



## 2102 - 11th Avenue

- AVAILABLE PREMISES:** Main Floor - 5,100 square feet  
Storage available in basement
- ONSITE PARKING:** Located in the adjoining Cornwall Centre Parkade. Rates negotiable.
- PUBLIC TRANSIT:** At front door along 11th Avenue.
- ELEVATOR:** One elevator accesses all levels including basement.
- BASE RENT:** Main Floor: \$20.00 / sq ft per annum
- OPERATING COSTS:** \$12.39 per square foot per annum (2011)
- PROPERTY TAXES:** \$2.38 per square foot per annum (2011)
- LEASEHOLD IMPROVEMENTS:** Negotiable at offer stage.
- EXTERIOR SIGNAGE:** Landlord will permit exterior building signage.
- POSSESSION:** Immediate, completion of documents.
- COMMENTS:** High visibility main floor location in the heart of retail trade area next to the main entrance of Cornwall Centre.

**Mike Hogan, President**

Broker of Record  
[mike.hogan@dtzbarnicke.com](mailto:mike.hogan@dtzbarnicke.com)  
Direct Tel: (306) 791-9510

**DTZ Barnicke Regina Ltd.**  
200 - 2161 Scarth Street  
Regina, Saskatchewan, S4P 2H8

Tel: (306) 791-9510  
Fax: (306) 791-3777  
[www.dtzbarnicke.com](http://www.dtzbarnicke.com)

**DTZ** Barnicke

**Space For Lease**  
2102-11th Avenue  
Regina, Saskatchewan



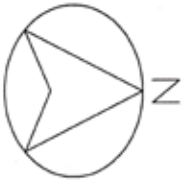
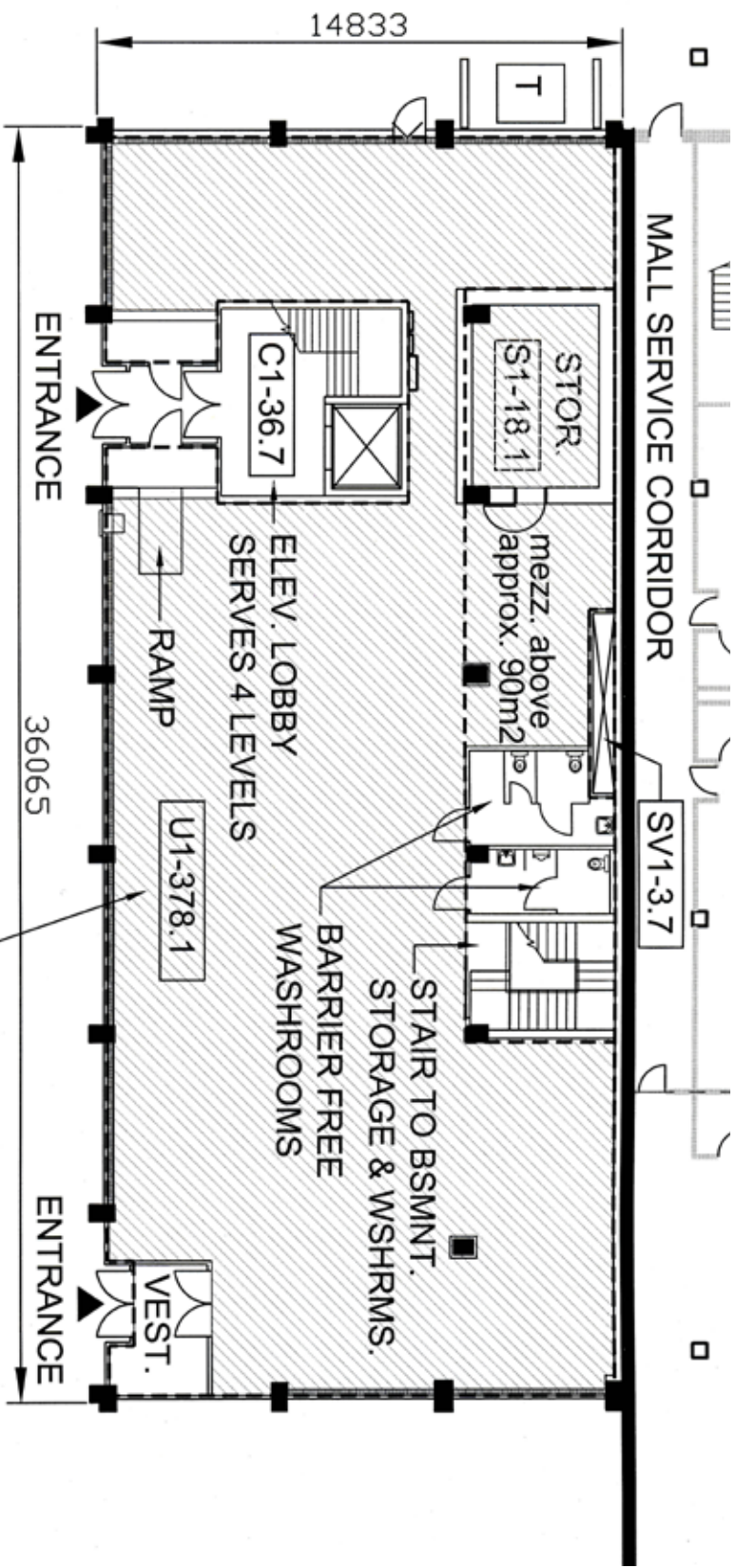
Viewing east

