

# BANK OF MONTREAL BUILDING

2103 11<sup>TH</sup> AVENUE | REGINA, SK



Located in the heart of Downtown Regina, the Bank of Montreal Building is a 12 storey, Class A building that offers the convenience of a downtown location in a prestigious office tower. Tenants appreciate the outstanding views of the Regina skyline, ample parking and numerous on-site amenities.

## BUILDING HIGHLIGHTS

- BOMA Best Certified for its energy efficiency and eco-friendly design
- Main lobby fully renovated in 2025
- Building security features include a dedicated security desk in the lobby with a security guard present during all business hours, CCTV cameras, a safe walk program, and an additional roaming security guard.
- One level heated underground parking, plus additional parking at the connected Hill Centre Parkade
- Includes access to conference centre and fitness facility at Mosaic Tower at Hill Centre III
- Excellent access to all major transit routes
- Close proximity to thriving downtown restaurants, retail, hotels, and Cornwall Centre
- Major tenants include the Bank of Montreal, Miller Thomson, Deloitte, Aon, BMO Nesbitt Burns
- Connected to the Cornwall Centre, Regina's Regional Mall, via a climate controlled pedway system
- Professionally managed and maintained by the Property Management team at Harvard Developments

## AVAILABLE SPACE

UNIT 700

11,551 RENTABLE SQUARE FEET

UNIT 1220

2,120 SQUARE FEET

RENTAL RATE |  
NEGOTIABLE

OP COSTS & PROPERTY TAXES  
\$19.31 PSF PER ANNUM

**CHANTAL BLAISDELL**

LEASING MANAGER, HARVARD DEVELOPMENTS

**T** | 306.777.0641

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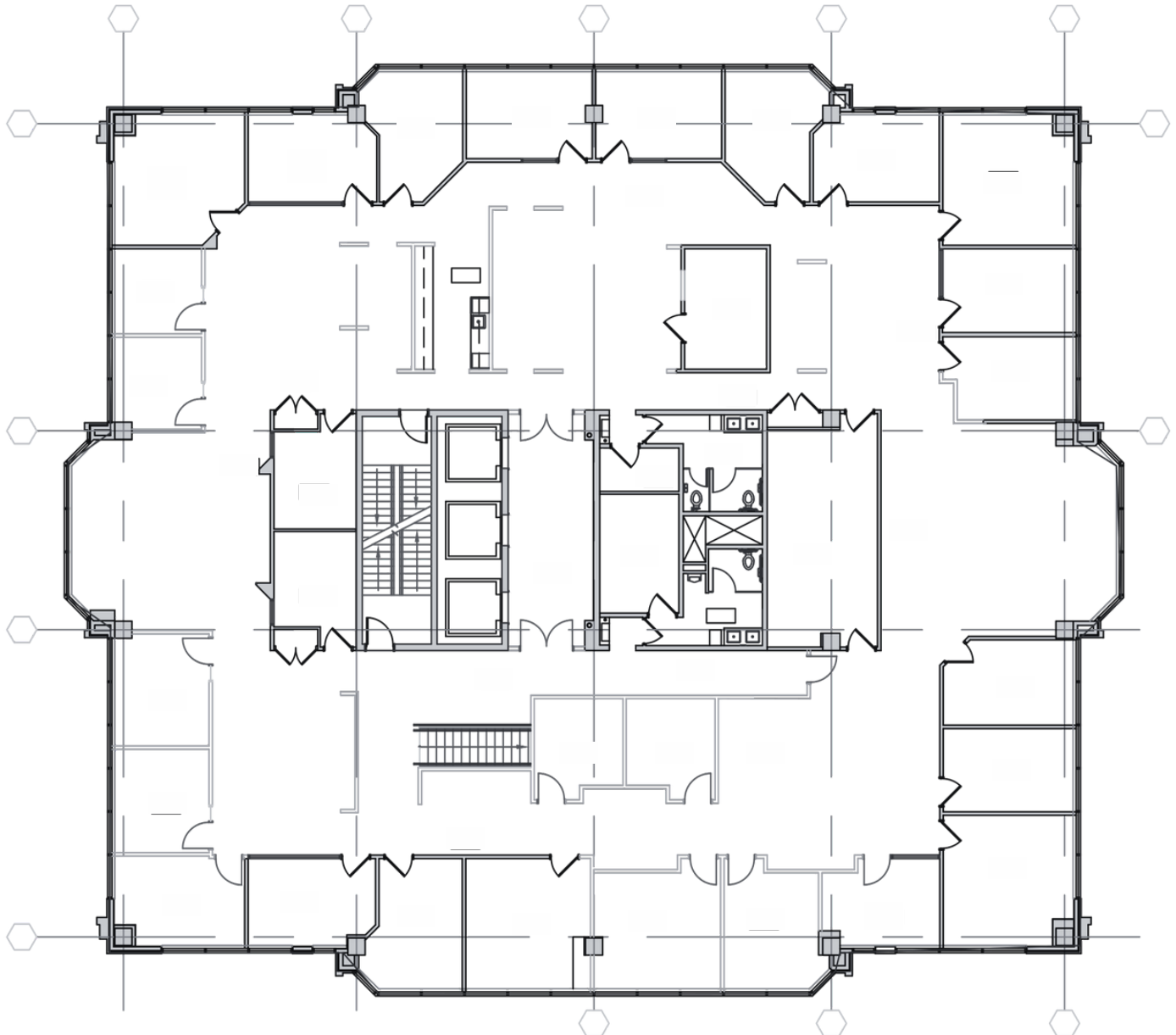
## UNIT 700

