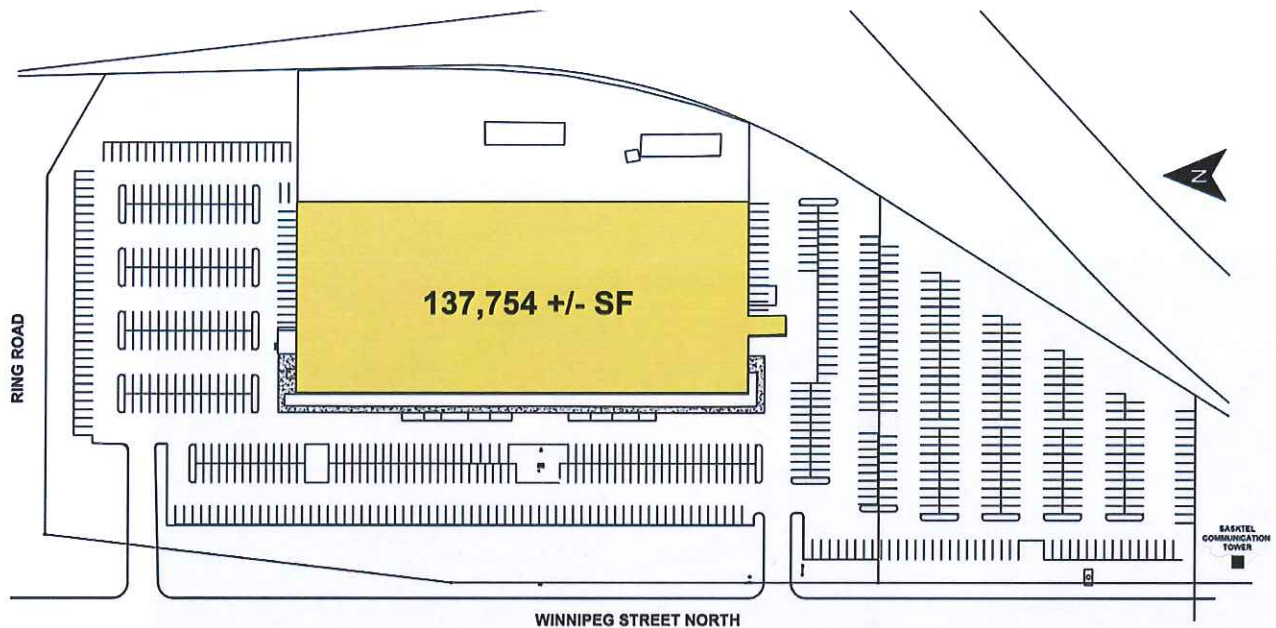


221 WINNIPEG ST. NORTH

REGINA, SASKATCHEWAN

PROPERTY SUMMARY



Land Area	13.13 Acres	Ceiling Heights	
Total Building Area	137,754 SF	Office	8' 9" to 9'
Zoning	IB - Medium Industrial	Warehouse	21' 10" to underside of joist
Year Built	1984 Substantially renovated 2000	Parking	732 stalls
		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