**Tel: (306) 791-9510**

Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy, being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.  
DTZ Barnicke Regina Ltd., Real Estate Brokerage

**Space For Lease**

2102-11th Avenue  
Regina, Saskatchewan



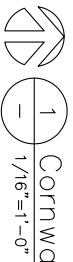
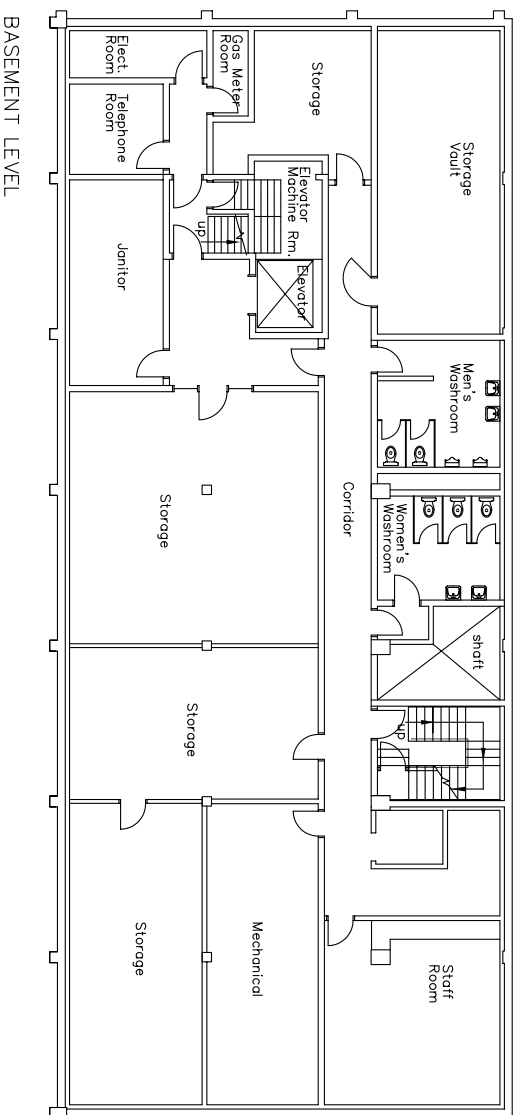
**GROUND FLOOR (#1) OFFERING:**

**BASIC OFFICE SPACE**

USABLE FLOOR PLATE  
RENTABLE AREA OFFERED  
USABLE AREA OFFERED

**USABLE SPACE  
SHOWN SHADED**

396.2	M <sup>2</sup>	S1+U1
448.7	M <sup>2</sup>	466.8 - S1
378.1	M <sup>2</sup>	U1



1 Cornwall Centre at 2114 11th Avenue BASEMENT  
 1/16"=1'-0"

Project: 2114 11th AVENUE FLOOR LAYOUT

File: OX08-D-2114

Date: Oct 1, 2008

Sheet: 1 of 1

Drn: rg

Chked:

Prepared By:

Prepared For:

