



LEASING OPPORTUNITIES



ADMINISTRATION OFFICE

2223 Victoria Avenue East
(306)789-1999

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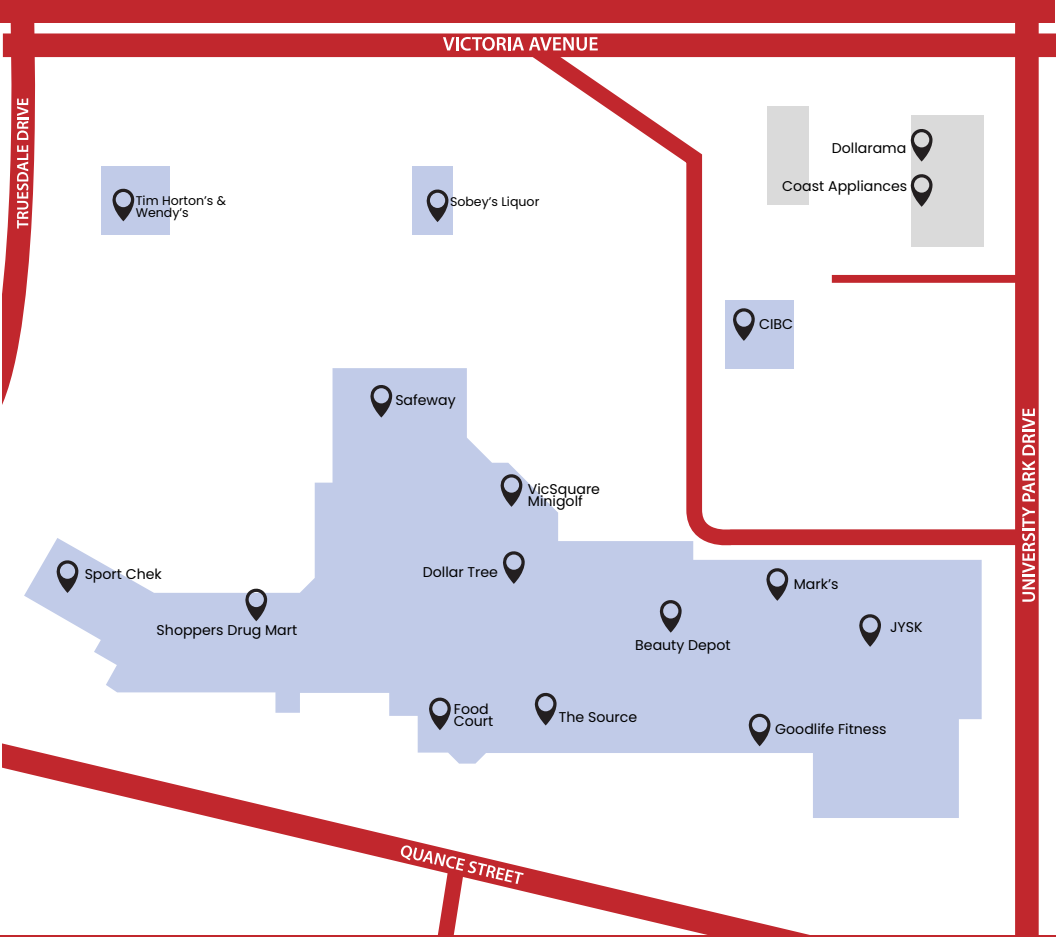
BING WANG

Executive Vice President
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Mountwater Capital



LEASING INFORMATION

GLA	284,660	PROPERTY TAXES	\$4.95 PSF
LEASE RATE - INLINE	Market Rates	PROMOTION FUND	\$1.75 PSF
LEASE RATE - FOOD COURT	Market Rates	MANAGEMENT FEE	\$0.79 PSF
OPERATING COSTS - RETAIL	\$15.69 PSF (Excludes)	ADMIN FEE	\$1.16 PSF
OPERATING COSTS - FOOD	\$51.86 PSF (Excludes)	POSESSION	Arranged



