

LOCATION & DEMOGRAPHICS



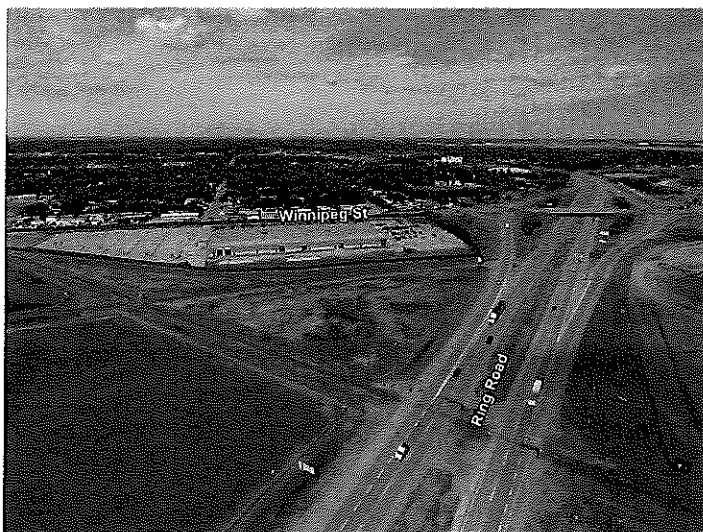
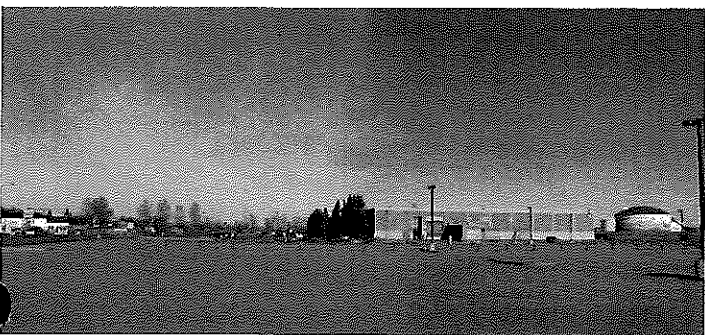
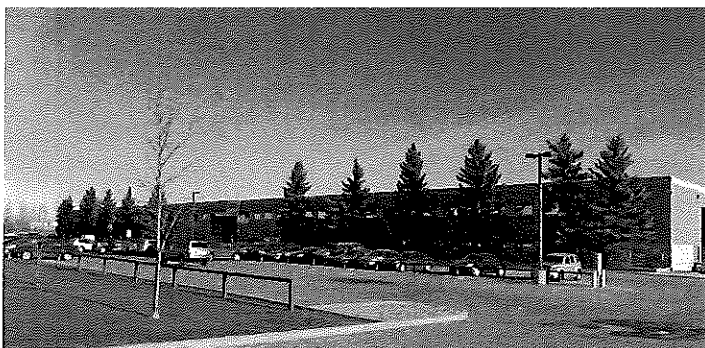
Location

- Located in Northeast Regina at the all-directional interchange of Winnipeg Street North and Ring Road.
- On the edge of Ross Industrial Park, which has a land area of 5,000 +/- acres and building area of 9,000,000 +/- square feet.
- Ross Industrial Park includes: Federated Co-operative Limited, Enbridge Pipelines, Konica Minolta Business Solutions.
- To the west an extensive residential neighbourhood.
- The immediate area has a "dense industrial and office daytime population" which would patronize the subject site.
- Regina has a strong and diversified economy with thriving industries in agriculture, oil, potash, insurance, finance, telecommunications, natural gas, filmmaking and steel pipe production.

Demographics

	5 km Radius	10 km Radius
Total Population	112,919	227,556
Households	47,541	91,326
Median Age	35.7	36.6

(Reference: Environics Analytics © 2017)

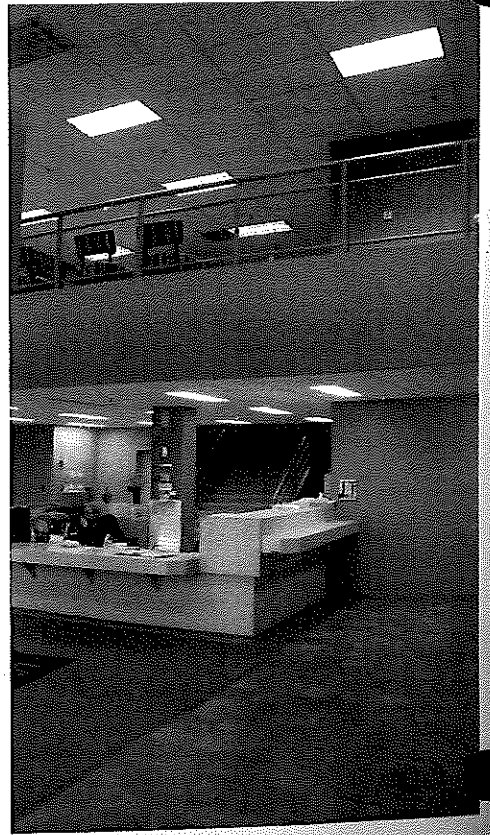
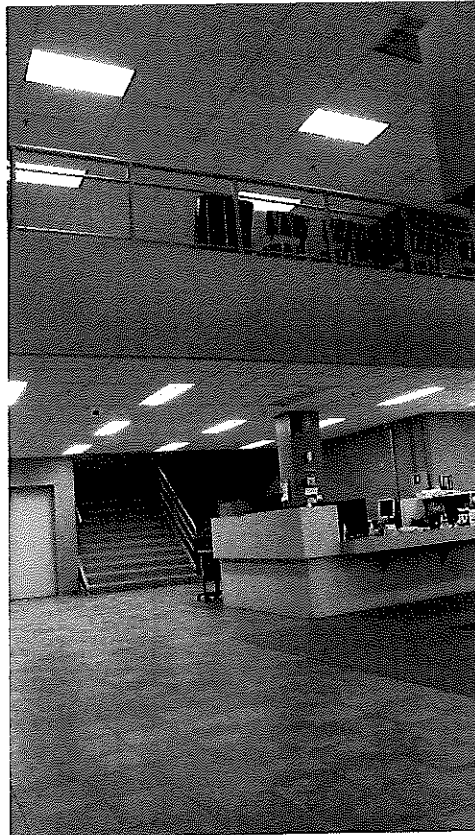
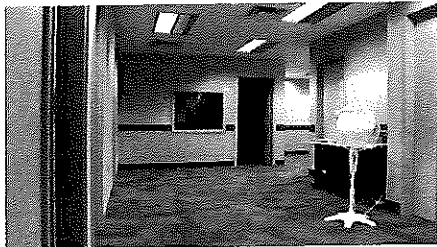
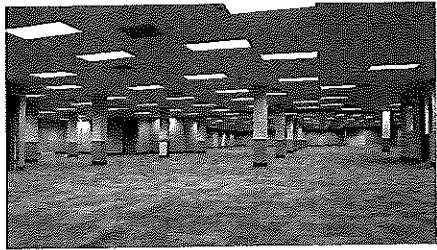
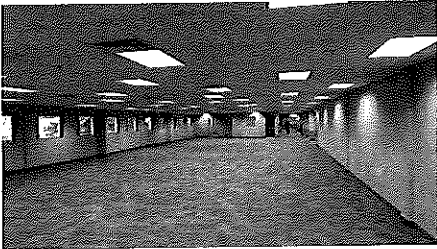
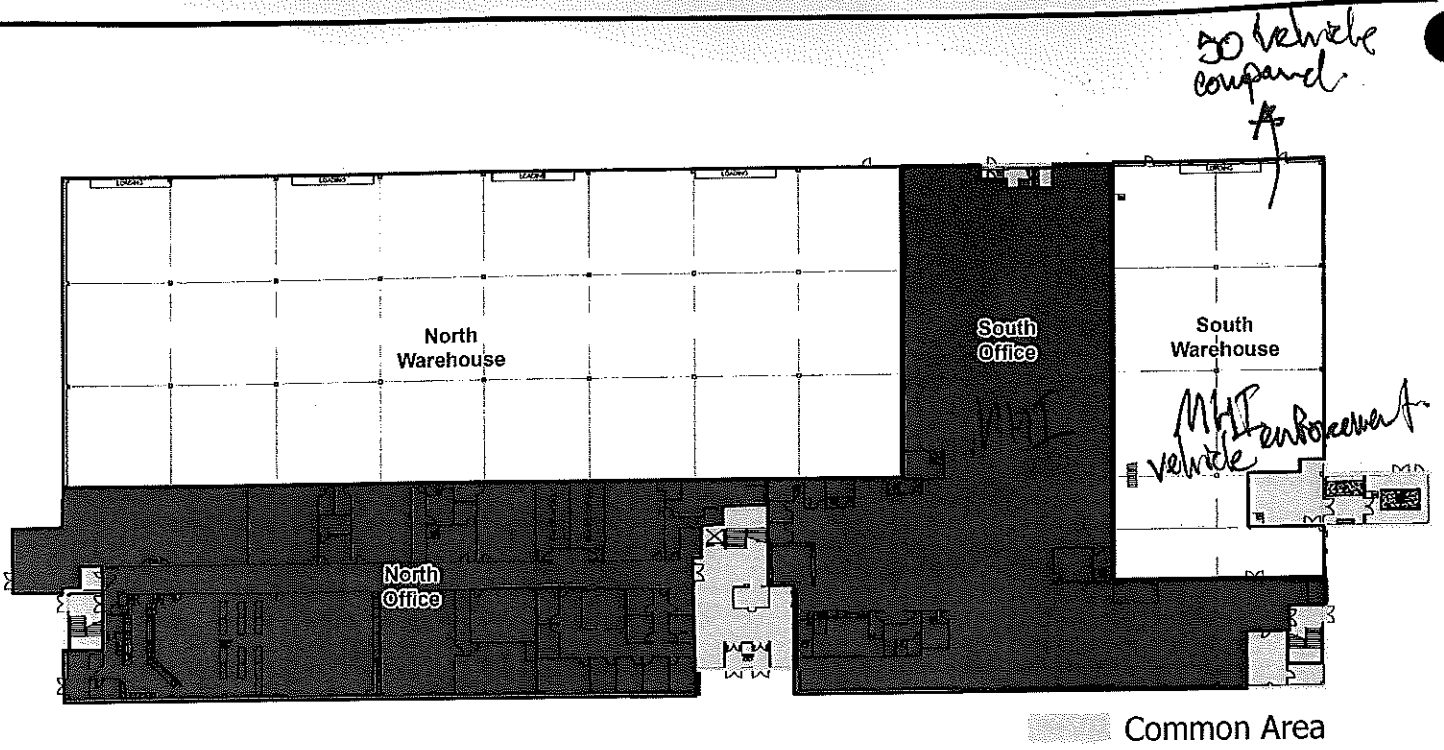


