



Accelerating success.



FOR LEASE | 2304 Emmett Hall Road, Regina | SK

Superb Industrial Office Space **for lease**

This first and second floor industrial office space is located on Emmett Hall Road off Fleet Street. The first floor is brightly lit and nicely finished with a showroom/reception area, four (4) private offices, shared washrooms and open work area. The second floor has a large open area and is ready for a tenant to customize. The open area could accommodate several workstations. Main and second floor spaces can be leased together or separately.

- Professionally finished interior
- Large south and east facing windows to allow an abundance of natural light throughout
- Ample parking for tenant staff and visitors
- Server room and lunchroom
- Newer property built in 2012

Net Lease Rate:

\$14.00
PSF

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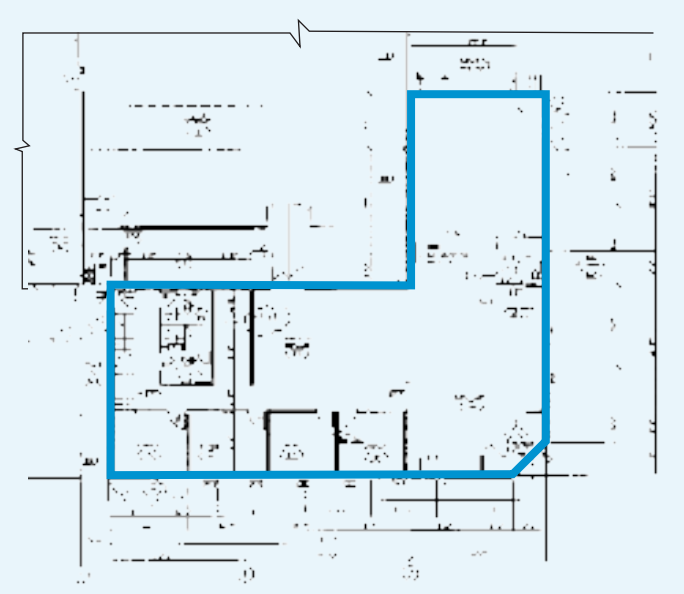
Regina, Saskatchewan

S4P 0K6 Canada

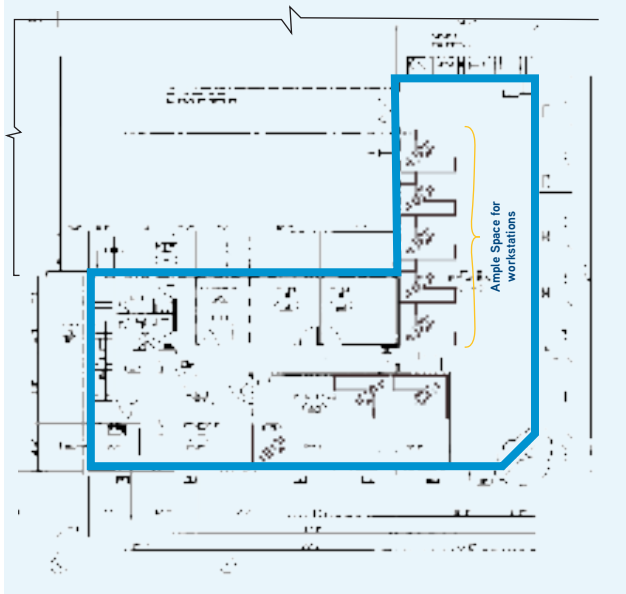
Main: +1 306 789 8300

FLOOR PLAN

First Floor



Second Floor



Available Space & Costs

First Floor	3,600 SF
Second Floor	±3,600 SF
Combined Size (1st & 2nd floors)	±7,200 SF
Zoning	IH (Industrial Heavy)
Possession	TBD
Operating Costs	\$4.50 PSF (note: subject to change)
Net Lease Rate	\$14.00 PSF



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