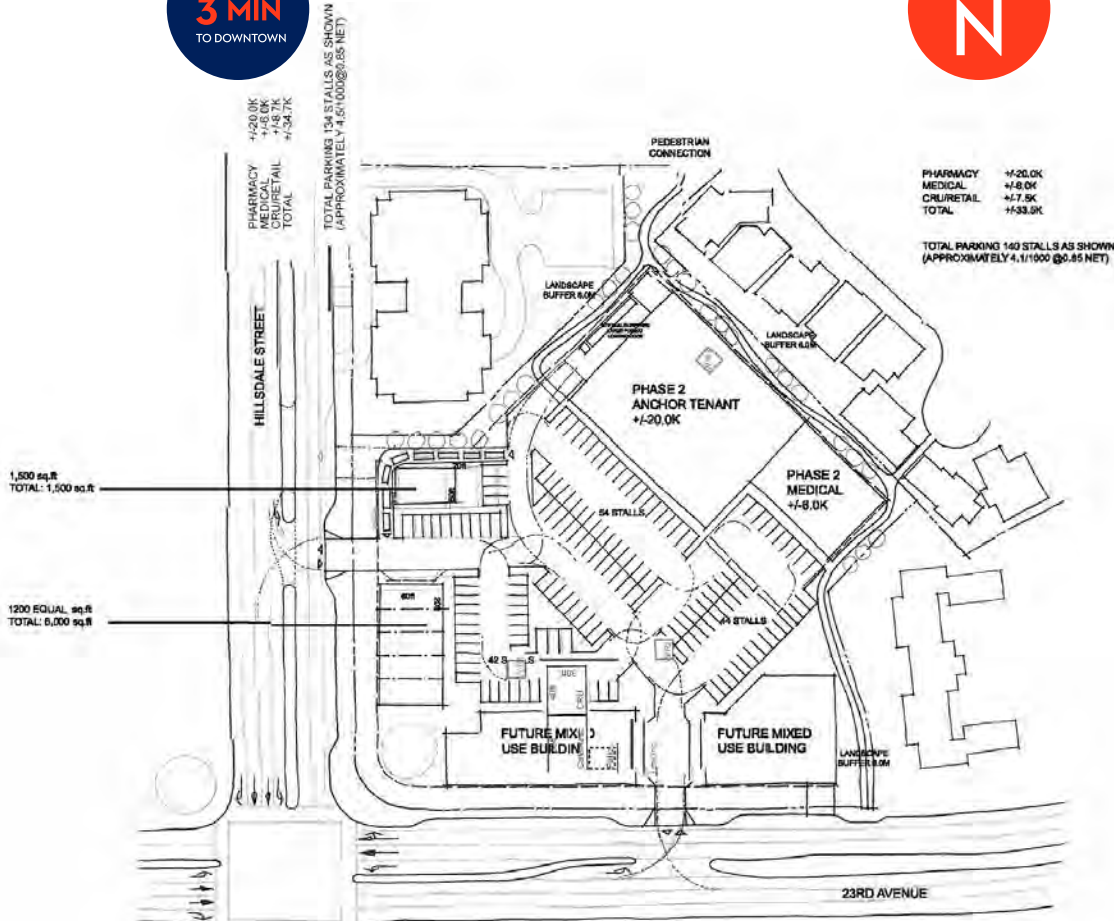


SITE PLAN



HILLSDALE STREET (15,000 VPD)



23 AVENUE (4,500 VPD)

BUILDING AREAS		
	CRU	TOTAL @ GRADE
BUILDING A	5,000SF	5,000SF
BUILDING B	3,600SF	3,600SF
BUILDING C	8,000SF	8,000SF
BUILDING D	-	10,000SF
BUILDING E	10,000SF	16,300SF
TOTAL	26,600SF	42,900SF

PARKING	
SURFACE STALL COUNT:	146 STALLS
CRU STALL RATIO	5.5 STALLS/1,000SF

AERIAL



REGINA, SK

location

- Located at the intersection of high traffic roadways 23rd Avenue and Hillsdale Street, a main commuter route servicing the downtown core
- Ideally situated adjacent to Wascana Park; Regina's premier recreational park that welcomes over 20,000 residents and tourists daily.
- More than 14,000 residents live within 1km radius of retail site
- Positioned less than 2km away from the University of Regina, which welcomes nearly 20,000 faculty and students per year