Traffic

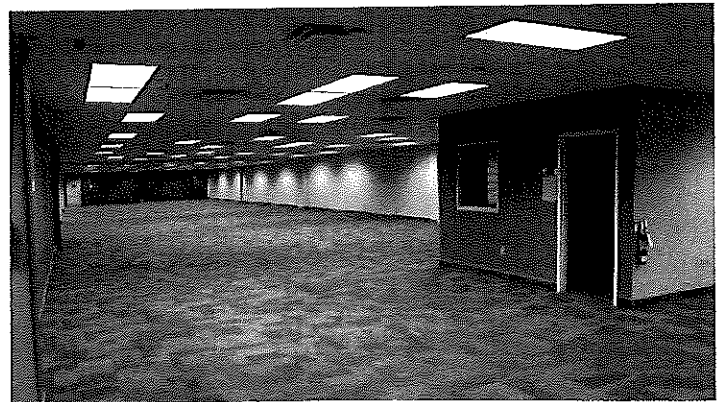
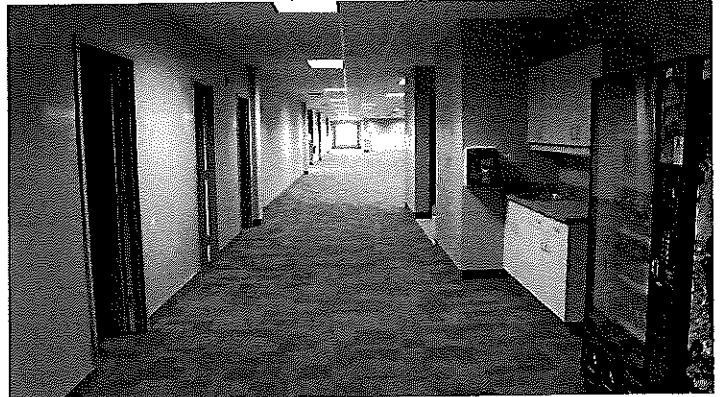
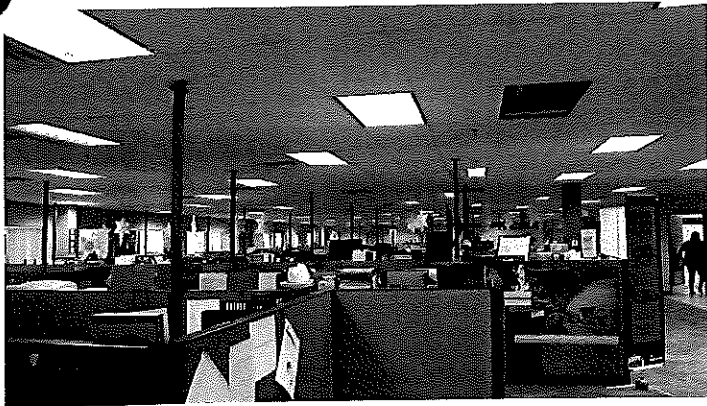
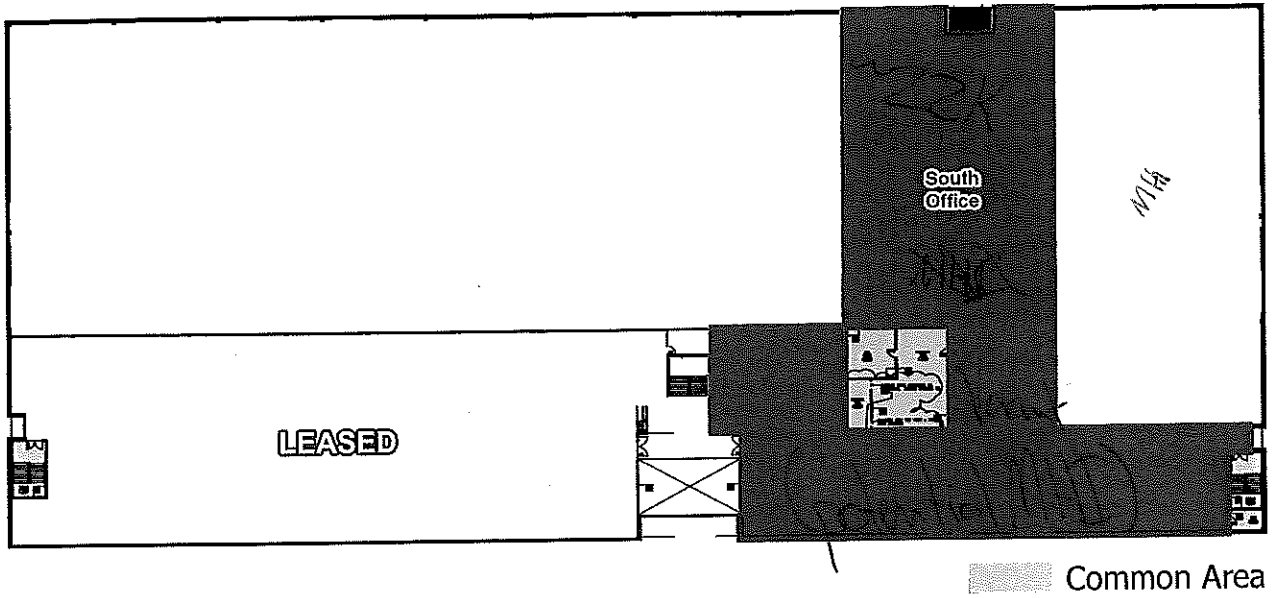
- 63,000 vehicles per day at the intersection of Winnipeg Street North & Ring Road.

(Reference: City of Regina Traffic Flow Map, 2016)

MAIN FLOOR OFFICE

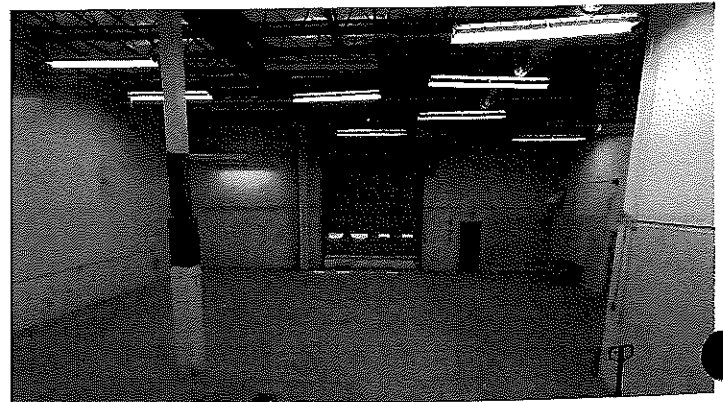
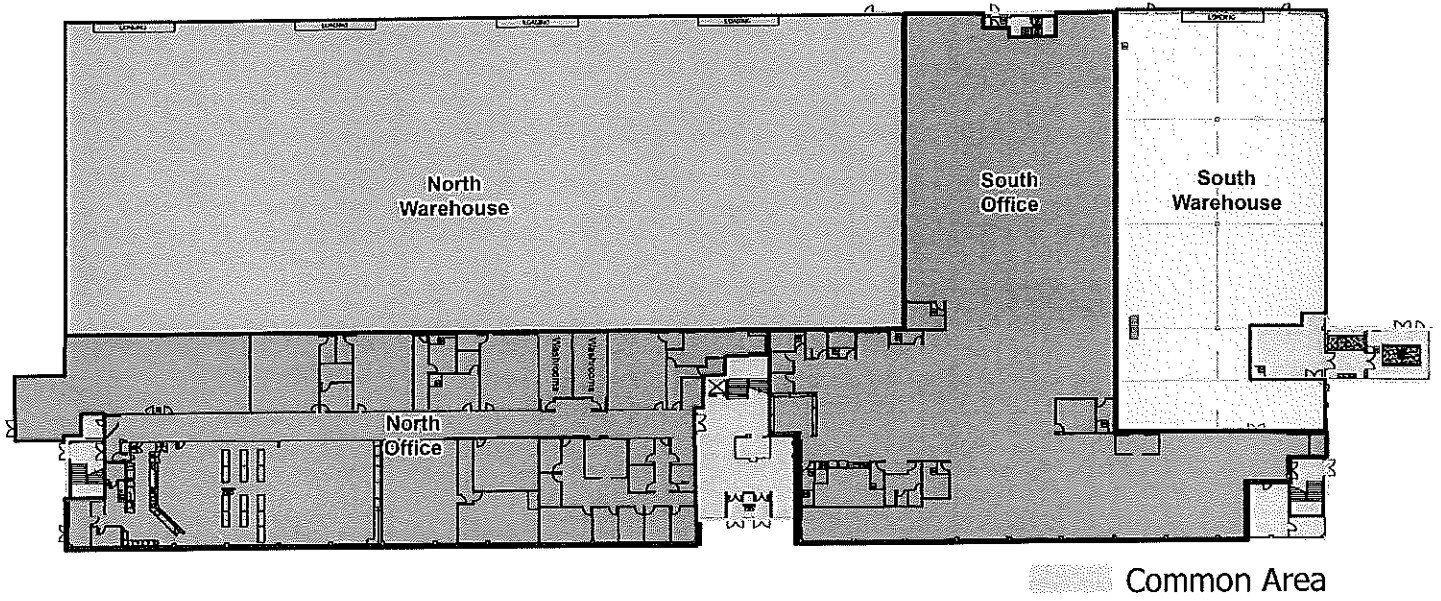