	<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

B. Warehouse Space

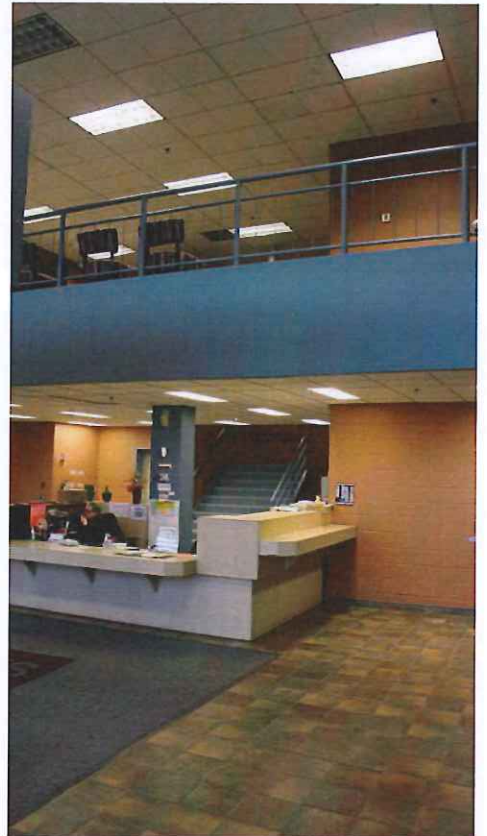
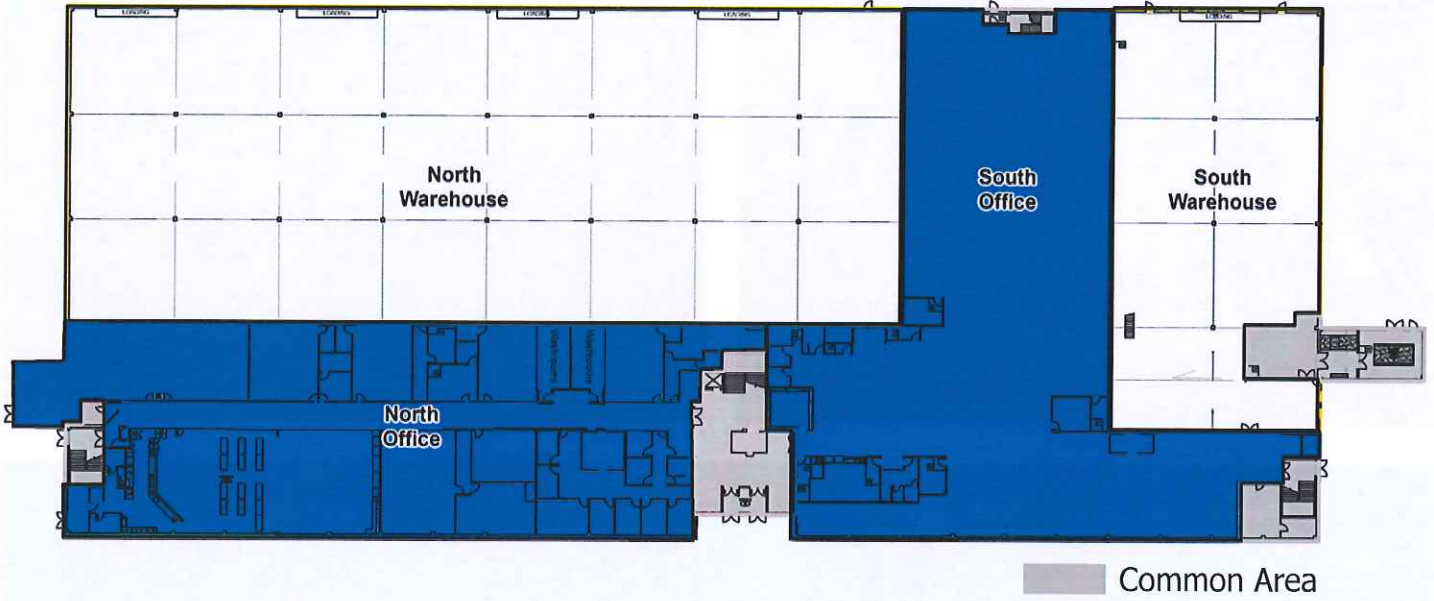
North Warehouse	37,605 SF
South Warehouse	12,076 SF



