



MOSAIC TOWER AT HILL CENTRE III

2010 12TH AVENUE | REGINA, SK



HARVARD
Real Estate Inc.
— A HILL COMPANY —

MOSAIC TOWER AT HILL CENTRE III

2010 12th Avenue | REGINA, SK



OFFICE SPACE FOR LEASE:

2nd Floor: 3,859 square feet

RENTAL RATE

Negotiable

**OPERATING COSTS &
PROPERTY TAXES**

\$15.68 PSF per annum
(2017 BUDGET)

FOR MORE INFORMATION
PLEASE CONTACT

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Mosaic

PROPERTY HIGHLIGHTS

- Located in the heart of downtown Regina on the corner of Hamilton Street and 12th Avenue
- A new 20 storey Class A office tower with a total of 230,000 square feet, completed in 2012
- Two levels of underground parking, including bike storage, plus additional parking available at the Rose Street Parkade
- Connected to Regina's climate controlled pedway system which links to nine downtown office buildings, Casino Regina, The Delta Hotel & Convention Centre, and the Cornwall Centre
- Excellent access to all major transit routes
- Close proximity to thriving downtown restaurants, shopping, hotels, City Square Plaza and Victoria Park



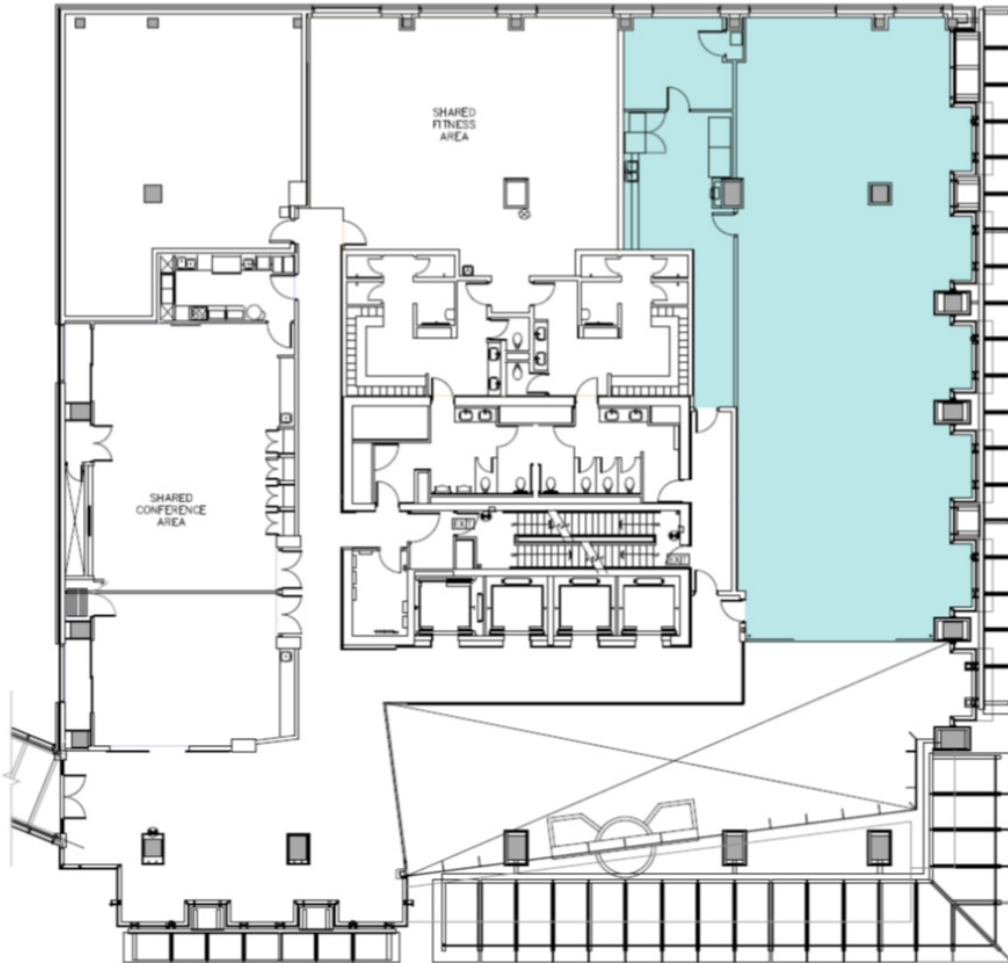
BUILDING HIGHLIGHTS

- Building common areas contain highest quality interior finishes
- Glass curtainwall construction provides an abundance of natural light
- BOMA BEST Certified
- LEED® Gold Certified