UNIT SUMMARY

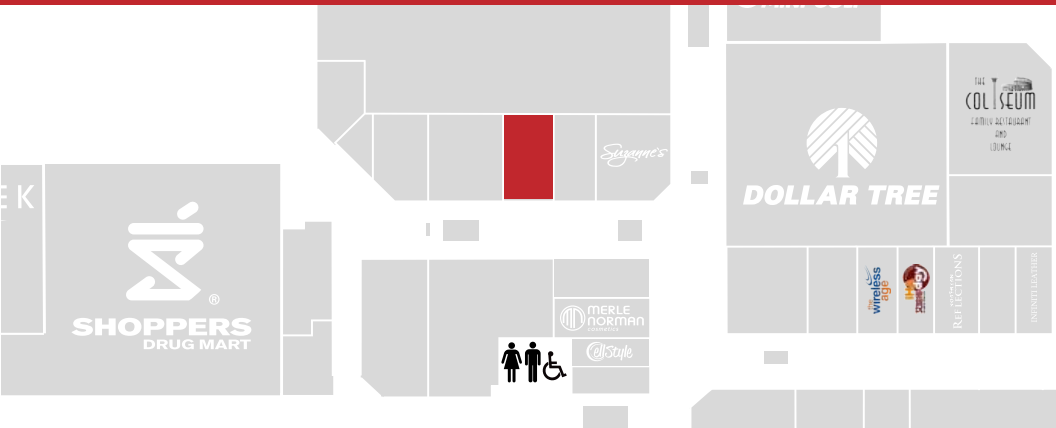
KIOSKS	UP TO 200 SF	UNIT 29	1,560 SF
UNIT 38	321 SF	UNIT 22A	1,925 SF
UNIT 3	912 SF	UNIT 17	2,543 SF
UNIT 2	1,004 SF	UNIT 10	2,544 SF
UNIT 12	1,064 SF	FORMER YMCA	18,319 SF



UNIT 2

TOTAL AREA 1,004 SF

This unit offers a fully-carpeted retail space with slat walls ready for display hooks and shelvings. The space features an open concept and can accommodate lots of display racks perfect for a hobby or gift shop. It also has a storage area and a private washroom for employees.





UNIT 3

TOTAL AREA 912 SF

This is a retail-ready unit with a beautiful display window and a wheel-chair accessible entrance. It features recently updated paints, slat walls for product displays and shelving, a storage room, and a private washroom for employees.

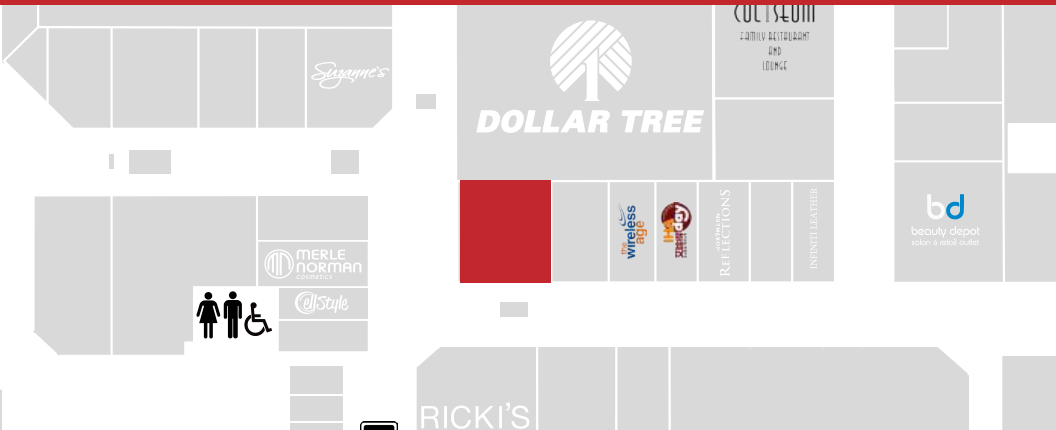




UNIT 10

TOTAL AREA 2,544 SF

This is a premium retail space in the shopping center with see-through glass walls perfect for window displays. It is equipped with a fitting room, a private washroom, and a storage room. This corner unit enjoys customer traffic coming from the east and west wings of the shopping center, plus it is right across the food court and center court where community events are held. Expect high customer traffic when leasing this space.



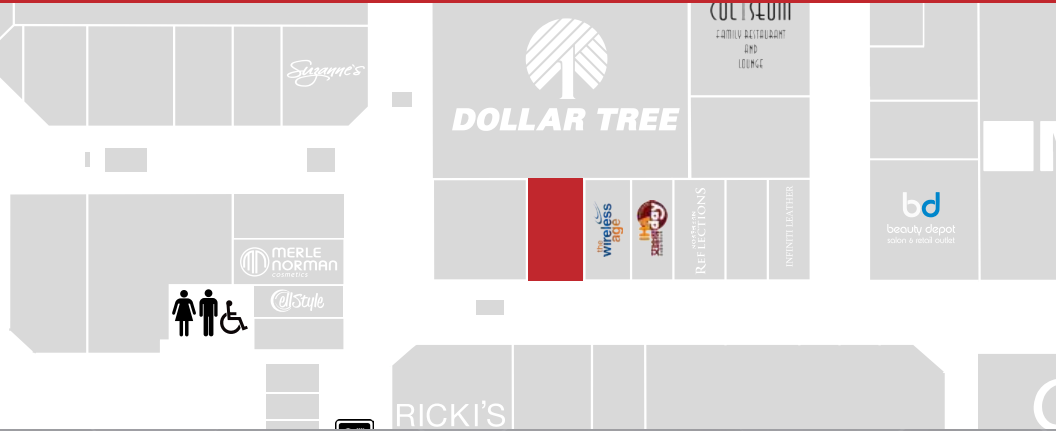


UNIT 12

TOTAL AREA

1,064 SF

A perfect space for a women's clothing boutique, a children's toys and clothing store, or a hobby shop. This unit is equipped with display shelves, two fitting rooms, a storage area, a private washroom, and a payment counter all ready for your move-in. The front glass windows with built-in spotlights will surely make an amazing window product display.



