease Rate** \$16.50 PSF

**Occupancy Costs** \$10.64 PSF

**Available Area** 2,773 SF

**Zoning** MLM

**Possession** Immediate



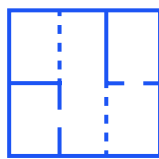
## Key Highlights



Improved premises



Large parking lot



Can be converted



Surrounded by amenities

