

# PARK CENTRE

1230 BLACKFOOT DR. | REGINA, SK



Located on the south corner of Wascana Parkway and Hillsdale Street, Park Centre is a rare gem that offers both beautiful office space amidst a park-like setting. Just steps away from key landmarks like the University of Regina and Conexus Arts Centre, Park Centre is also surrounded by the picturesque Wascana Park.

Park Centre is undergoing extensive renovations, the building will feature new exterior cladding, windows and upgraded LED lights throughout. Bathrooms on each floor will be fully renovated. Blinds throughout the building will be replaced. Shower rooms located on the lower level of the building will also be reconfigured and fully renovated. The underground parkade will receive an epoxy coating and paint, while at grade parking will see upgraded parking pedestals and lights. The lobby and building elevator will undergo a refresh and modernization.

## BUILDING HIGHLIGHTS

- Located on the south corner of the intersection of Wascana Parkway and Hillsdale Street.
- Flanked on the North and West by Regina's beautiful Wascana Park.
- Three storey, 53,330 square foot high-end first-class suburban office building
- Atrium and Terrace design provide a peaceful atmosphere in a park-like setting.
- Underground parking, surface parking, and designated areas for customer parking.
- Major tenants include: TD Greystone Asset Management, Connor Clark and Lunn Private Capital.

## AVAILABLE SPACE

MAIN FLOOR	11,391 SQUARE FEET *CAN BE SUBDIVIDED
SUITE 190	3,419 SQUARE FEET
RENTAL RATE   NEGOTIABLE	OP COSTS & PROPERTY TAXES   \$14.81 PSF PER ANNUM

### RYANN BRAATEN

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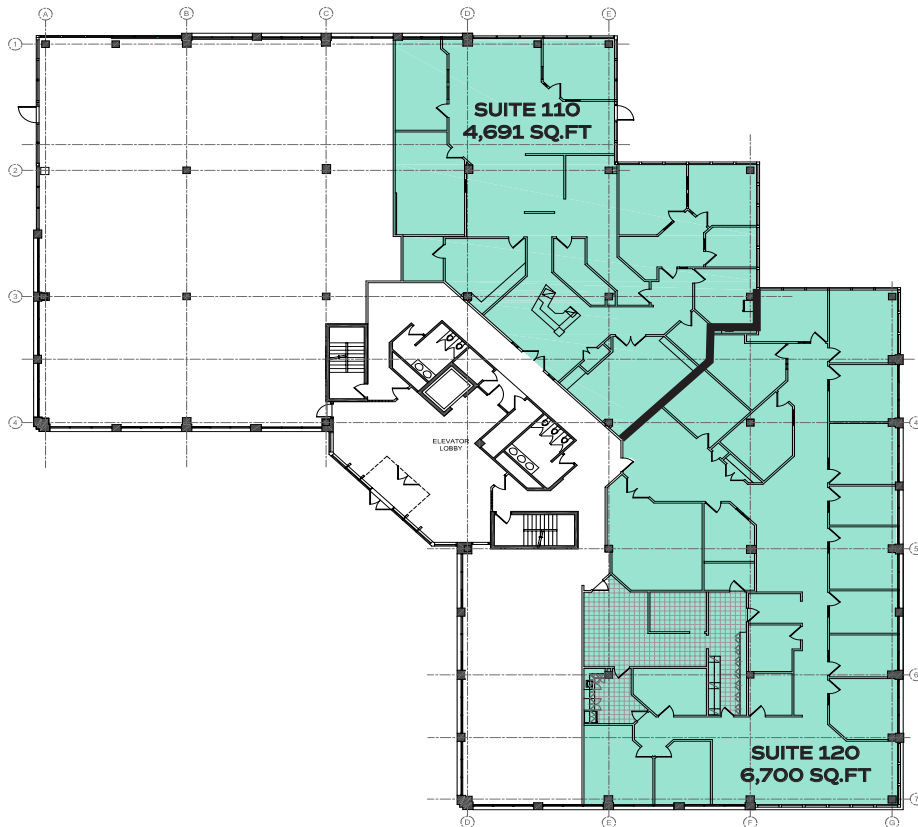
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## MAIN FLOOR

11,391

SQUARE FEET



CAN BE SUBDIVIDED INTO SUITE 110 (4,691 SQ.FT) AND SUITE 120 (6,700 SQ.FT).