SECOND FLOOR OFFICE



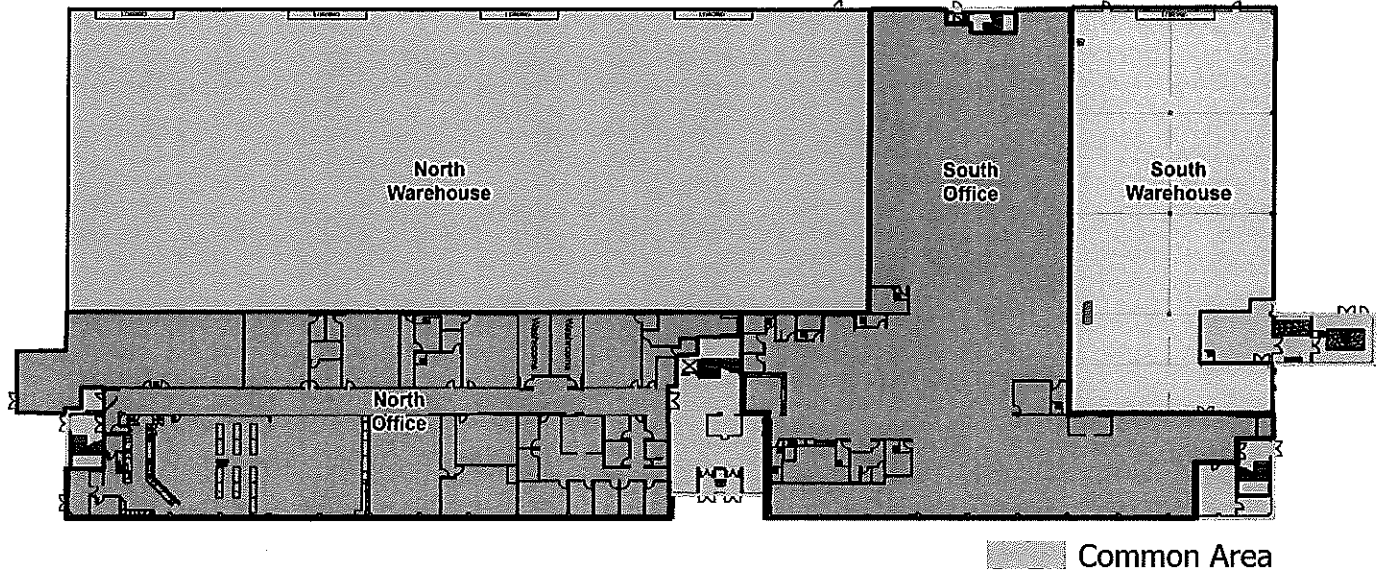
NORTH WAREHOUSE

Main Floor



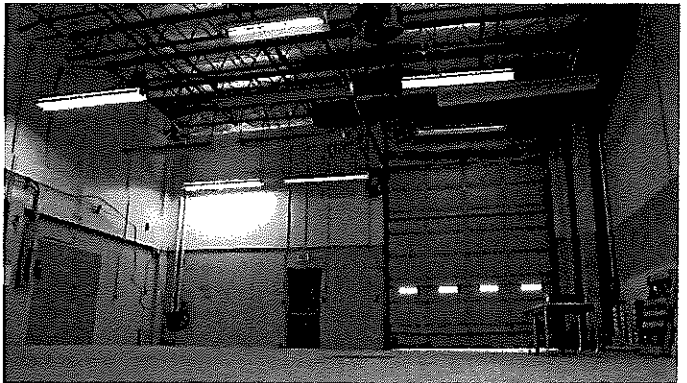
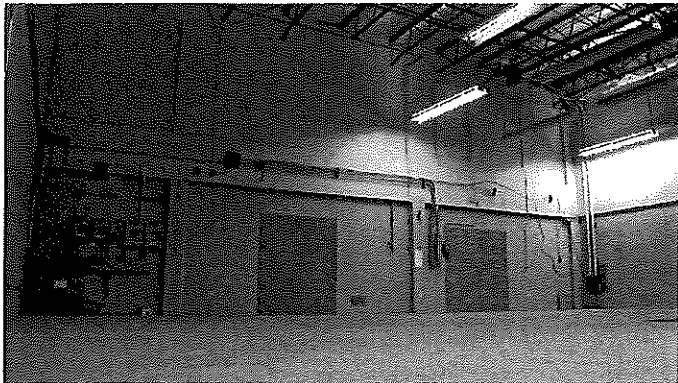
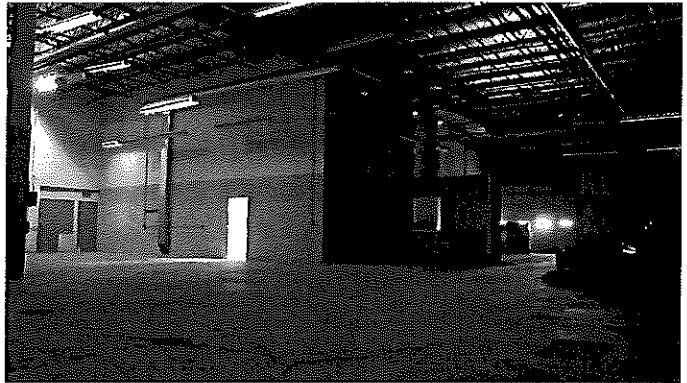
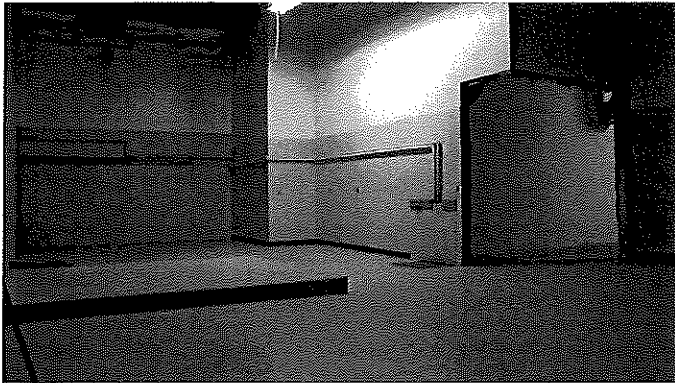
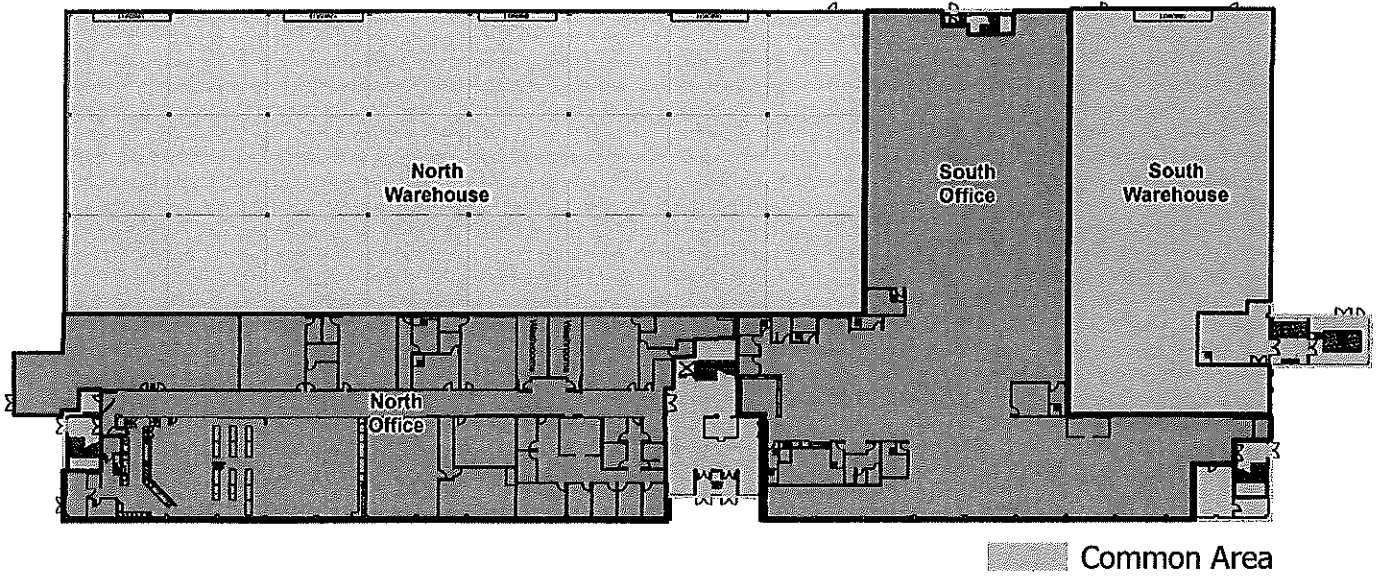
NORTH WAREHOUSE

