

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.The main image of the advertisement is a photograph of a modern, two-story office building. The building features a large glass facade with colorful panels in yellow, red, and blue. It is situated on a street corner with a sidewalk and some trees. A white car is parked on the street in front of the building. The sky is blue with some clouds.

100- 2505 11th Avenue, Regina | SK

Move in ready office space **for lease**

Located at McIntyre Street and 11th Avenue, this lower level unit is fully developed and move in ready. The space is comprised of a reception area, a boardroom, six private offices, a kitchenette and storage room.

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Property Overview

Available Size	2,070 SF
Zoning	DCD-D (Downtown)
Possession	Immediate
Occupancy Costs	\$15.00 PSF
Net Lease Rate	\$14.00 PSF

This location provides has excellent access / egress and is only two blocks west of the downtown amenities including retailers, restaurants, Cornwall Centre, Scarth Street Mall and Victoria Park.

Key Highlights



Ready for
tenant
occupancy



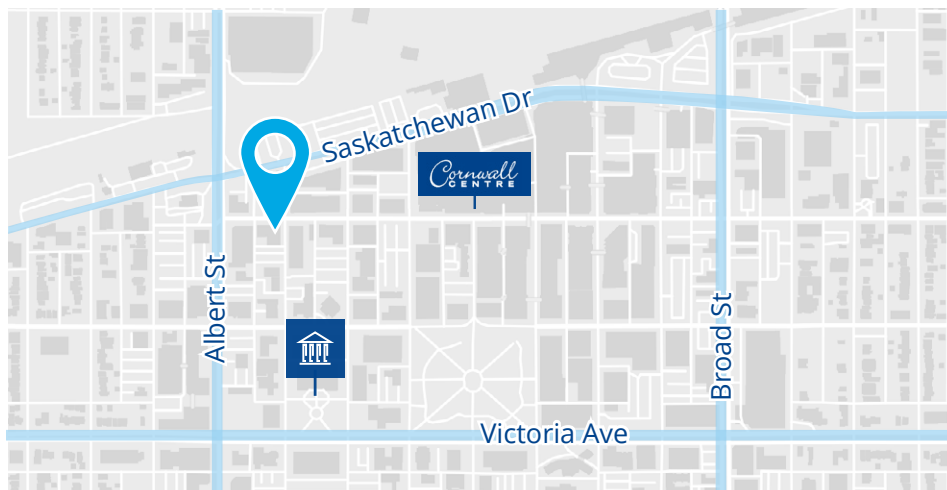
Abundant
natural light



Plentiful parking for
clients



Close to popular
downtown
amenities



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