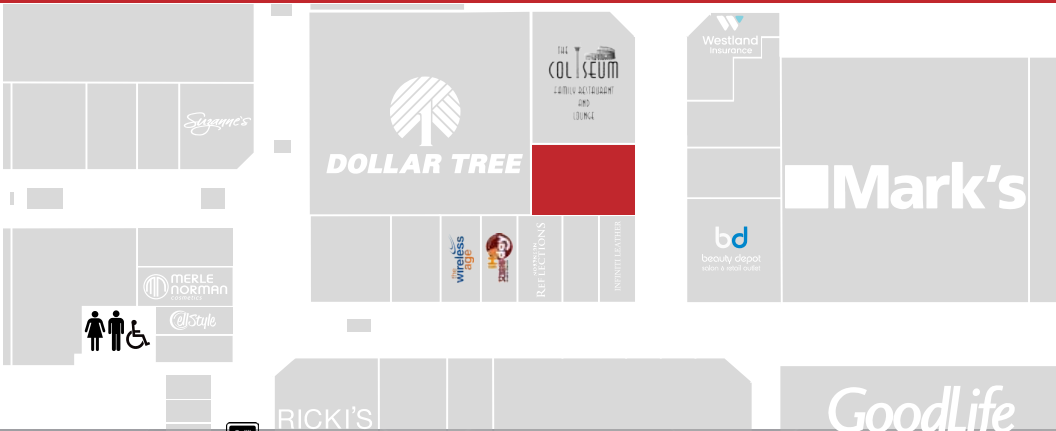


UNIT 17

TOTAL AREA

2,543 SF

This retail-ready unit has a large retail area including a spacious backroom storage and a separate service entrance leading to the mall hallway. It has a private washroom and a payment counter. The vast space has lots of potential for a furniture or a pet store or may be converted to a recreation or entertainment space with the possibility for after-hours access with a security gate.



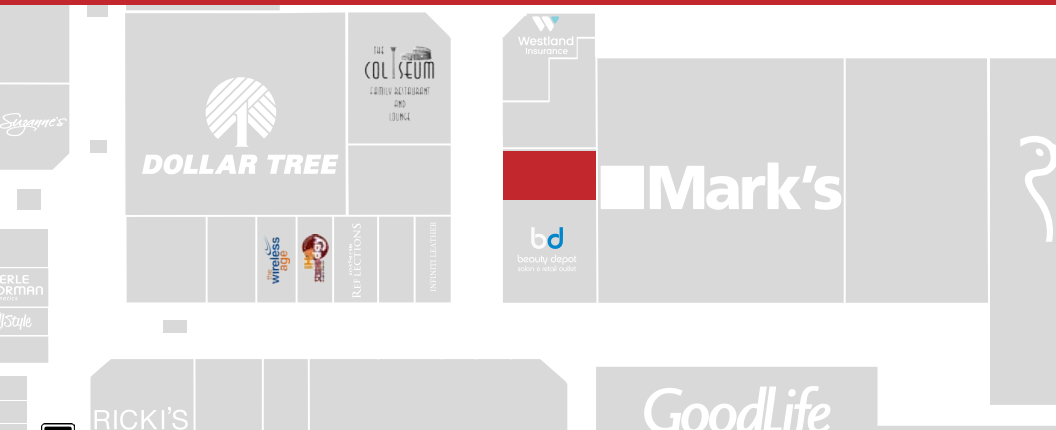


UNIT 22A

TOTAL AREA

1,925 SF

This huge, high-ceiling shell space has lots of potential for an arts school, entertainment retail, or even a warehouse outlet to showcase your products. The space can offer after-hours mall access with a security gate for late-night operations. The possibilities are endless with the large floor space and high ceiling features of this unit.



