



Downtown Office For Lease

Opportunity

Office space available for lease on the main floor of the Neil Professional Building. Heated underground and surface stalls available onsite. Opportunity for pylon signage.

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.

For more information, please contact:

Joe Trudelle, Associate Broker
D 306.559.9007
joe.trudelle@avisonyoung.com

Contact: our local office:

2550 12th Avenue
Suite 300
Regina, SK S4P 3x1
306.559.9000



Office Interior



Opportunity

- Area Available: Unit 110 1,268 sf
- Occupancy: Immediately
- Rates: \$16.00 psf
- Op. Costs: \$17.72 psf
Includes taxes 2021
- Parking: Heated underground and
surface stalls
onsite

Highlights

- Built out office space
- Walking distance to many amenities
- Onsite parking available for clients
- Wheelchair accessible
- Located near transit routes

TRADE AREA DEMOGRAPHICS

Within 3 KM



28,450
VPD Along
Albert Street



Nearby full service
restaurants



26,077
Average Households

58,116
Area Population



Close to
Cornwall Centre
Shopping

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