

Retail Space: 1300 8th Avenue, Regina SK



- **Bay 2** – 6,400 SF (Atrium)
- Asking Rate: \$16.50 PSF (as-is) – Overhead Door
- **Bay 3** – 7,920 SF (subdivision possible)
- Asking Rate: \$16.00 PSF – Overhead Door(s)
- **Bay 4** – 3,300 SF
- Asking Rate \$16.00 PSF – No Overhead Door

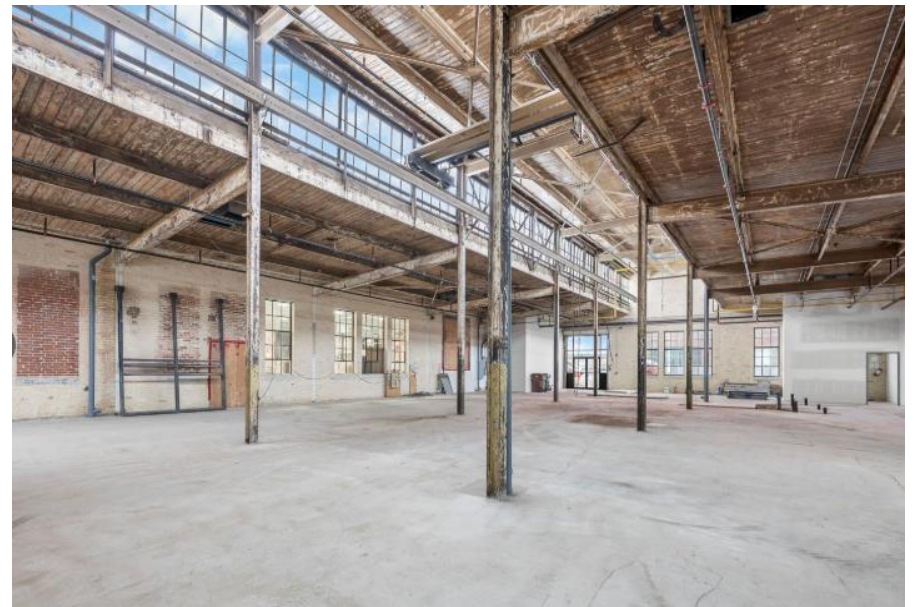
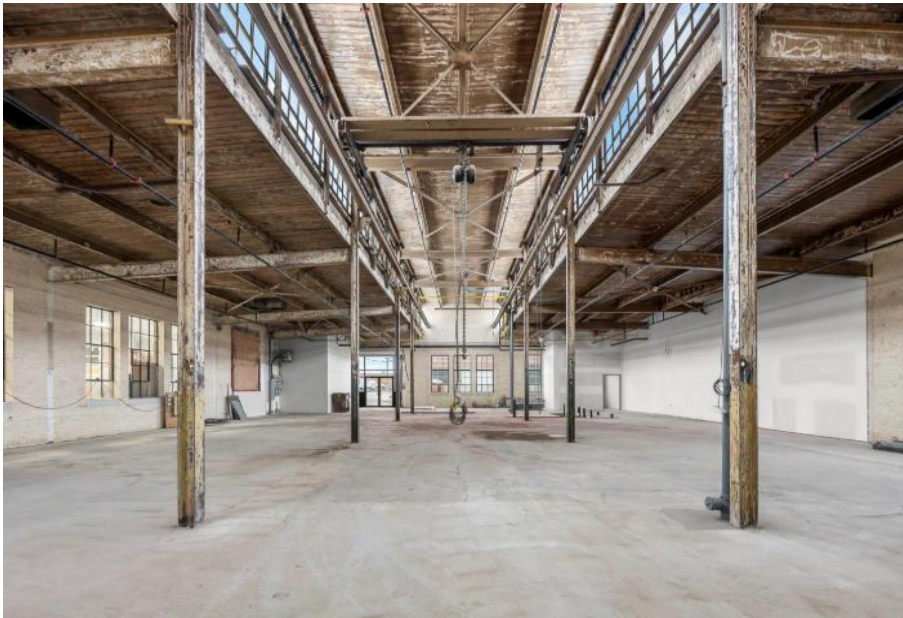
Base Rate:

- \$6.90 PSF OPC & PTAX

Flexible leasing options available, including creative deal structures and the ability to subdivide space to suit tenant needs.



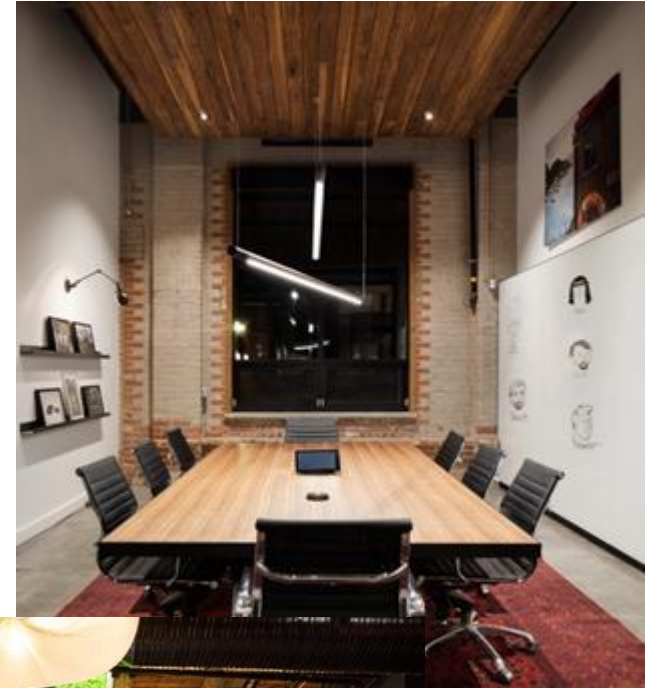
Solid Bones. Untapped Opportunity



Reimagined for Modern Use



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1300 8th Avenue

Caliber
COFFEE ROASTERS

West Oak
INVESTMENTS

Cloud Rider

BRAVO
TANGO

Alton Targeted Architect Ltd.

NICKY'S
CAFE & BAKERY

Sheny's
Fitness & Athletics