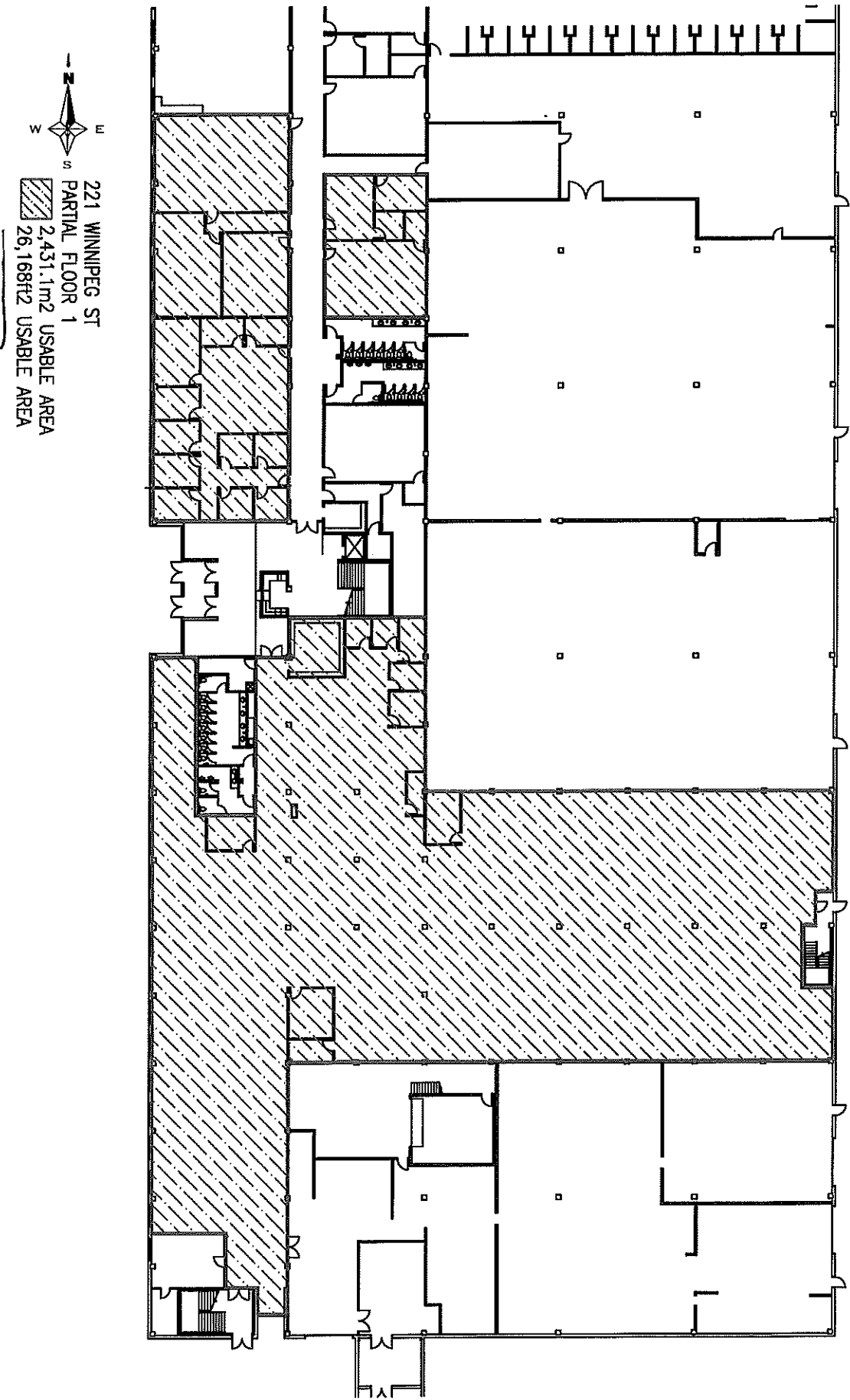
Main Floor

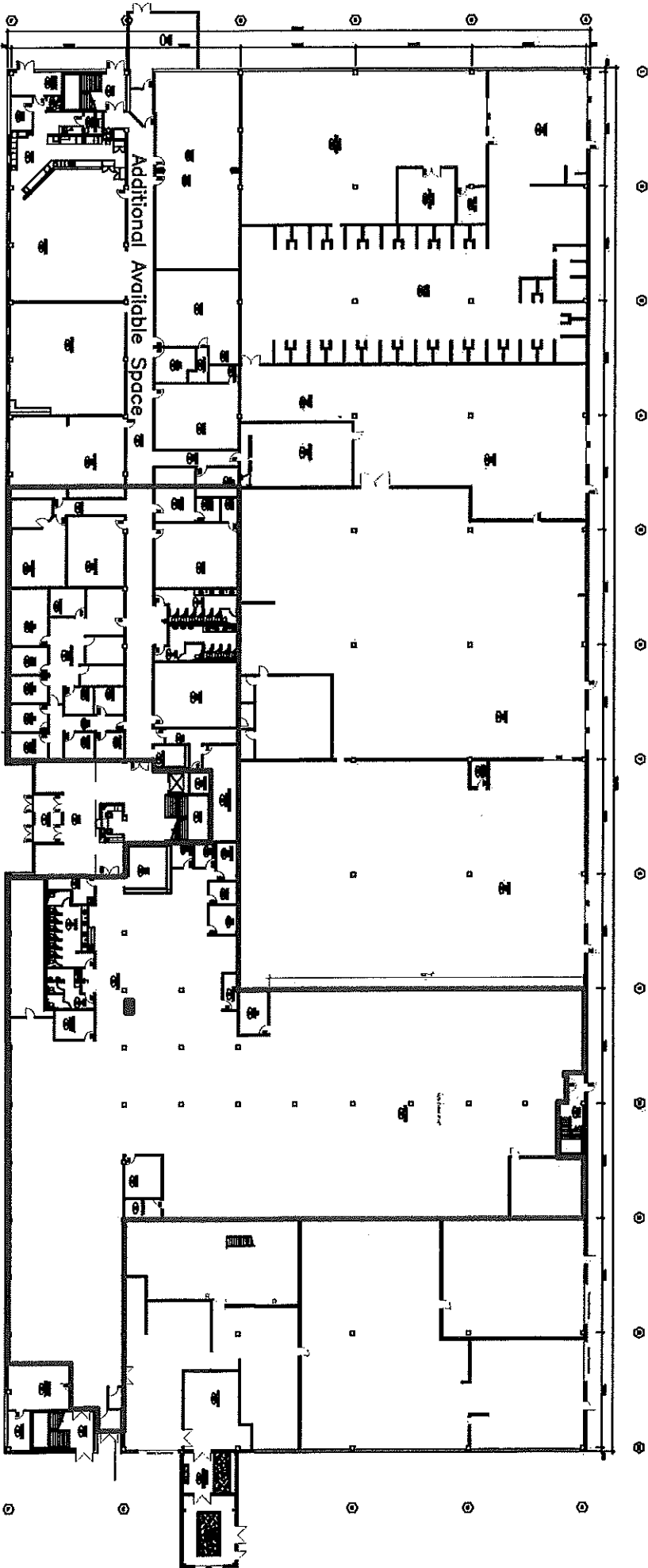


SOUTH WAREHOUSE

Main Floor







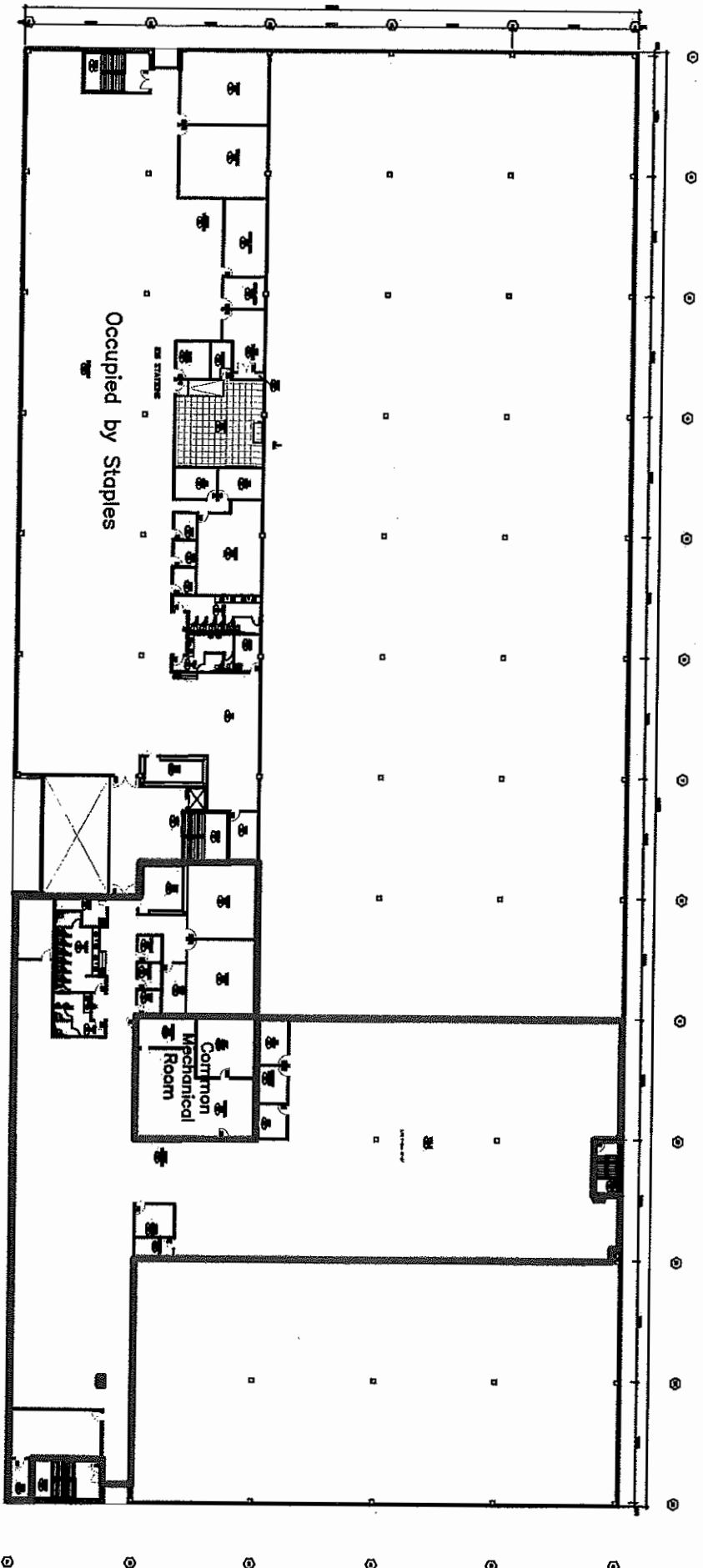
	<u>Usable Area:</u>	<u>Rentable Area:</u>	
Main Floor:	2,675.1 s.m. (28,796 s.f.)	2,885.9 s.m. (31,065 s.f.)	
Second Floor:	1,863.1 s.m. (20,055 s.f.)	2,010.0 s.m. (21,636 s.f.)	
Total:	4,538.2 s.m. (48,851 s.f.)	4,895.9 s.m. (52,701 s.f.)	

	<u>Usable Area:</u>	<u>Rentable Area:</u>
Main Floor:	2,675.1 s.m. (28,796 s.f.)	2,885.9 s.m. (31,065 s.f.)
BOMA Area Calculations		

Ministry of Central Services
Project: Park Street

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221 Winnipeg St. N, Regina, SK.
2.2.1 (a&b)
Main Floor Plan



<u>Usable Area:</u>	<u>Rentable Area:</u>
Main Floor: 2,675.1 s.m. (28,796 s.f.)	2,885.9 s.m. (31,065 s.f.)
Second Floor: 1,863.1 s.m. (20,055 s.f.)	2,010.0 s.m. (21,636 s.f.)
Total: 4,538.2 s.m. (48,851 s.f.)	4,895.9 s.m. (52,701 s.f.)

<u>Usable Area:</u>	<u>Rentable Area:</u>
Second Floor Available Area: 1,863.1 s.m. (20,055 s.f.)	2,010.0 s.m. (21,636 s.f.)

