



Available Area

- 6,625 sf

Base Rent

- \$12.00 psf

Operating Costs & Property Taxes

- \$7.50 psf (2026 est.)

Parking

- 7 surface electrified stalls included

Year Built

- 1981

Possession Date

- Upon completion of lease documents

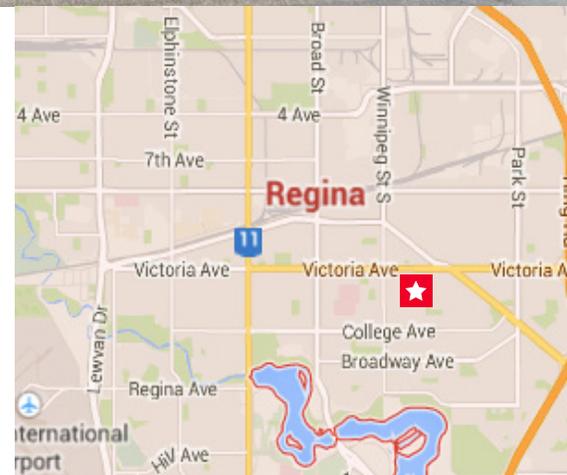
Comments:

- Former Law office located on the Downtown perimeter.
- Third floor office premises
- High visibility

Landlord Allowance

- Negotiable

5% Commission Incentive to outside Broker on 3-5 year lease term.



Peyton Hogan

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**CUSHMAN &
WAKEFIELD**
Regina

FOR LEASE - FORMER LAW FIRM

533 Victoria Avenue - 3rd Floor

Regina, SK S4N 0R2



↑ Viewing East NW Elevation ↓



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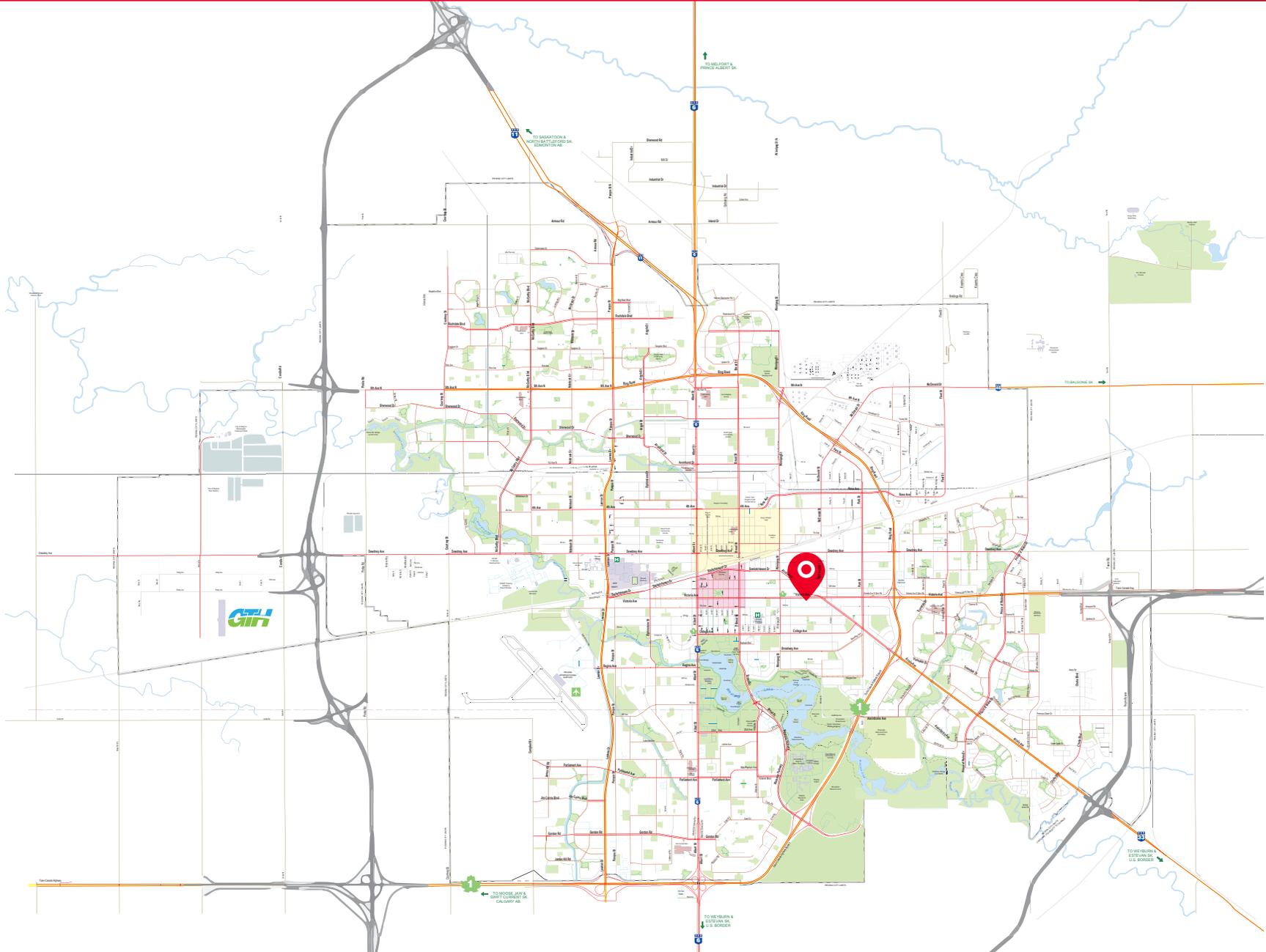


↑ North Elevation

Rear Elevation - Onsite Parking Lot ↓



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↑ Reception Private Office ↓





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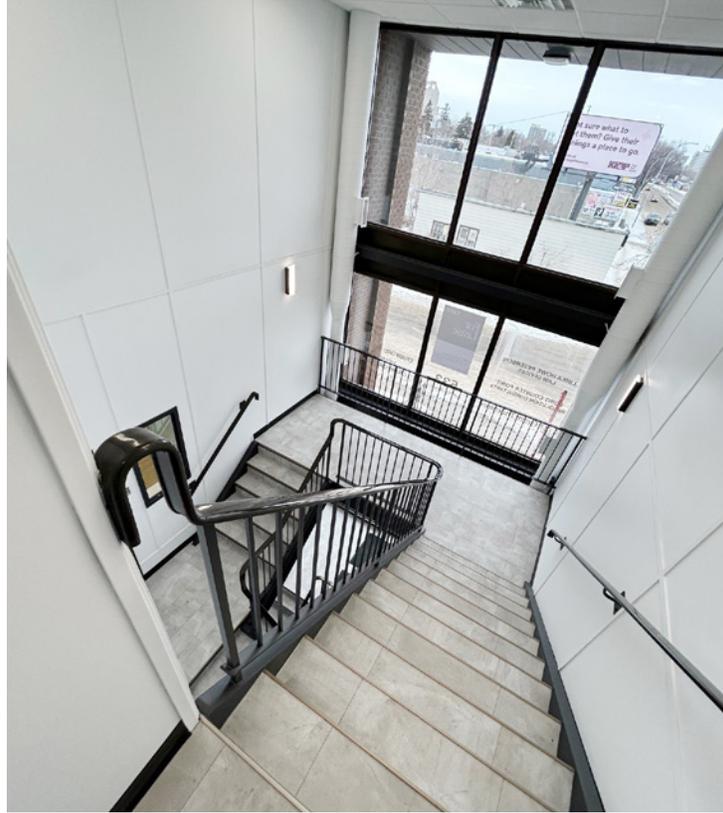
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Offices





Stairwell