



**AVISON
YOUNG**



OFFICE FOR LEASE

HARBOUR LANDING BUSINESS PARK

REGINA, SK

Partnership. Performance.

Opportunity

Harbour Landing Business Park is a suburban office park which is located on the corner of Parliament Avenue and Lewvan Drive, just north of the new Grasslands retail development. Three of the four office buildings have been constructed and are occupied. They are located within minutes of the Regina Airport and the new Global Transportation Hub. They offer excellent access / egress from Lewvan Drive and access to acres of parks and walking paths. Space is available on the third floor of the third building (4545 Parliament Avenue) and the complete fourth building (4521 Parliament Avenue).



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HARBOUR LANDING BUSINESS PARK REGINA, SK



LEED® CERTIFIED

Property Details

Area Available:

Phase One: Fully Leased

Phase Two: Fully Leased

Phase Three: approx. 14,292 RSF (third floor)

Phase Four: approx. 41,059 RSF

Rental Rates:

From \$30.00 per SF net

Estimated Operating Costs (2015):

\$13.46 per SF

Improvement Allowance:

An allowance will be provided to qualified tenants

Parking:

Exceptional parking ratio - approximately 1 stall per 325 SF plus substantial visitor parking

Video:

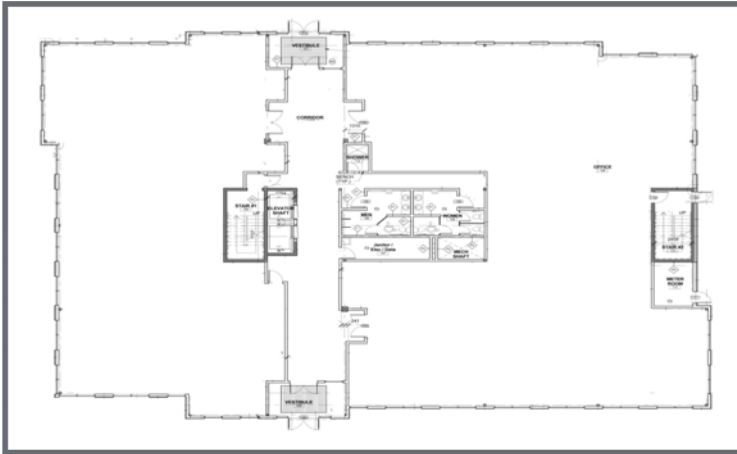
To view a video of the Harbour Landing Business Park go to <http://1drv.ms/1HixFNO>

