

1801 Hamilton Street

Regina, SK

3,479 SF Retail/Office Space Available for Sublease or Assignment
(Former Bank Branch)



Banking client has undertaken a comprehensive analysis of its retail network and has flagged that there is excess market coverage in certain retail nodes. This excess market coverage has allowed the Bank the opportunity to bring prime real estate space to market for sublease or assignment.

Surrounding Retailers

Adjacent to:
Cornwall Shopping Ctr
Globe Theatre
Starbucks
CIBC Wood Gundy

Tim Hortons
Edo Japan
Lancaster Restaurant
Service Canada

For More Information

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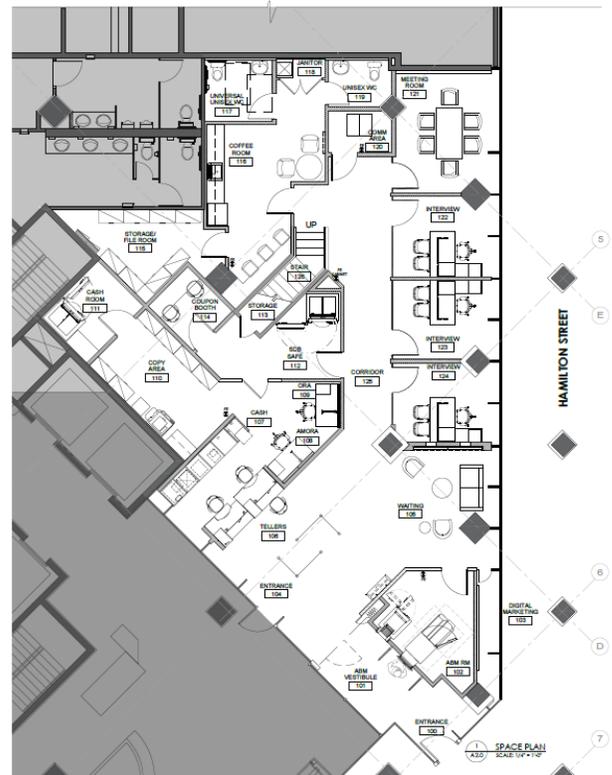
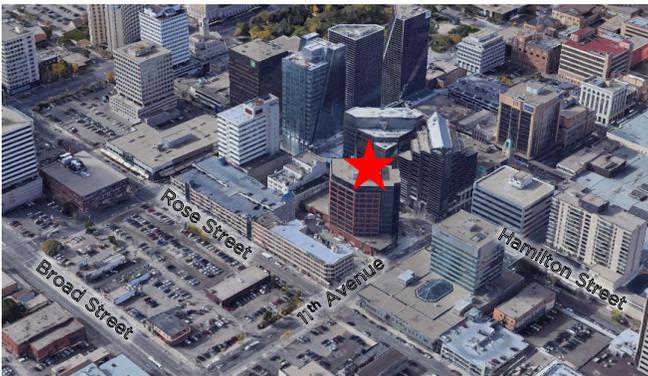
[Click here for 3D Property Tour](#)

SITE DETAILS

Area:	3,479 SF (2 levels)
Asking Net:	Call Listing Agent
Operating CAM Costs:	\$18.37 PSF
Sublease Term:	April 30, 2031

PROPERTY HIGHLIGHTS

- Prime retail space on the ground floor of Conexus Plaza, a 12 story, Class A downtown office building of 163,000 SF
- Close proximity to thriving downtown restaurants, retail, hotels, and Cornwall Centre
- Climate controlled pedway connections to all major downtown office buildings
- One level heated underground parking, plus additional parking at the adjacent Rose Street Parkade



3,479 SF

Demographics



Avg. Household Income
\$80,616



Household Population
15,950



Daytime Population
65,475