BOMA Area Calculations

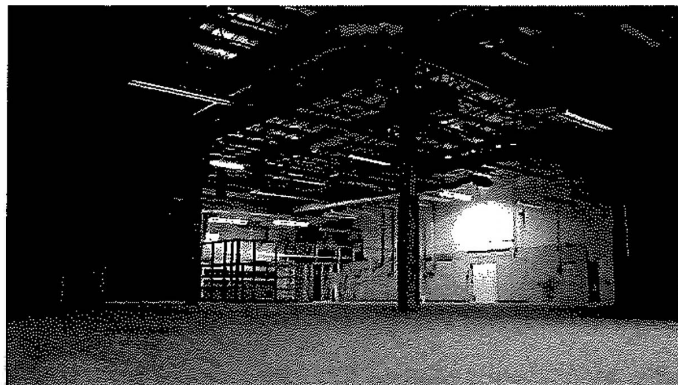
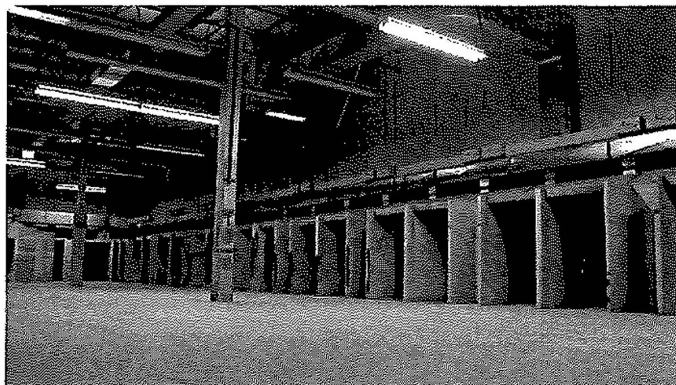
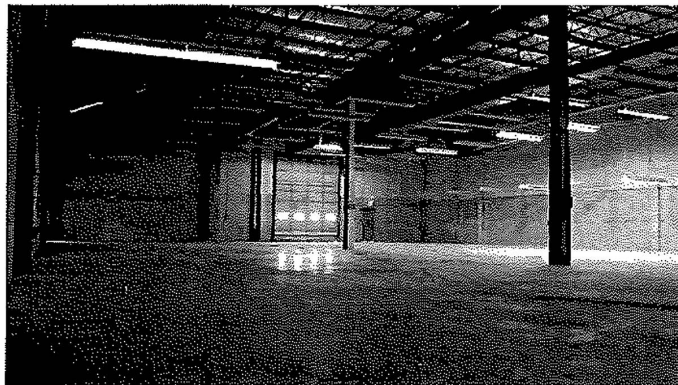
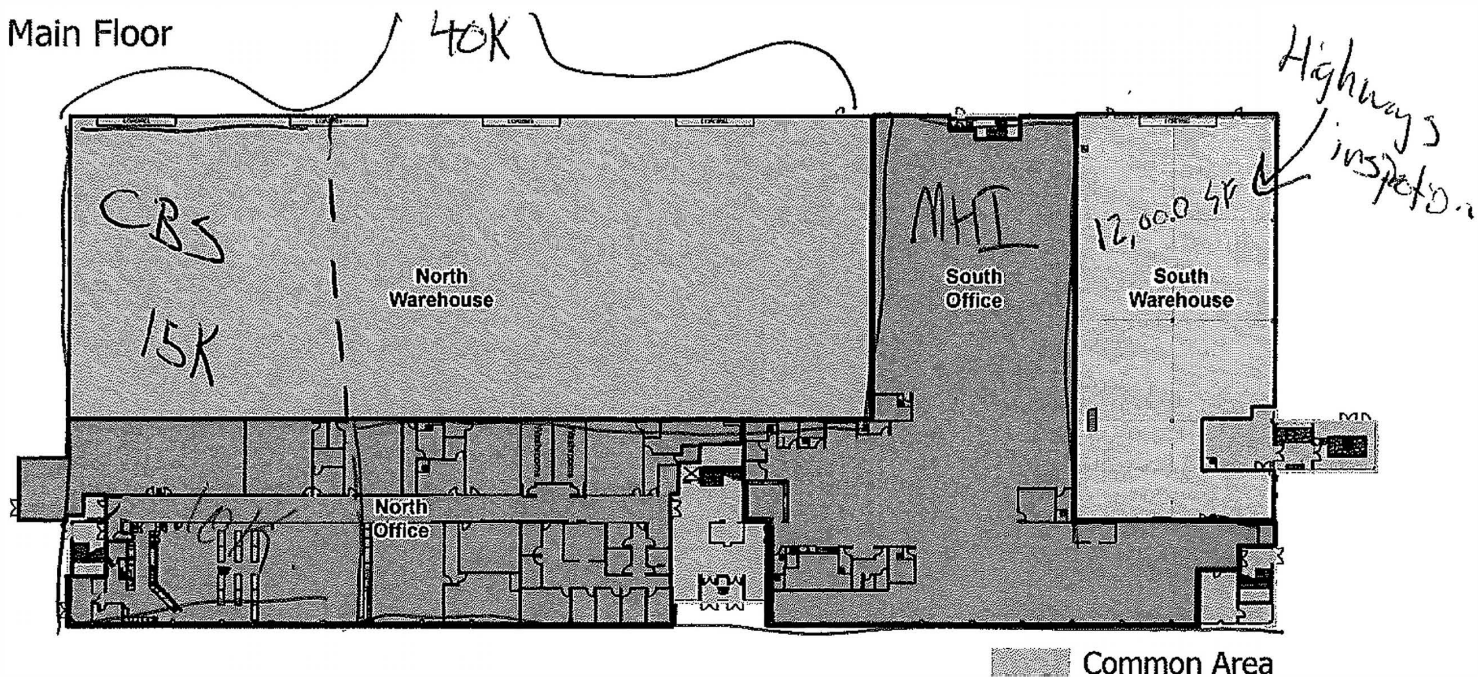
Ministry of Central Services
Project: Park Street

221 Winnipeg St. N, Regina, SK.
2.2.1 (a&b)
Second Floor Plan

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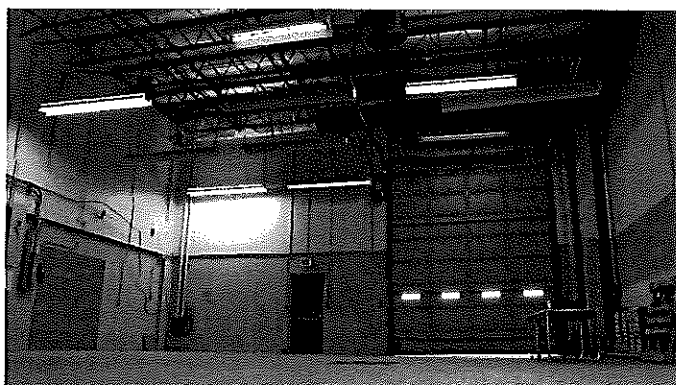
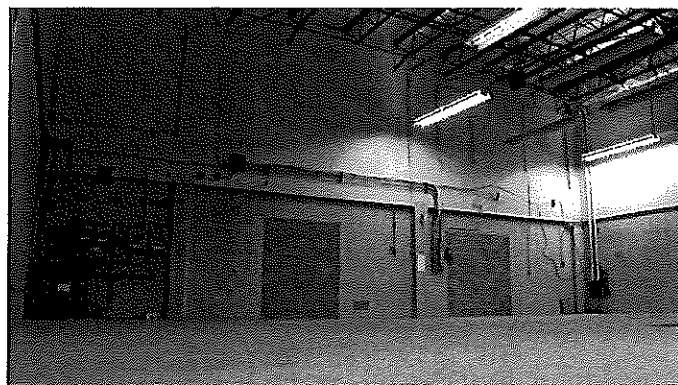
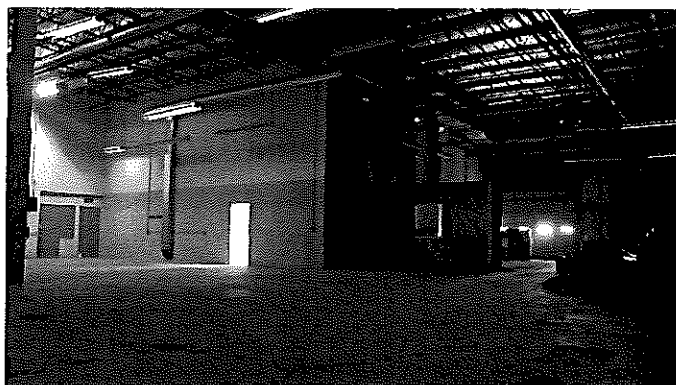
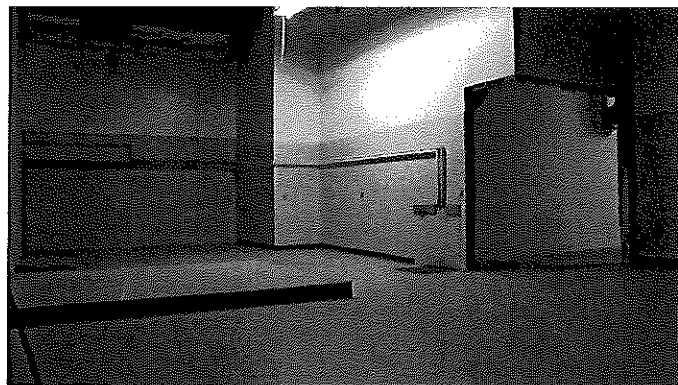
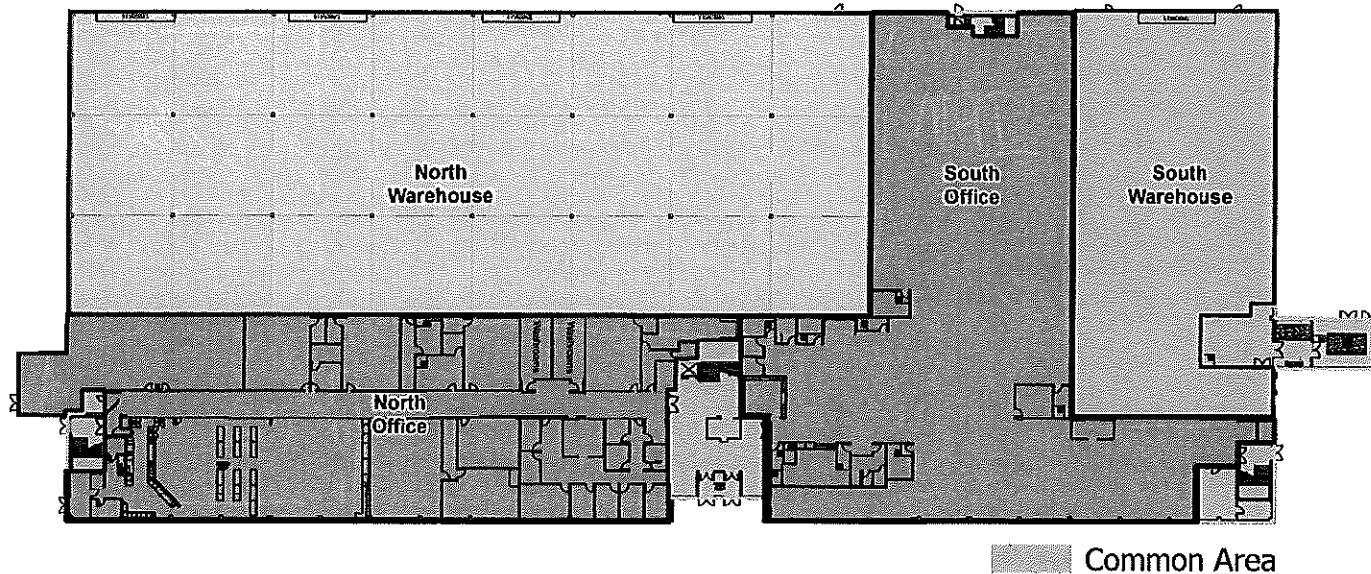
NORTH WAREHOUSE

