



**HARVARD  
Developments**

— A HILL COMPANY —



2012-12th Avenue | Regina, SK

As one of Regina's newest office towers, Mosaic Tower at Hill Centre III is a 229,000 leasable square foot, 21 storey Class "A" office building situated in the heart of downtown. With a focus on sustainability, Mosaic Tower at Hill Centre III is GOLD Certified with LEED and BOMA Best for its energy efficiency and eco-friendly design.

**Chantal Blaisdell**

Leasing Manager

306.777.0641

[cblaisdell@harvard.ca](mailto:cblaisdell@harvard.ca)

# Features

---

## OPS/CAM/PTAX

\$18.22 PSF

---

## Total Leasable Square Footage

229,000 SF

---

## Underground Parking

(2) levels, heated

---

## LEED® Gold

---

---

## Public Transit

Within walking distance

---

## Professionally Managed By

Harvard Property Management

---

## Underground

Bike storage

---

## Climate Controlled

Pedway connections

---



**Fitness Facility** on-site



**Modern Conference Centre**



**Club 21** Rooftop Patio

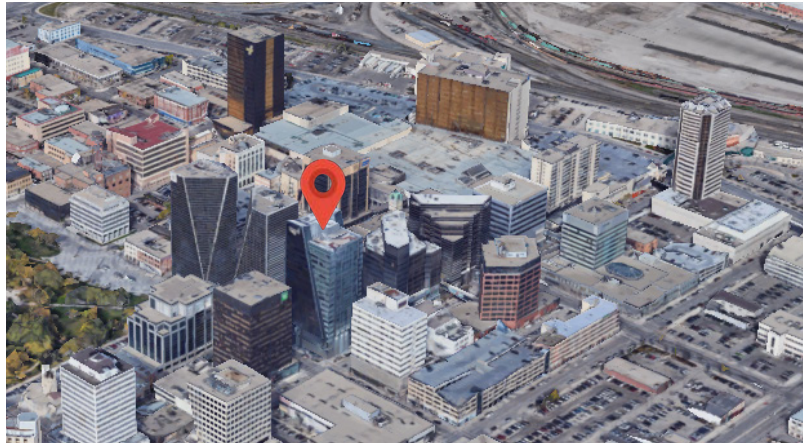


**80+** within 1km



# Location

Mosaic Tower at Hill Centre III is conveniently located in the heart of downtown Regina. Situated on the corner of 12th Ave. and Hamilton Street, Mosaic Tower at Hill Centre III is steps away from bustling restaurants, retail, hotels, and the Cornwall Centre. Neighbourhood tenants include Casino Regina, the Globe Theatre, Kendi Boutique, Colin O'Brian Man's Shoppe, and the Regina Public Library.



## RESTAURANTS WITHIN 500M

- Green Spot Cafe
- Famoso Neopolitan Pizzeria
- Bone & Broth
- Lancaster Taphouse
- Canada Life Cafeteria
- Avenue

## HOTELS WITHIN 1KM

- Hotel Saskatchewan
- Ramada Plaza Regina
- DoubleTree by Hilton
- Delta Regina

## WELLNESS WITHIN 1KM

- Yoga Mala
- The Nest Health Centre
- Evolution Fitness
- Mettle Performance Training