11,551

RENTABLE SQUARE FEET

Unit 700 offers a rare opportunity to occupy the entire seventh floor of a prominent, Class A downtown Regina office building. This fully built-out space is finished to a high standard and features a functional layout with perimeter offices, meeting rooms, kitchen, and dedicated storage areas.

Windows throughout provide exceptional natural light and sweeping views of downtown Regina. The floor is in move-in-ready condition, ideal for tenants seeking a turnkey solution in a professional office environment.



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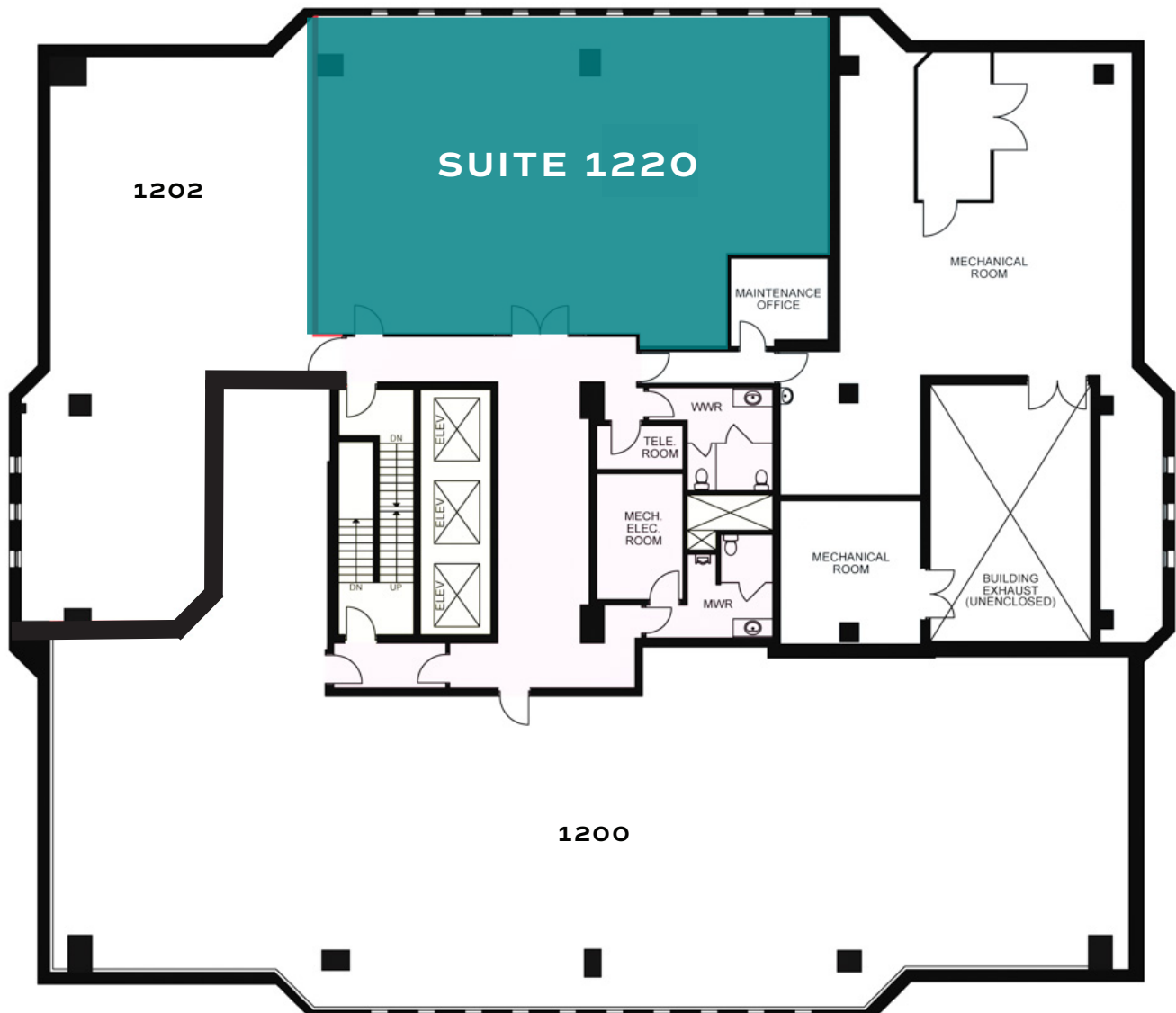
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## UNIT 1220

2,120

SQUARE FEET

12th floor suite complete with reception area, kitchen, meeting room, enclosed offices, and open area perfect for workstations. Large windows provide ample natural lighting.



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