Main Floor



SOUTH WAREHOUSE

Main Floor





2018-06-28 15:14

Service Request # 1844711
Request Type Zoning
Request type description Zoning
Request Date 2018-06-28 14:44
Taken By BSTRECKE
Taken By Name BRENDA STRECKER
Contact Deadline 2018-07-03 14:44
Bouquet Concern

Information

Information

Area FS39
Area description SECTOR 39
Sub-area W06
Sub-area description WARD 6
District NE
District description NORTHEAST
Map #
Priority
Priority description
Responsibility DSCP
Responsibility description Current Planning
Project
Project description
Reference #
Source
of Calls 1

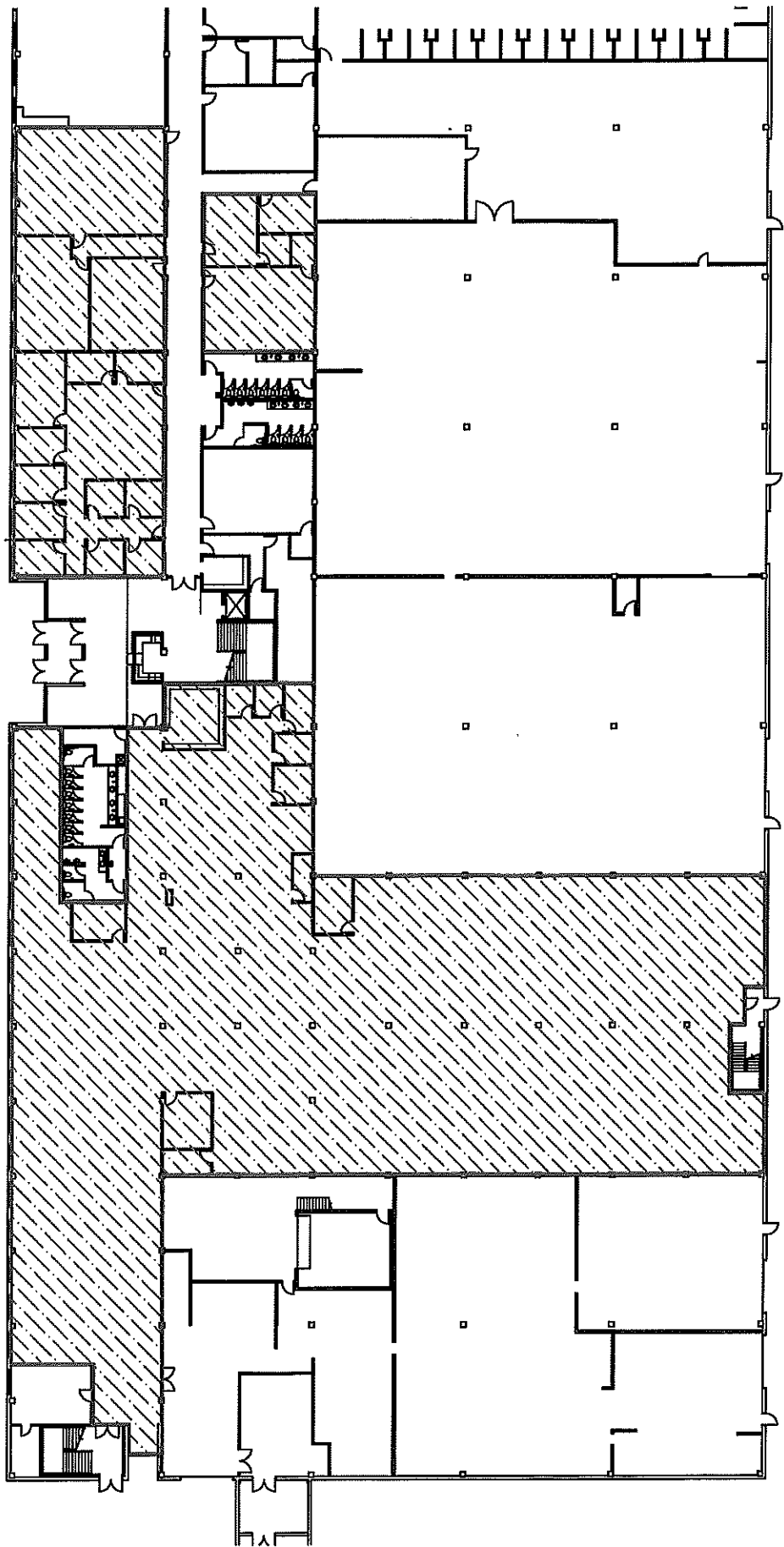
Request Location

Asset nbsp;nbsp;
Parcel ID
Property ID
GPS X 0.0000
GPS Y 0.0000

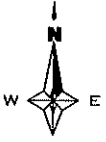
Location

Address type Address
Street # 221
Pre Dir N
Street Name WINNIPEG
Suffix ST
Post Dir
Subdesignation
Cross Street
Street 2 Name
Street 2 Suffix
Street 2 Post
Direction
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Street 3 Name
Street 3 Suffix
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Direction
City, Province, Postal Code REGINA
State SK
Postal Code S4R-8T6
Location

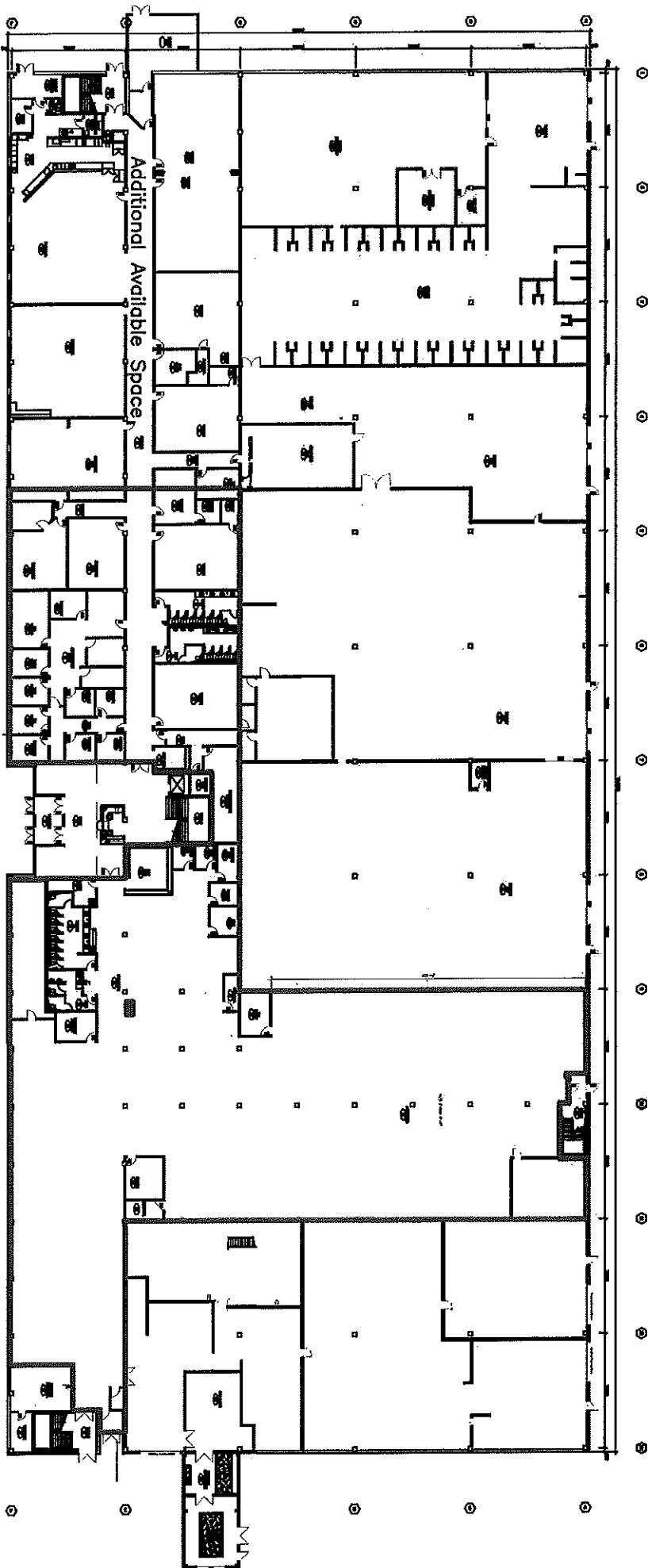
* Abolishment of warehouse space at 11th St. Ave.