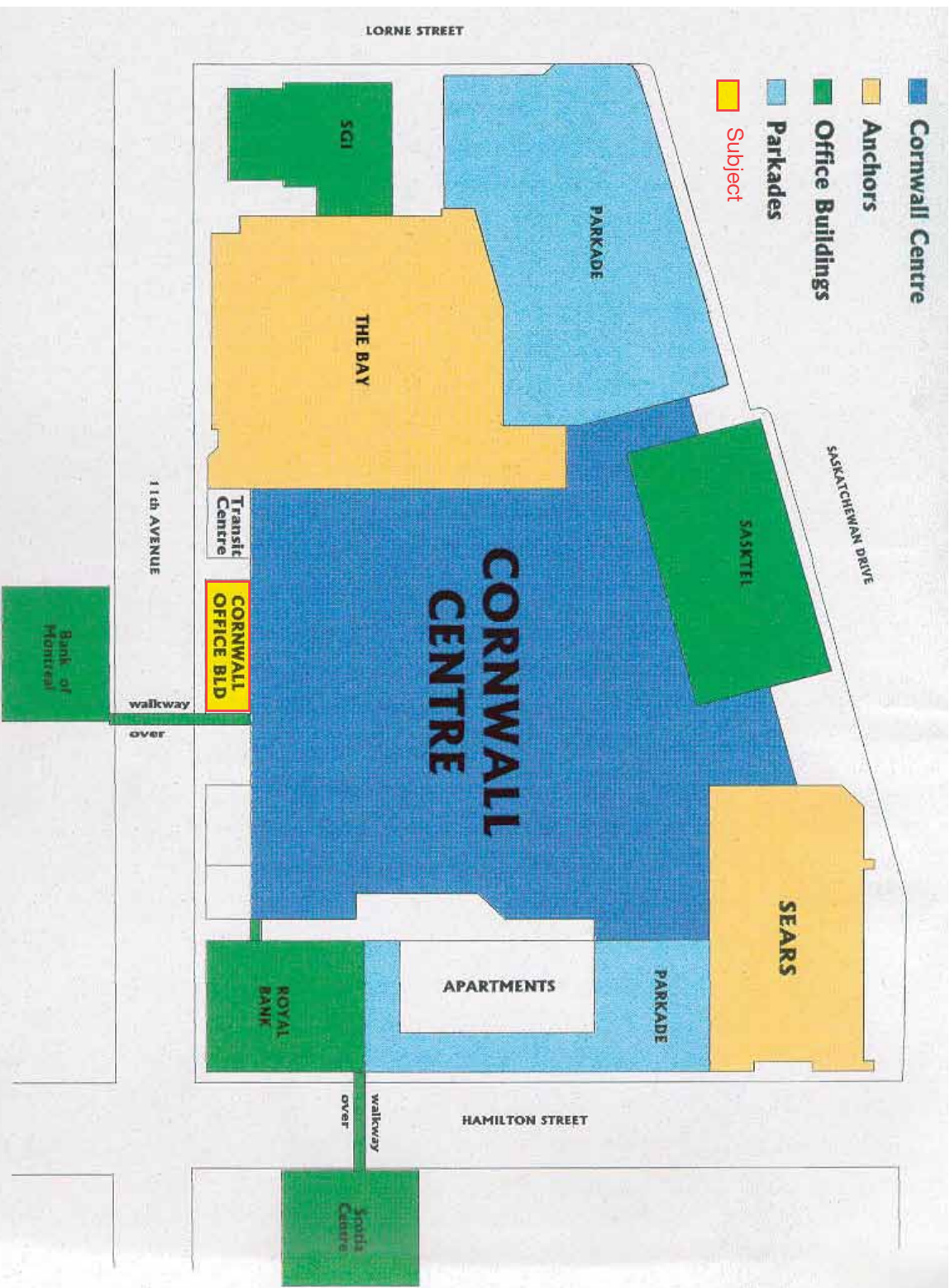


**CADD:FM Management Services Ltd.**  
 307-2114 11th Avenue, Regina, SK, Canada, S4P 0J5, Box 1, (306) 392-3060 Fax: (306) 392-2725 www.caddfm.com