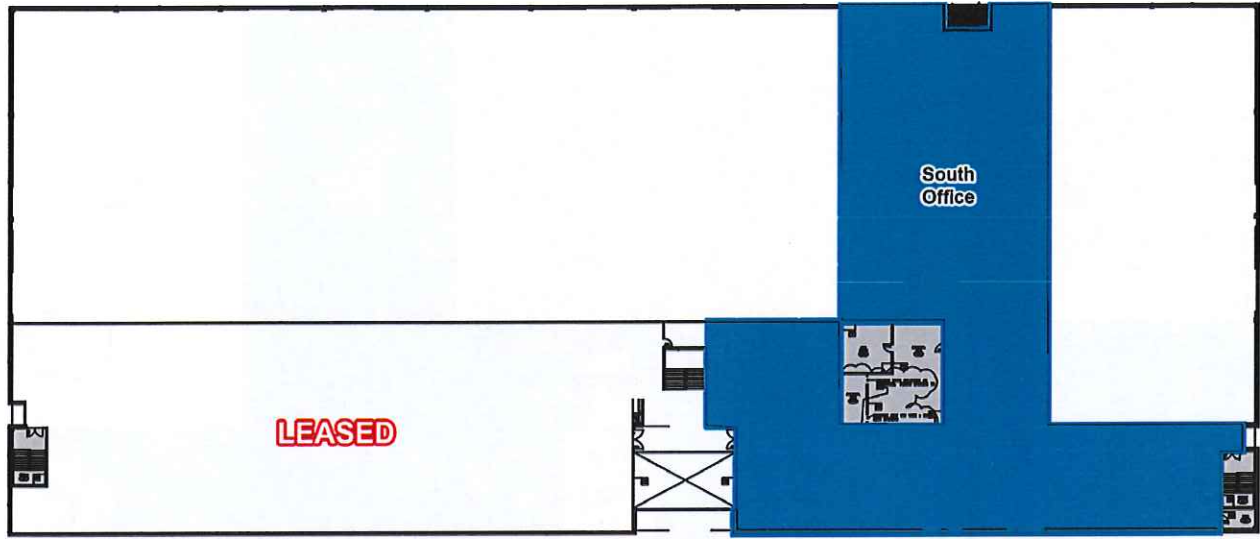
LOCATION



MAIN FLOOR OFFICE

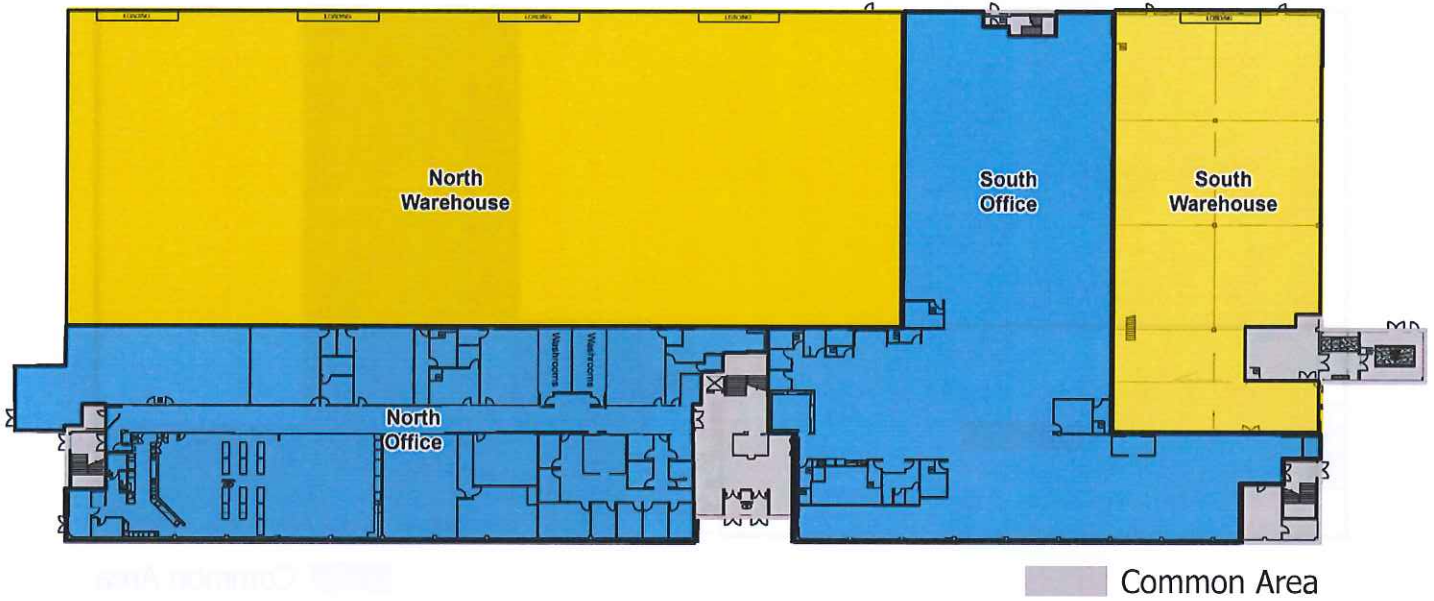