Site Plan

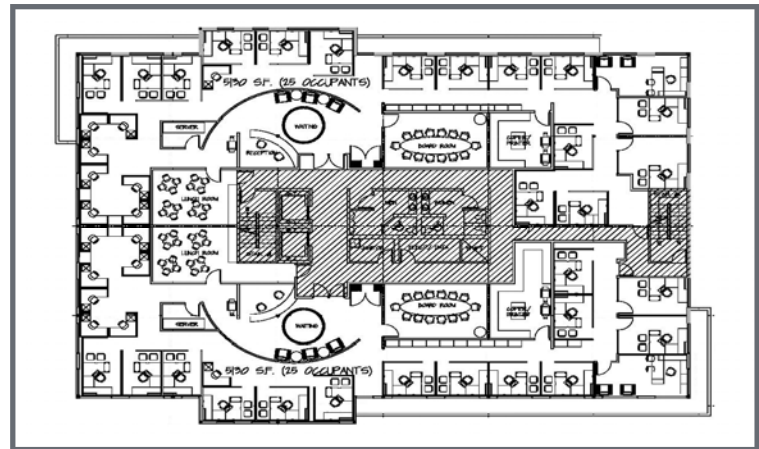


Floor Plans

EXAMPLE OF MAIN FLOOR MULTI-TENANT LAYOUT



EXAMPLE OF SECOND / THIRD FLOOR MULTI-TENANT LAYOUT



EXTERIOR SITTING AREAS



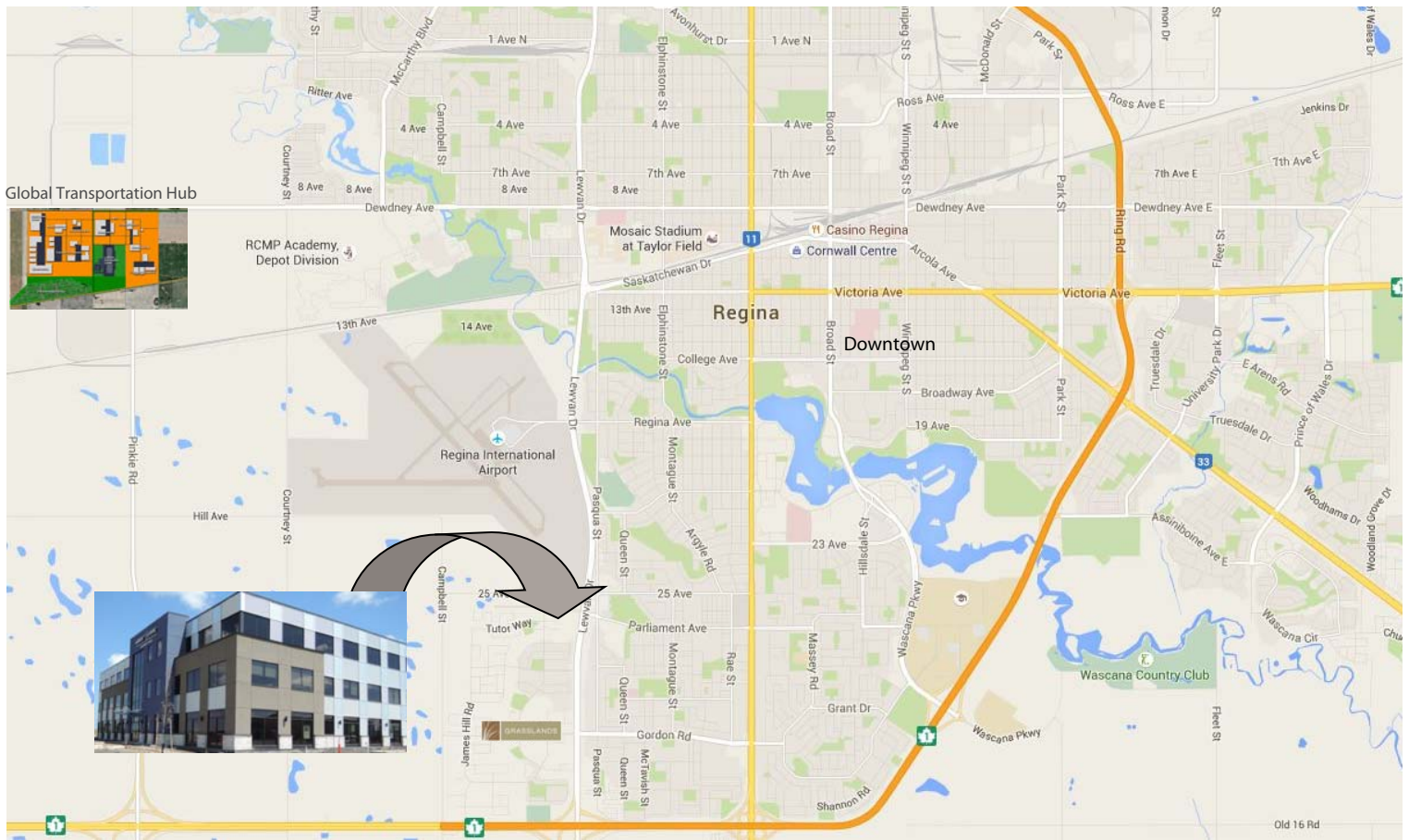
ABUNDANCE OF PARKING STALLS



MAIN FLOOR LOBBY



Location



Professional Tenant Mix