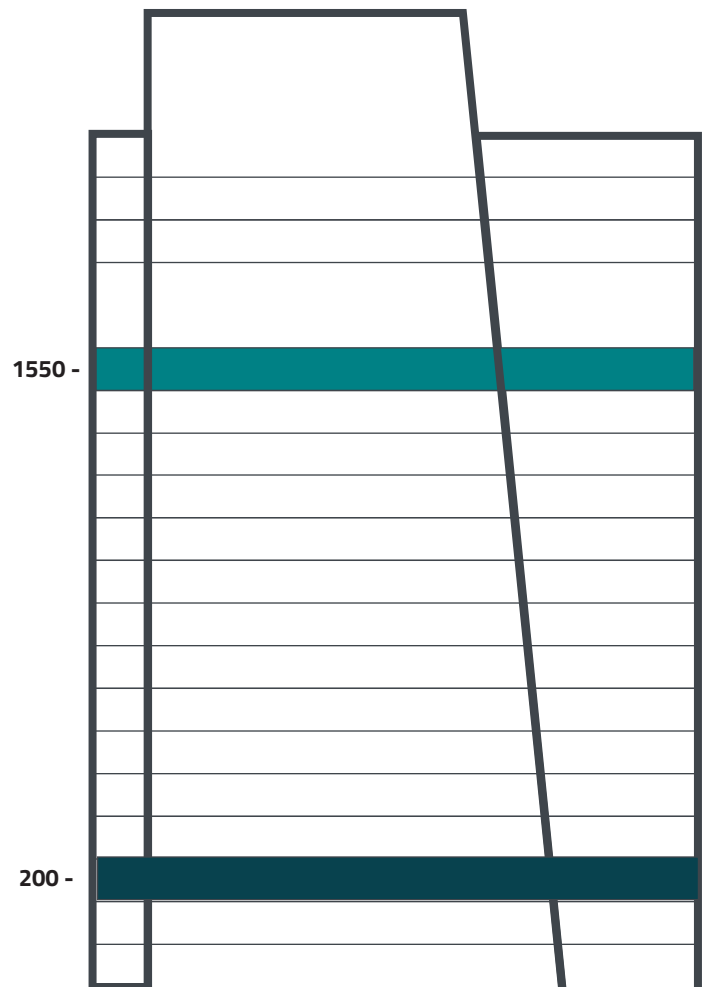




# Availability

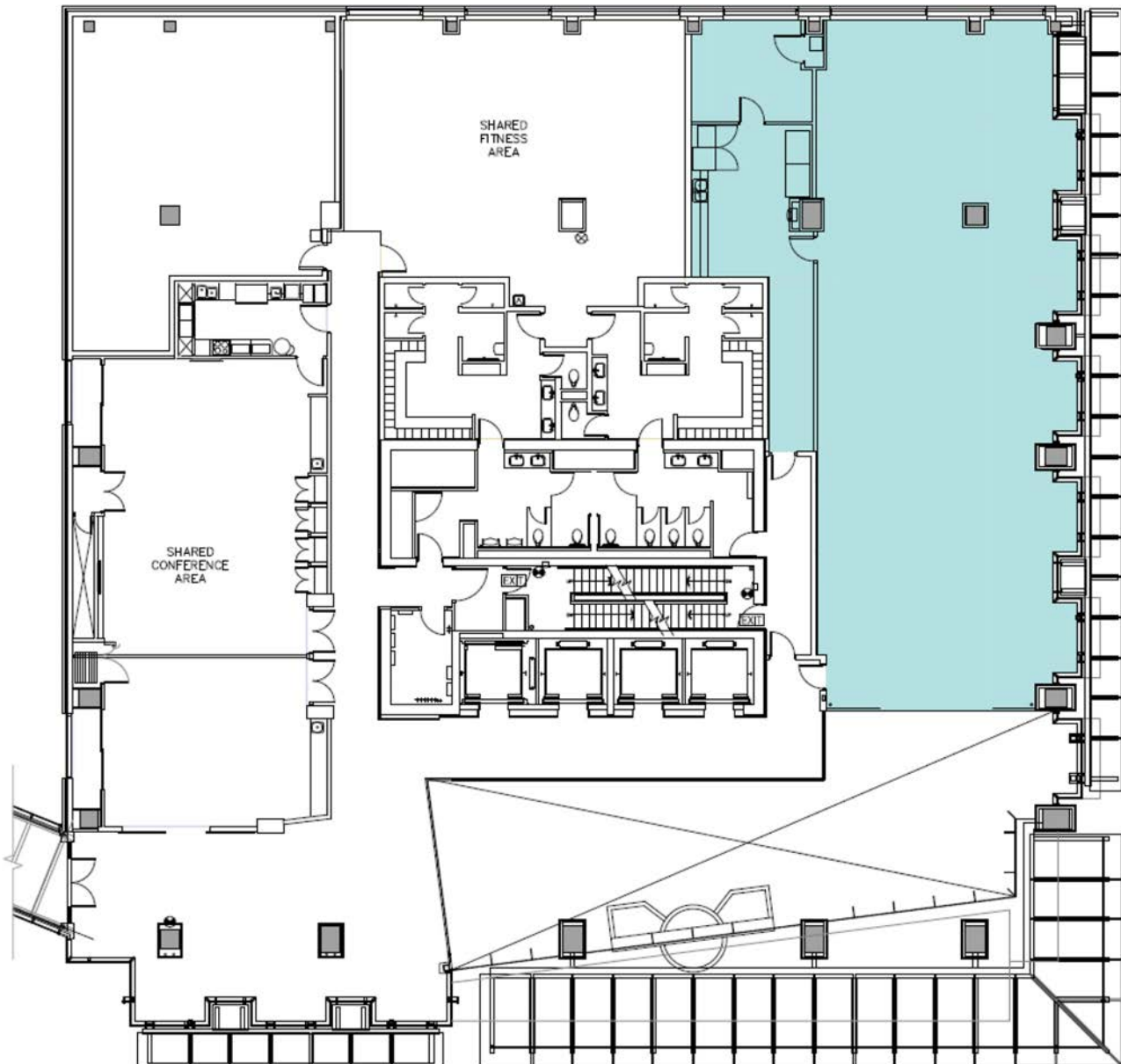
Suite	SF	Notes
200	3,589	Beautiful office space fitted out to include a large open office area banked by windows and natural light. This suite offers a kitchenette, a private office/meeting room, and two doors with hallway access. Conveniently located on the same floor as the fitness centre, conference centre, mezzanine lobby and pedway through to Hill Tower 2, Hill Tower 1, Hill Centre Parkade, and the Cornwall Centre.
1550	6,838	Beautifully built-out office space with demountable wall systems, workstations, interior enclosed offices, boardrooms, reception, storage, meeting rooms, copy room, kitchen and designated server room.