SECOND FLOOR OFFICE



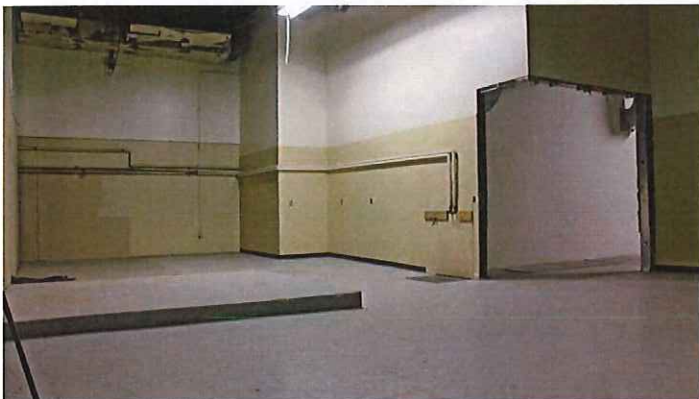
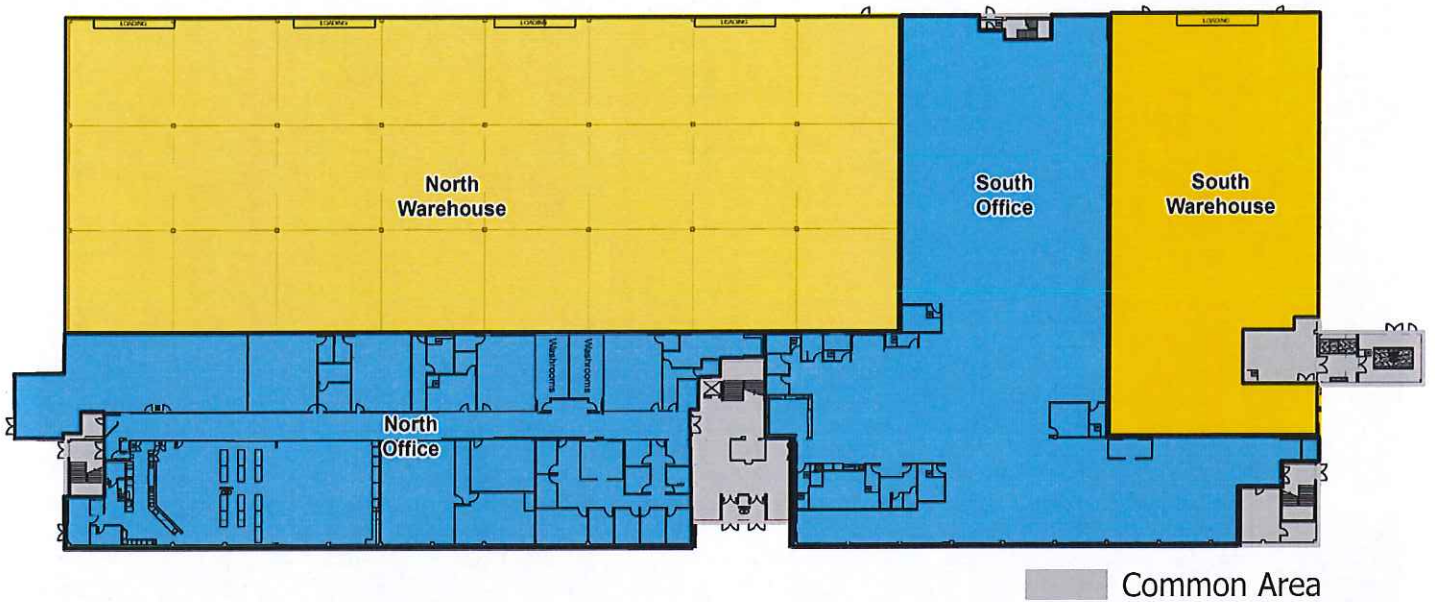
NORTH WAREHOUSE