221 WINNIPEG ST
 PARTIAL FLOOR 1
 2,431.1m² USABLE AREA
 26,168ft² USABLE AREA



* 2431 m² in area.
 * ~~Warehouse area~~
 * Warehouse space is



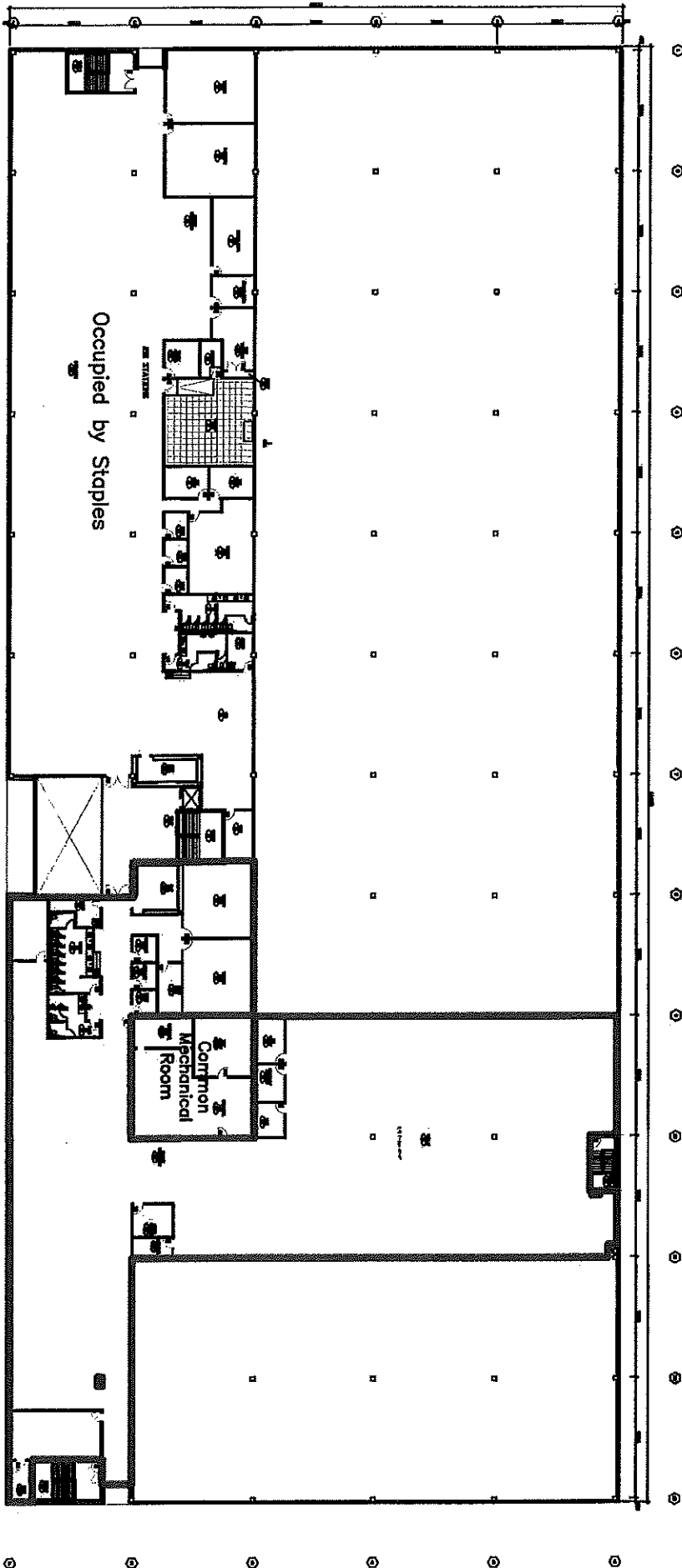
Usable Area:	Rentable Area:
Main Floor: 2,675.1 s.m. (28,796 s.f.)	2,885.9 s.m. (31,065 s.f.)
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BOMA Area Calculations	

**Ministry of Central Services
Project: Park Street**

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**221 Winnipeg St. N, Regina, SK.
2.2.1 (a&b)
Main Floor Plan**



	<u>Usable Area:</u>	<u>Rentable Area:</u>	
Main Floor:	2,675.1 s.m. (28,796 s.f.)	2,885.9 s.m. (31,065 s.f.)	
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Total:	4,538.2 s.m. (48,851 s.f.)	4,895.9 s.m. (52,701 s.f.)	

Second Floor Available Area:

	<u>Usable Area:</u>	<u>Rentable Area:</u>
	1,863.1 s.m. (20,055 s.f.)	2,010.0 s.m. (21,636 s.f.)

BOMA Area Calculations

Ministry of Central Services
Project: Park Street

221 Winnipeg St. N, Regina, SK.
2.2.1 (a8b)
Second Floor Plan

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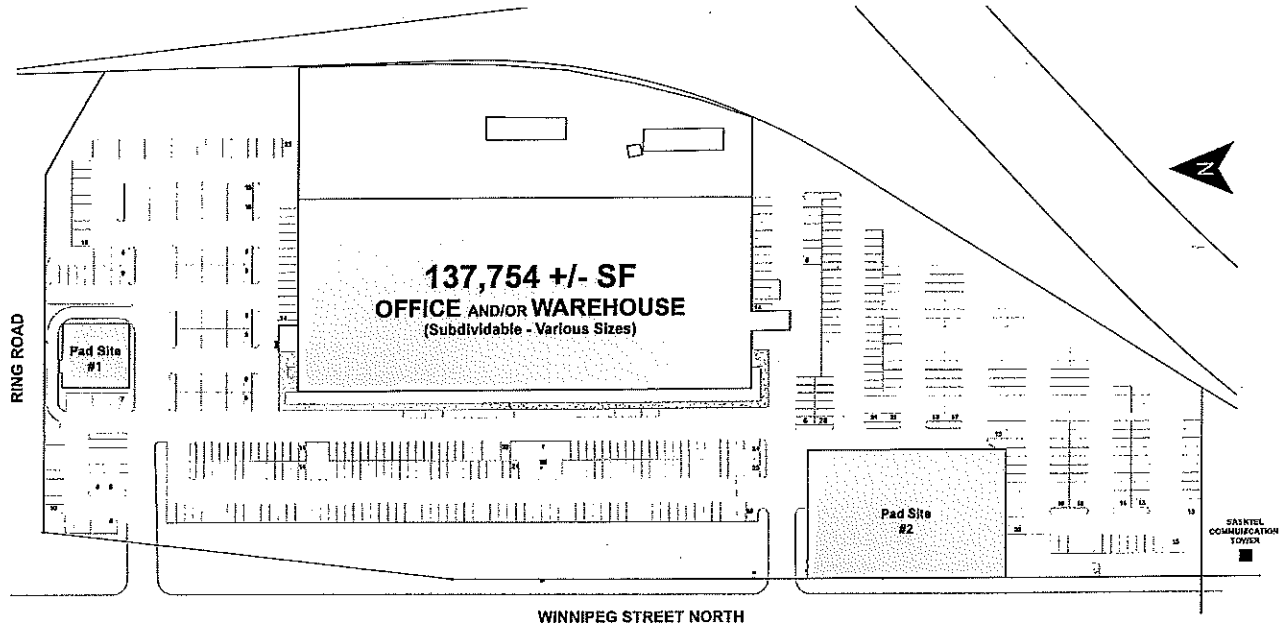
FOR LEASE



221 WINNIPEG ST. NORTH REGINA, SASKATCHEWAN

- * Currently used as "retail" being a call centre.
- * Zoned as IB, which does not permit Industrial office.
- * Was purpose built as a vocational school (Former SIAST).
- * Proposed to be used as a govt of SK Highway's facility, including office, requiring warehouse space, compound space
- * May be classified partly as office, public use (Highway Hotline, Bypass monitoring)
- * Rezone to IA for future development potential
- * Commercial Vehicle Enforcement - (Public Administration,

PROPERTY SUMMARY



WINNIPEG STREET NORTH

Land Area	13.13 Acres	Year Built	1984
Total Building Area	137,754 SF		Substantially renovated 2000
Zoning	IB - Medium Industrial	Ceiling Heights	
Net Rate	TBD	Office	8' 9" to 9'
Property Taxes (est.)	TBD	Warehouse	21' 10" to underside of joist
Operating Costs* (est.)	TBD	Parking	732 stalls
<small>*excludes management fees Tenant is responsible for utilities</small>		Loading	7 grade-level loading doors
		Back-up Power	Back-up diesel generator complete with battery back-up to ensure no power disruption

A. Office Space for Lease (Various Configurations)

	<u>Usable Area</u>	<u>Rentable Area</u>
Main Floor		
North Office	18,955 SF	20,908 SF
South Office	21,448 SF	23,658 SF
Second Floor		
South Office	20,319 SF	22,413 SF

*Office space usable areas will be grossed-up to a rentable area based on a percentage of common area