Cornwall Centre  
 #202 - 2114 11th Avenue, Regina, SK, S4P 0J5

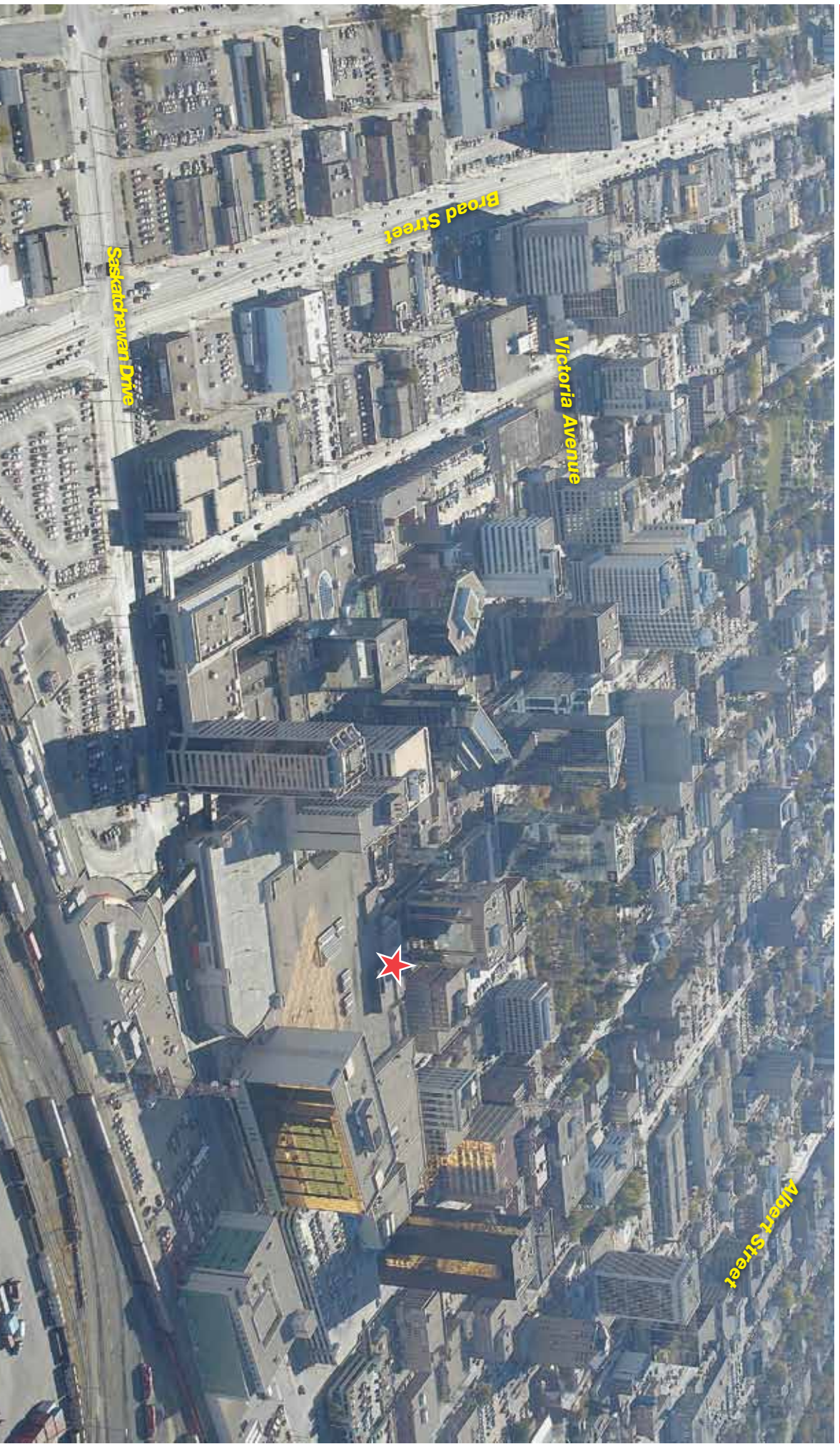
## Space For Lease

2102-11th Avenue  
Regina, Saskatchewan



**DTZ** Barnicke

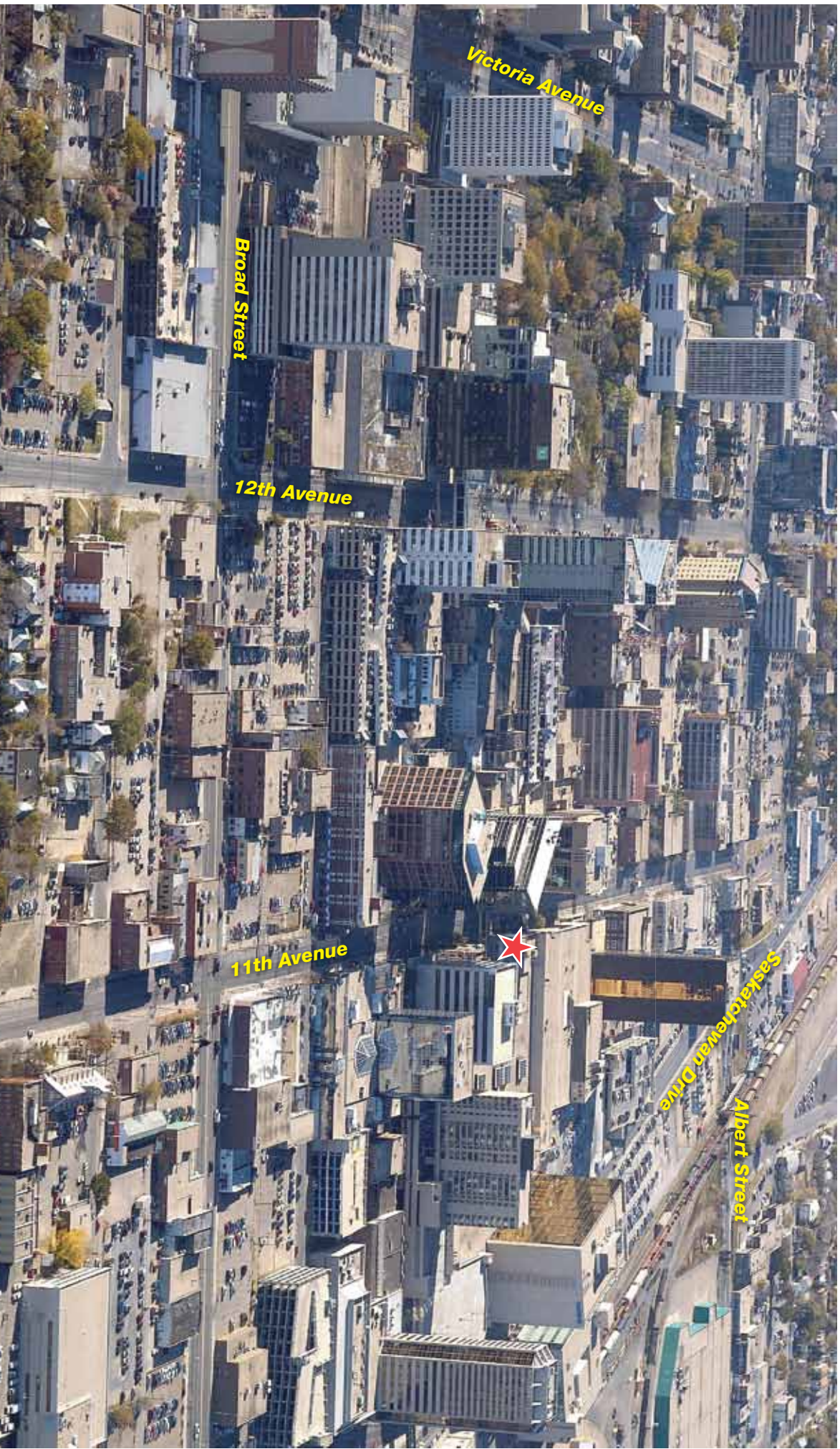
**Space For Lease**  
Viewing South  
★ 2102-11th Avenue, Regina, SK



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**Space For Lease**  
Viewing West  
★ 2102-11th Avenue, Regina, SK



**Welcome to  
Downtown!**

**ATTRACTIONS**

- 1 Casino Regina
- 2 Victoria Park
- 3 F.W. Hill Mall
- 4 Globe Theatre
- 5 Regina Public Library  
Dunlop Art Gallery  
RPL Film Theatre
- 6 Regina Plains Museum
- 7 Cornwall Centre
- 8 Regina Farmers' Market  
(Seasonal)
- 9 Applause Dinner Theatre
- 10 Yuk Yuk's Comedy
- 11 Neutral Ground Gallery
- 12 Saskatchewan Sports Hall  
of Fame & Museum
- 13 Royal Canadian Legion

**LEGEND**

- Regina Downtown BID
- Public Parking
- Taxi Stands
- Regina Transit Information Centre
- Places of Worship

**Regina Downtown Business Improvement District**  
#140 - 2401 Saskatchewan Drive  
306-359-7541 | info@reginadowntown.ca  
www.reginadowntown.ca