MAIN FLOOR PATIO AREAS AVAILABLE

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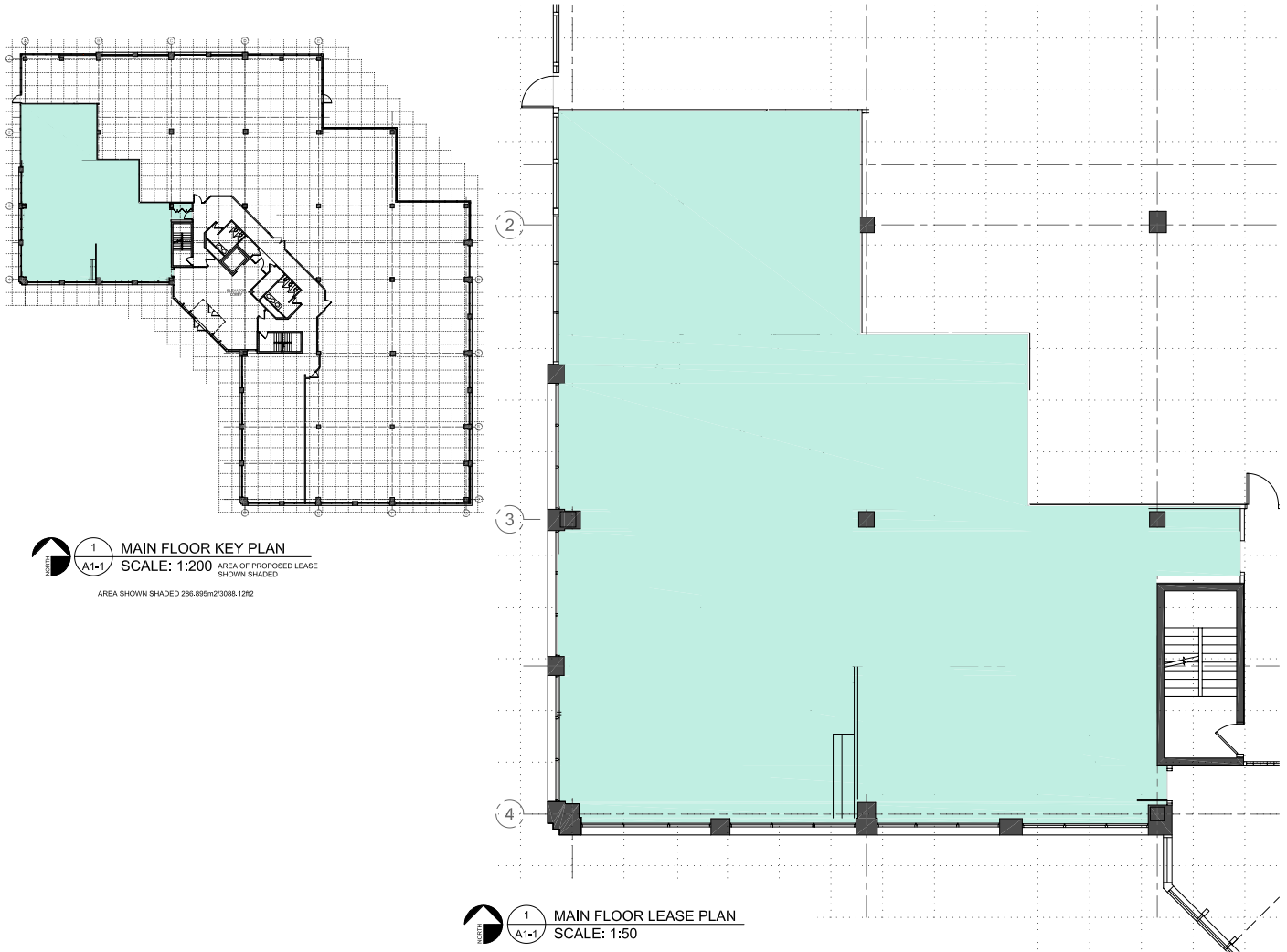
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# SUITE 190

## 3,419

SQUARE FEET



1 MAIN FLOOR KEY PLAN  
A1-1 SCALE: 1:200 AREA OF PROPOSED LEASE SHOWN SHADED  
AREA SHOWN SHADED 286.855m<sup>2</sup>/3088.12ft<sup>2</sup>

1 MAIN FLOOR LEASE PLAN  
A1-1 SCALE: 1:50