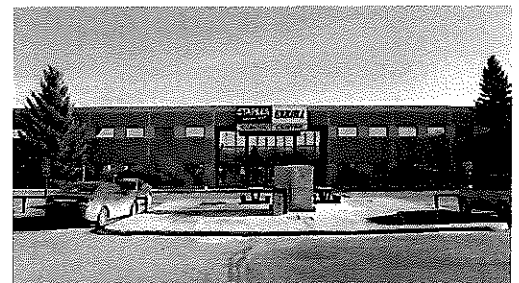
60,722 SF

B. Warehouse Space for Lease

North Warehouse	37,605 SF
South Warehouse	12,076 SF
	49,681

C. Pad Site Opportunities

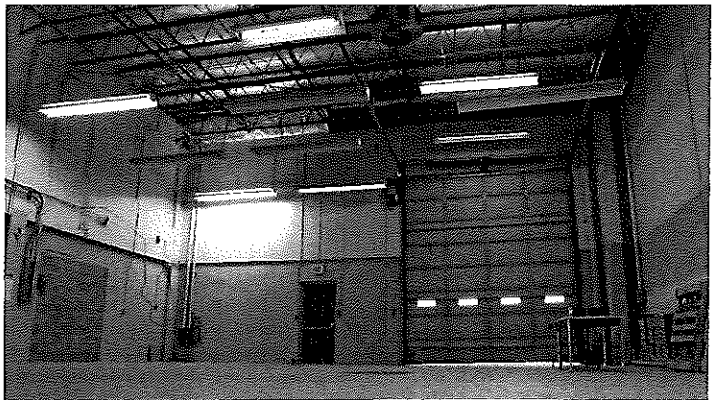
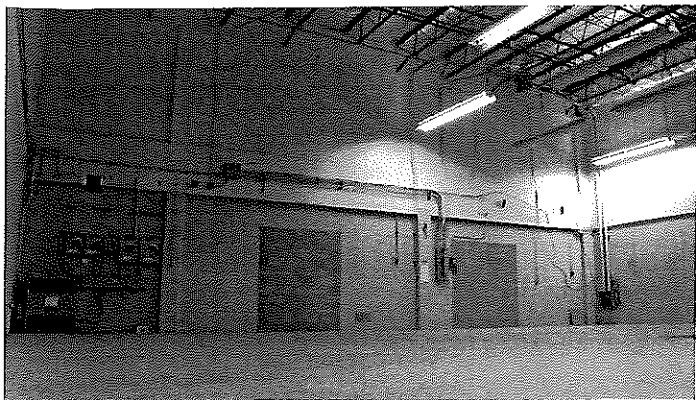
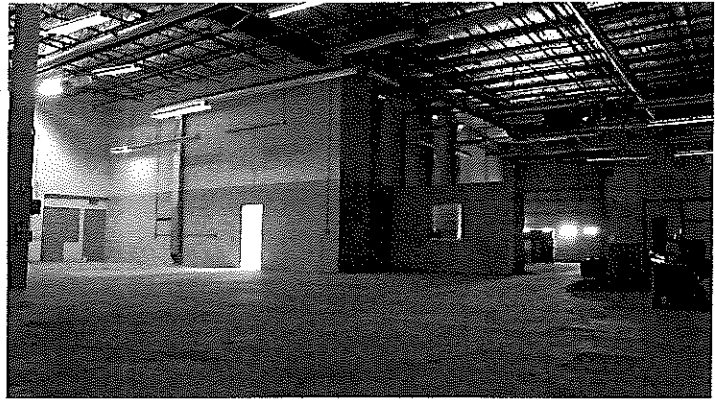
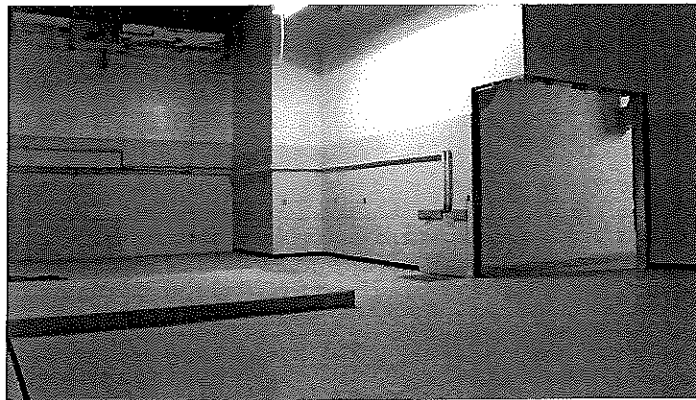
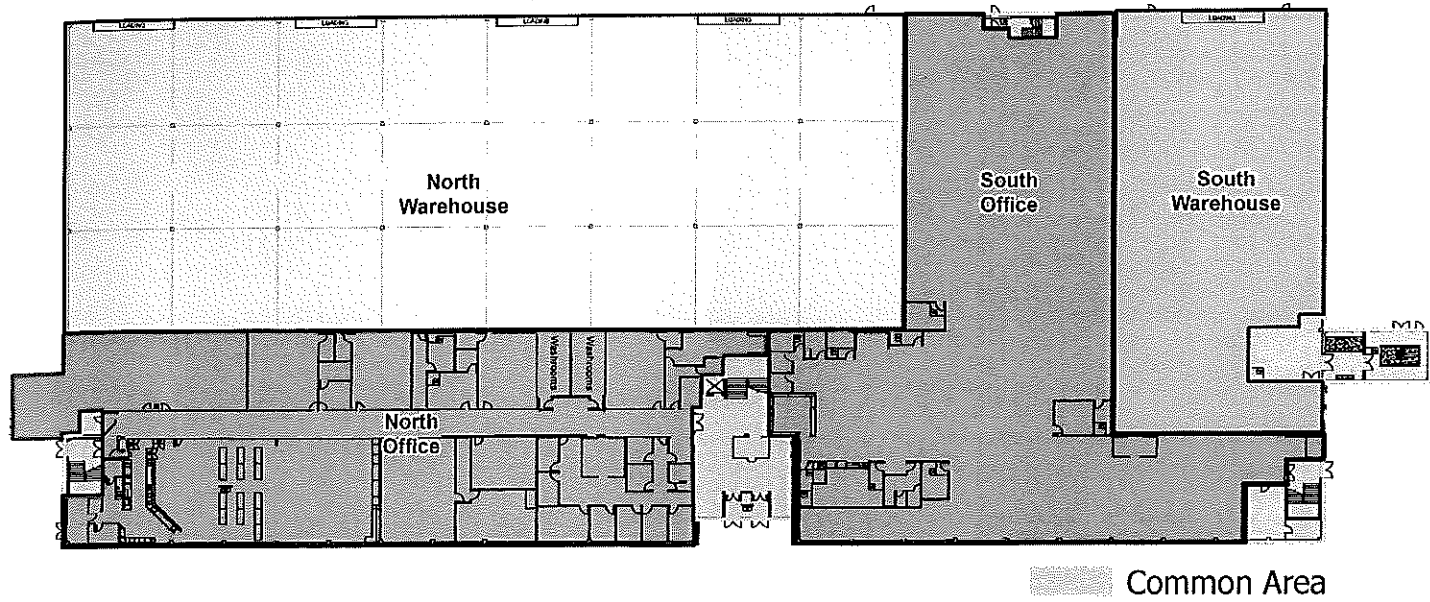
55% 2 Pads 45%

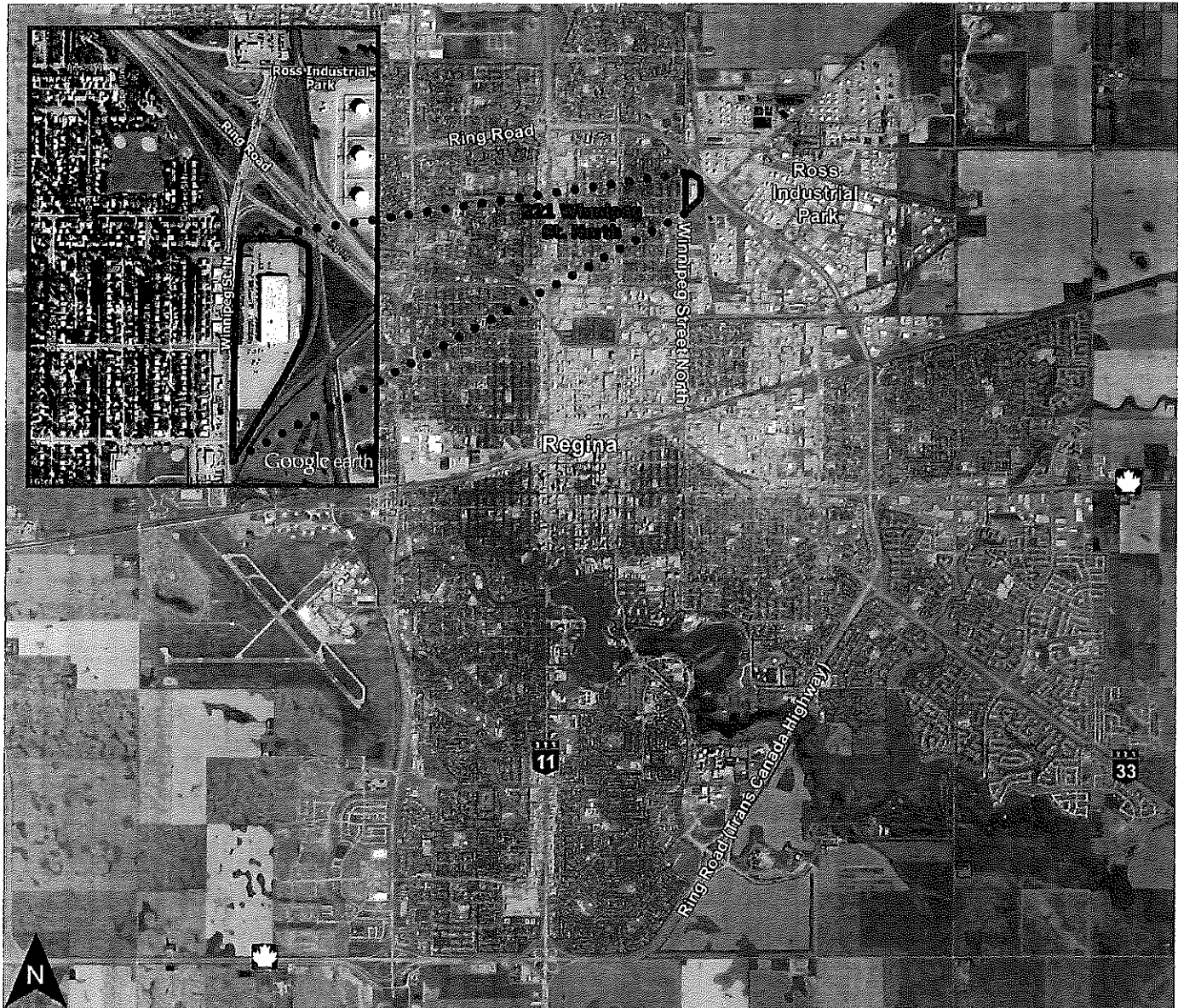


5641m² (office) 4615m² warehouse = 10256m² + vehicle compound space, fleet repair

SOUTH WAREHOUSE

Main Floor





221 WINNIPEG STREET NORTH SHINDICO REALTY INC.

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Cell: (204) 981-7220

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BRENNAN PEARSON

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Direct: (204) 928-8241

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200-1355 Taylor Avenue, Winnipeg, Manitoba R3M 3Y9

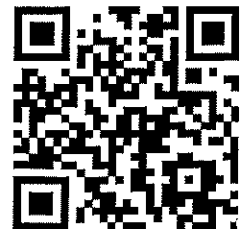
Phone: (204) 474-2000 - Fax: (204) 284-7115

Email: inquire@shindico.com

www.shindico.com

Shindico

Succeeding By Helping Others Succeed



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