## CURRENT TENANTS



suite  
**200**

sq.ft  
**3,589**



**Chantal Blaisdell**

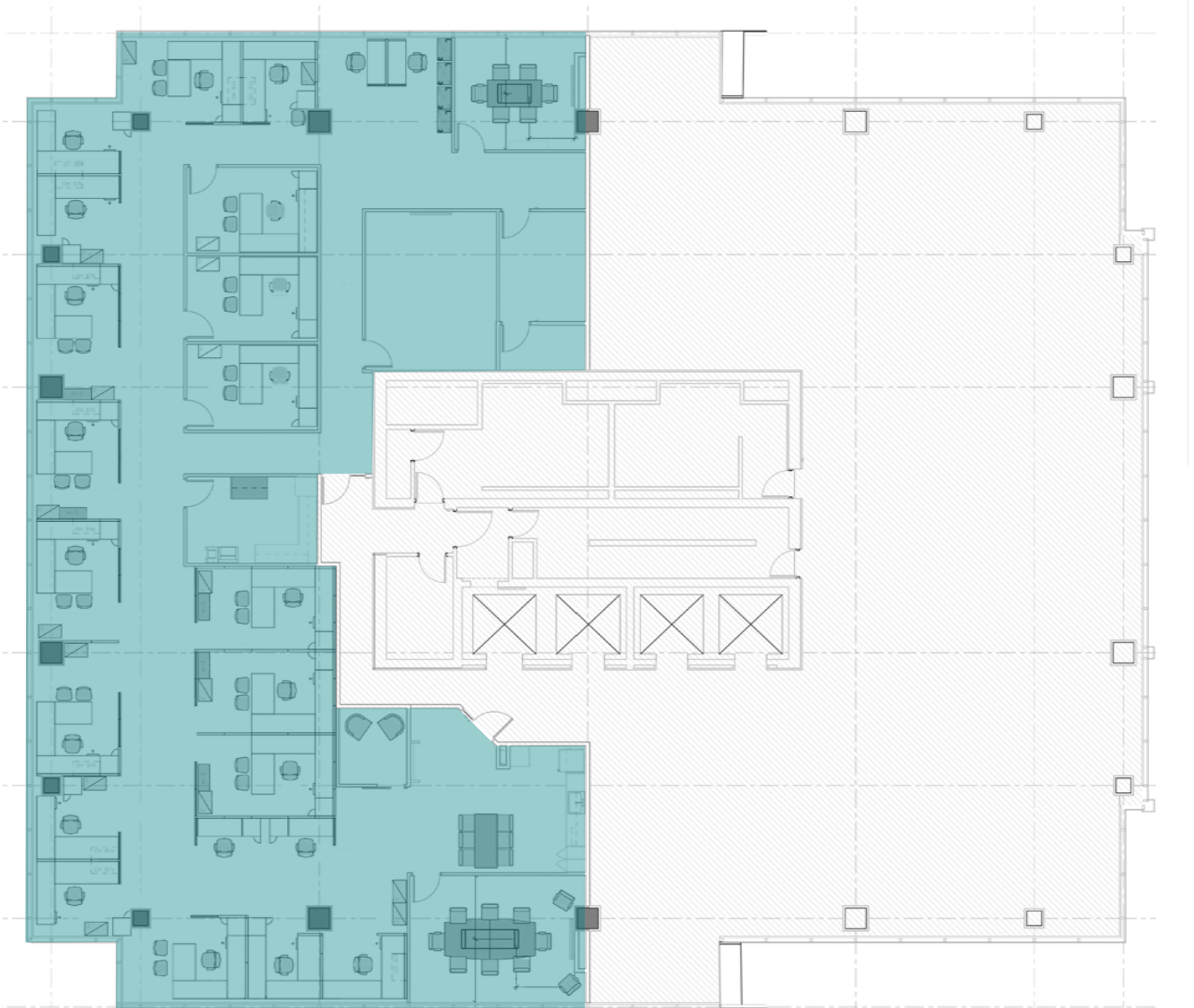
Leasing Manager

306.777.0641

[cblaisdell@harvard.ca](mailto:cblaisdell@harvard.ca)

suite  
**1550**

sq.ft  
**6,838**



**Chantal Blaisdell**

Leasing Manager

306.777.0641

[cblaisdell@harvard.ca](mailto:cblaisdell@harvard.ca)