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5% FEE TO LEASING AGENT

Office or retail for lease at North Albert Mall

FOR LEASE | 318 Albert Street N, Regina | SK

North Albert Mall is located immediately west of Northgate Mall and is visible to approximately 32,600 vehicles per day along Albert Street.

North Albert Mall is shadow anchored or in the proximity of a number of retail, restaurant and financial institutions such as: Northgate Mall (Safeway and Lowe's Home Improvement), Burger King, Wheaton Chevrolet, Conexus Credit Union, RBC Royal Bank, Tim Horton's, Saskatchewan Liquor, McDonald's, Sobey's Liquor Store and Boston Pizza.

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Area Demographics

Based on a 3km radius



Current Population (2016)

48,458



Average Household Income (2016)

\$75,071



Average Age

37.1



Total Population Growth (2011 - 2016)

+7%

Property Features

318 Albert Street North or North Albert Mall is a 25,546 SF building. With approximately 50 parking stalls on site, the development is nicely suited for retail, office, education, medical or restaurant uses. Pylon signage is available at market rents.

Property Details

Rates	Market Rates
Operating Costs	\$9.85/SF (estimated for 2019)
Possession	Immediate
Tenant Improvement Allowance and/or Free Rent Allowance	Available to qualified tenants
Zoning	MH
Parking	+/- 50 stalls on site
Utilities:	Water included in operating costs, gas and electricity is Tenant responsibility.
Pylon:	\$150.00/MO for a 2' x 10' double sided panel

POTENTIAL USES

- QSR – please note that we cannot accommodate certain food types
- Fitness – barre, yoga, Pilates
- Dance
- Martial Arts – karate, judo, jujutsu
- Medical
- Tattoo
- Preschool
- Music Classes
- Amusement – indoor playcentre, craft classes, virtual reality arcade
- General Office
- Personal Service
- Recreational Service Facility
- Retail User
- Personal Service Uses – hair salon, massage therapist

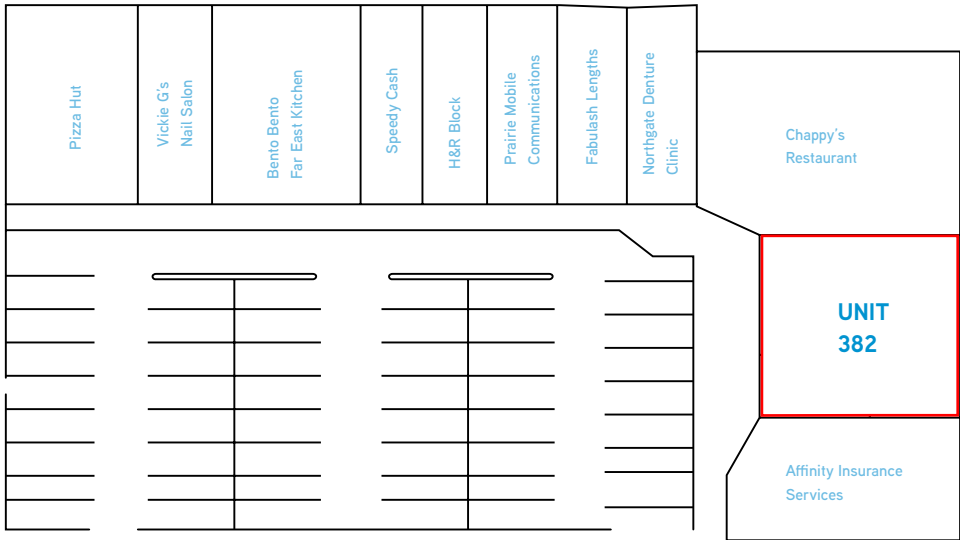
North Albert Mall Availabilities

UNIT 382 - 5,570 SF

Space currently in shell condition and will be demised down to two (2) bays of 2,785 SF; located between Affinity Insurance and Chappy's Restaurant

Cotenants at Albert Mall include:

- Pizza Hut | Affinity Insurance | Prairie Mobile Communications | H & R Block | Northgate Denture Clinic | TD Canada Trust ATM | Speedy Cash | Vickie G's Nail Salon | Chappy's Restaurant | Fabulash Lengths | Bento Bento Far East Kitchen





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