

# PRIME LEASING OPPORTUNITY

GRASSLANDS

Regina, SK

Premium retail opportunity in the heart of Grasslands - Regina's natural shopping centre.

NEIGHBOURING RETAILERS

RONA+



Marshalls Walmart\*

**1,200**  
square feet

**14,000**  
residents within 1km

## LEASING INQUIRIES

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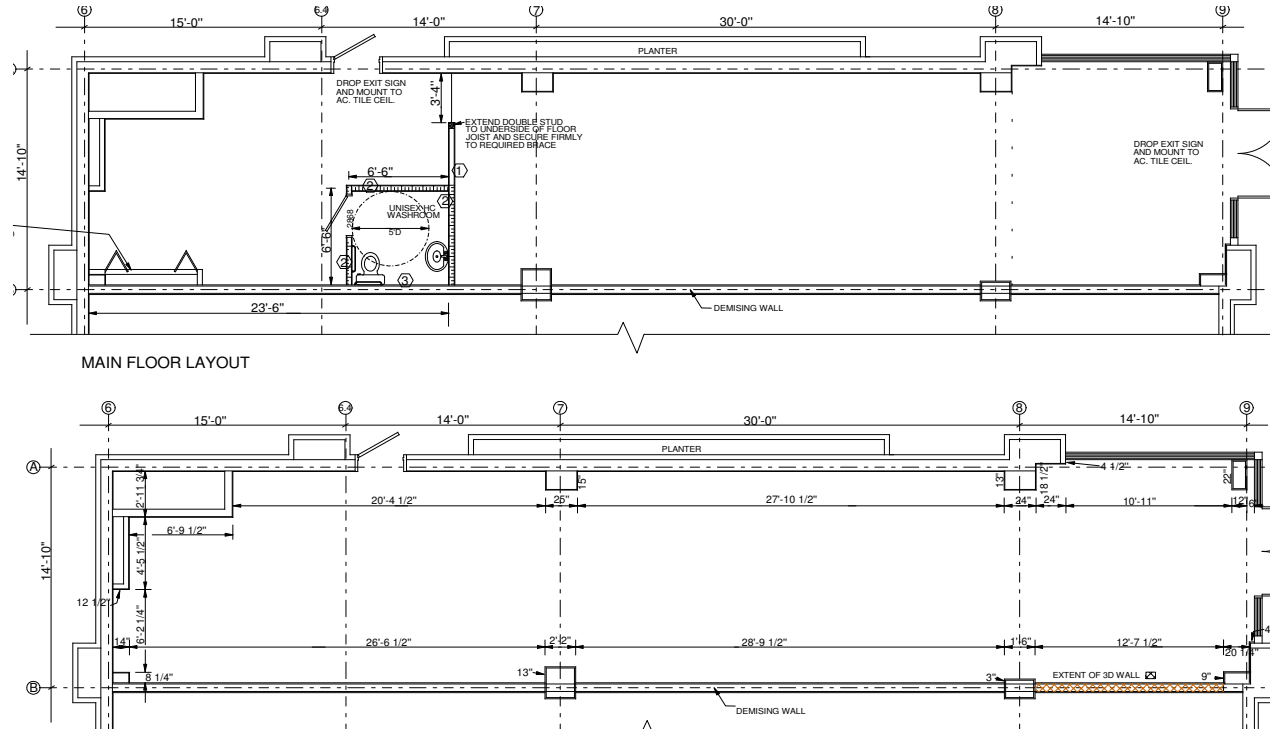
## Additional Rent

**CAM/OPC** | \$6.23/SF  
**PROPERTY TAX** | \$7.91  
**ADMIN** | 5% of min. rents

## Building Specifications

**HVAC** | 3-ton RU  
**WALLS** | 2-hour rated adjacent to restaurant  
**ELECTRICAL** | 400A, 120/208V breaker panel  
**GAS LINE** | None  
**WATER LINE** | 3/4" supply line, 1/2" backflow, 5'8 water metre  
**SANITARY** | 4" main

## Floor Plan



# 60,000

daily traffic count

Regina's major roadways immediately surround the Grasslands development: Ring Road, which provides convenient access to Regina's South, East, West, and North neighbourhoods, and Lewvan, which offers quick downtown, south and north city access and Canada's Trans Canada Highway.



# Site Plan

THE LANDING NOW LEASING FUTURE DEVELOPMENT