- Fully integrated, multi-layered security program
- 24/7 live camera monitoring, security guard presence, card access system tied into front doors, elevators and tenant spaces linked to live cameras, safe walk programs, etc.
- Major tenants: Mosaic, TD Waterhouse, Canadian Western Bank
- State-of-the-art mechanical and electrical systems and four modern high-speed destination dispatch elevators
- Professionally managed and maintained by Harvard Property Management Inc.



DOWNTOWN CORE + PEDWAY CONNECTIONS

PEDWAY CONNECTIVITY



2ND FLOOR FLOOR PLAN

CONFERENCE CENTRE



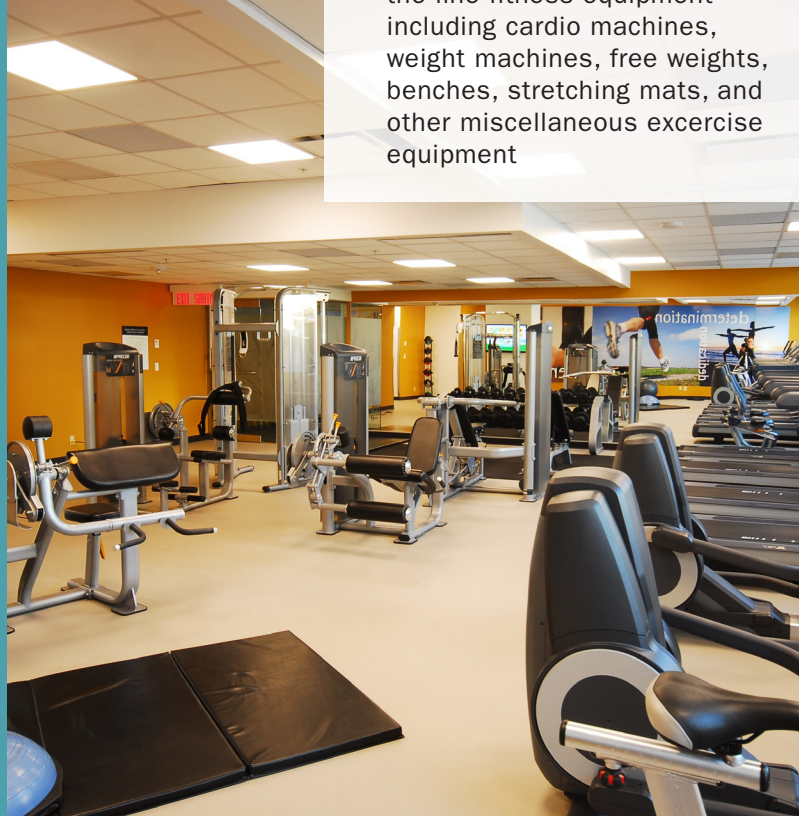
- Available for complimentary use for Mosaic Tower tenants
- 1,400 square feet
- Two meeting rooms that may be combined for various sized groups and meeting environments
- Accommodates up to approximately 100 people
- State-of-the-art audio/visual equipment
- Fully equipped attached kitchen
- Meeting tool planner kit
- On-site catering available by 20ten City Eatery



FITNESS FACILITY



- Showers, change rooms, and lockers available for complimentary use by all Mosaic Tower tenants
- Variety of brand new, top of the line fitness equipment including cardio machines, weight machines, free weights, benches, stretching mats, and other miscellaneous exercise equipment



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