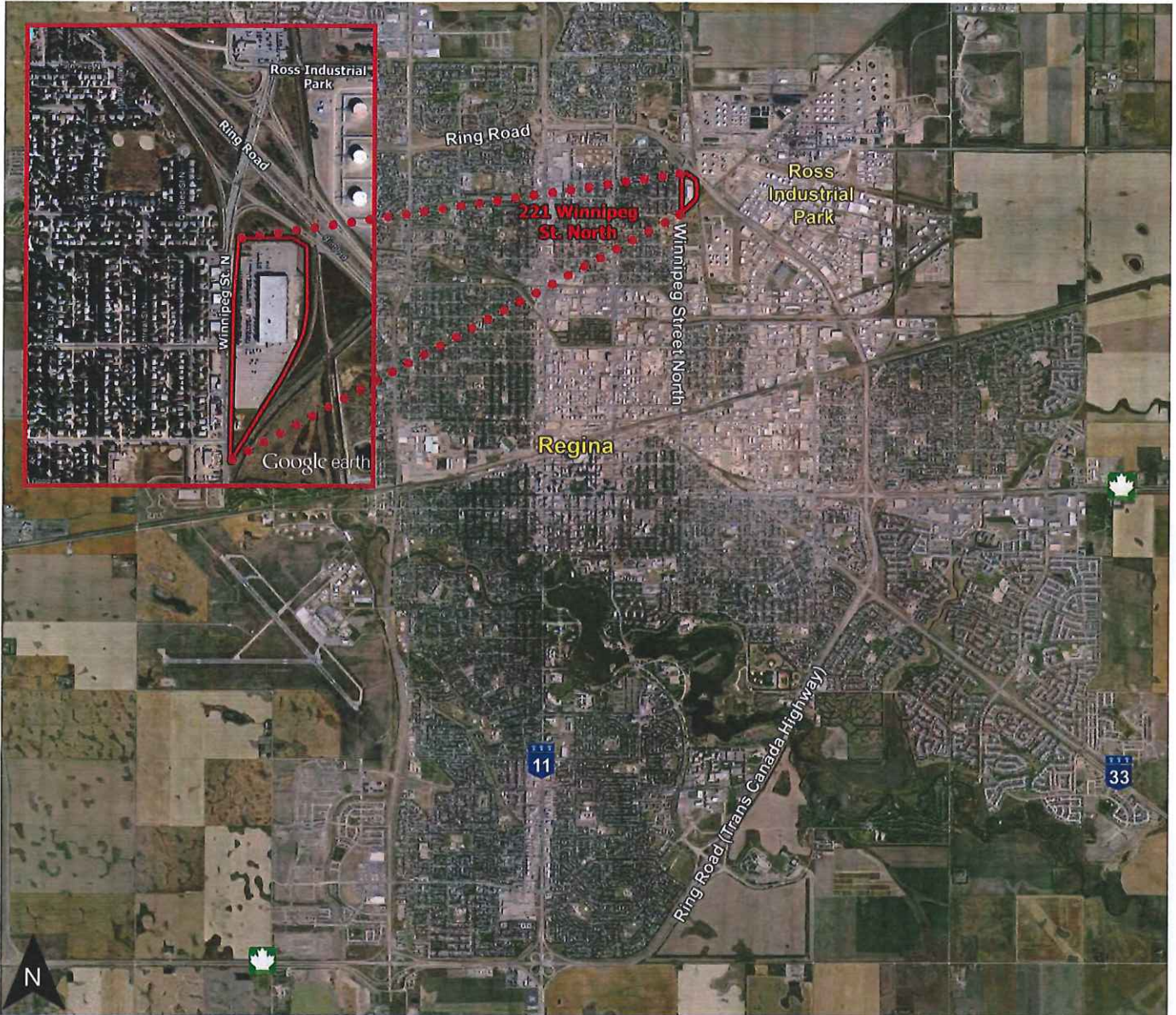
Main Floor



SOUTH WAREHOUSE

Main Floor





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