hiwalk

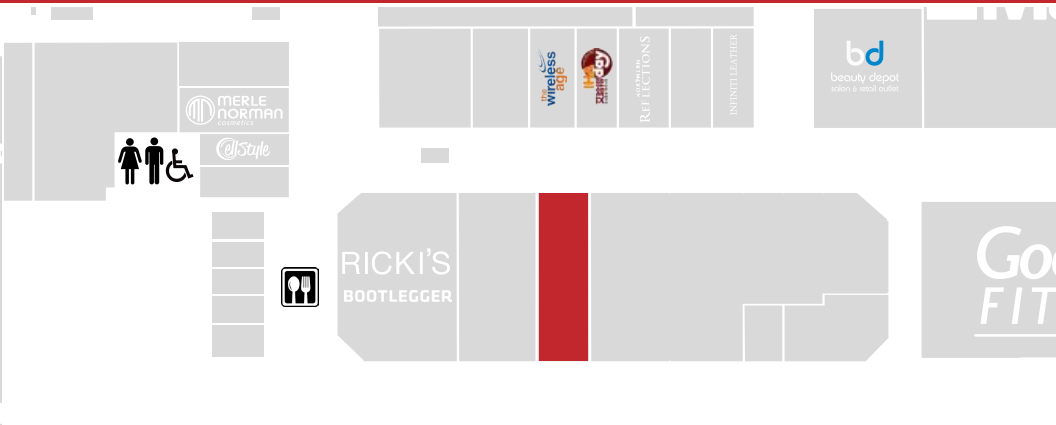


UNIT 29

TOTAL AREA

1,560 SF

This unit features a gorgeous tile front with beautiful wood panel flooring, slat walls, shelvings, a payment counter, and a private washroom. It has a storage area at the back with a rear service door and a loading bay that may be turned into after mall hours entrance. This is a great retail space for a shoe store, a toy store, or even a cafe.

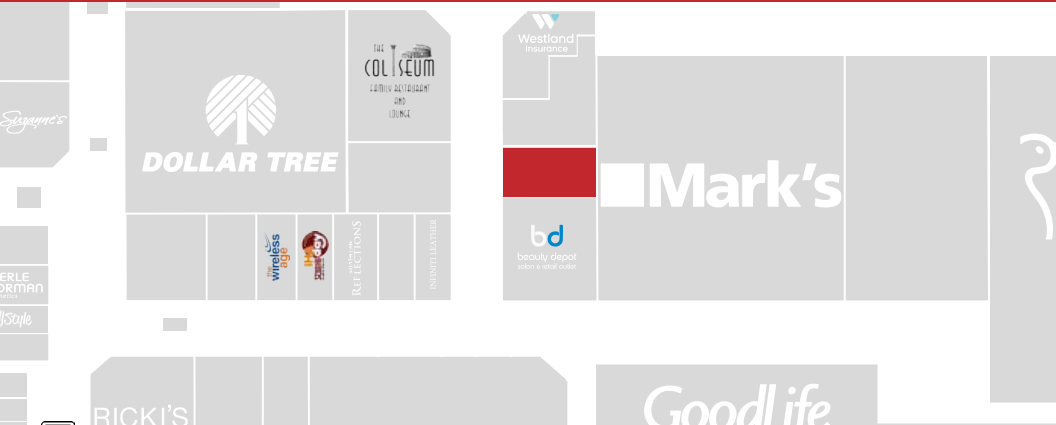




UNIT 38

TOTAL AREA 321 SF

A centrally located food court space featuring a spacious front counter with a glass countertop food display and wall spaces for a menu display. The newly painted unit has a kitchen area, a hand sink, and a private washroom.



RICKI'S

GoodLife



STAND-ALONE LEASING OPPORTUNITIES



1825 VICTORIA AVE. E

**TOTAL AREA
18,319 SF**

In the heart of Regina's east retail sector is 1825 Victoria Avenue East, a massive stand-alone building adjacent to the eastern Home Depot in the city.

It is situated on the corner of where the Ring Road merges with Victoria Avenue going eastbound. Its location enjoys a high traffic count of approximately 20,000 - 30,000 vehicles daily.

This site is ideal for a mid-size retailer or office space and may offer a variety of uses with past tenants, including a big box retailer and a gym. It features office rooms, staff rooms, a kitchen area, two washrooms, a storage area, and a loading bay at the back.

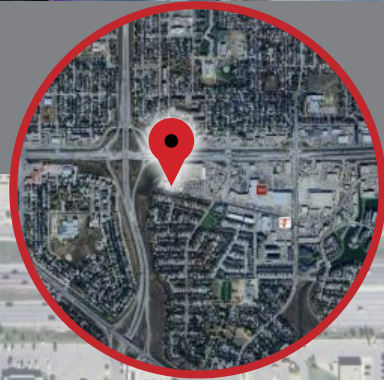
Furthermore, it is equipped with automatic doors, ceiling speakers for the sound system, large changing rooms, a sauna system, an indoor playground, and elegant glass hallways.



AMPLE PARKING
ON-SITE



LOCATED IN THE
HEART OF REGINA'S
EAST RETAIL SECTOR





@VICSQUARE



@VICSQUAREYQR



**YOUR FEEL GOOD
SHOPPING CENTRE**

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