



Individual Medical Offices For Lease

Single office spaces available for lease on the main floor of the Neil Professional Building in the medical centre. Heated underground and surface stalls available on-site.

Completed in 1989, the Neil Professional Building is a 3-storey office building with a mix of professional service tenants. Available spaces are located on the main floor in the medical clinic.



Get more information:

Joe Trudelle, Associate Broker
D 306.559.9007
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Contact: our local office:

2550 12th Avenue
Suite 300
Regina, SK S4P 3X1
306.559.9000

Neil Professional

PROPERTY DETAILS

AVAILABLE AREA

Unit 100F - 446 SF

Unit 100G - 369 SF

Unit 100I - 219 SF

Unit 100L - 239 SF

AVAILABILITY

Immediate

LEASE RATE (NET)

\$17.00 PSF (5 year term)

OPERATING COSTS & TAXES (2023)

\$18.25 PSF (2023)

ZONING

MH - Mixed High Rise

FEATURES

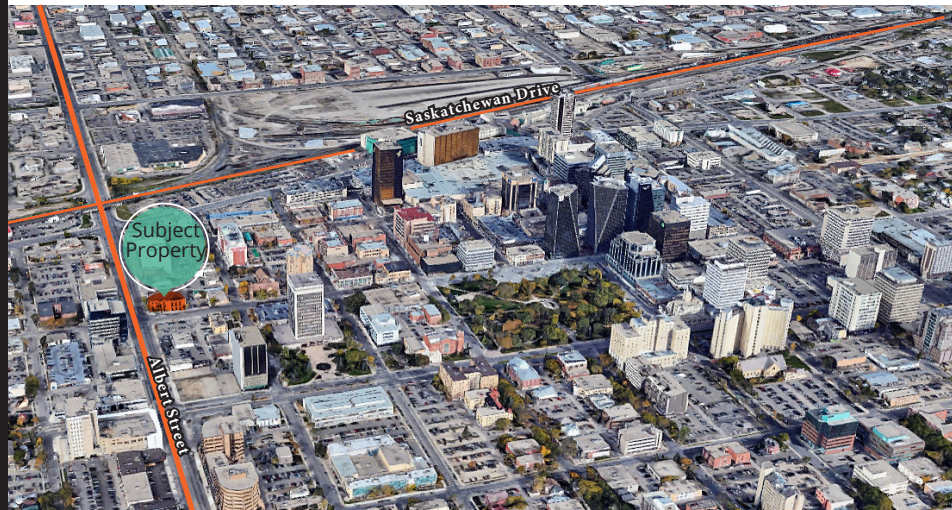
- Built out as office space
- Parking
 - Heated underground
 - Electrified surface
 - Surface lot for clients
- Pylon signage options available
- Walking distance to downtown amenities
- Located near transit routes
- Service by elevator
- Wheelchair accessible

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LOCATION

The Neil Professional Building is located on the north east corner of the Albert Street and 12th Avenue intersection. This building offers a high visibility location that is walking distance to Victoria Park, City Square Plaza and all downtown amenities and services.



TRADE AREA DEMOGRAPHICS

Within 3 KM



16,538
Average Households



40,883
Area Population



WALKING DISTANCE
to Cornwall Centre Shopping



WALKING DISTANCE
to nearby full service restaurants



29,100
VPD along Albert Street