

# Parliament Place

2631 28 Avenue | Regina, Saskatchewan

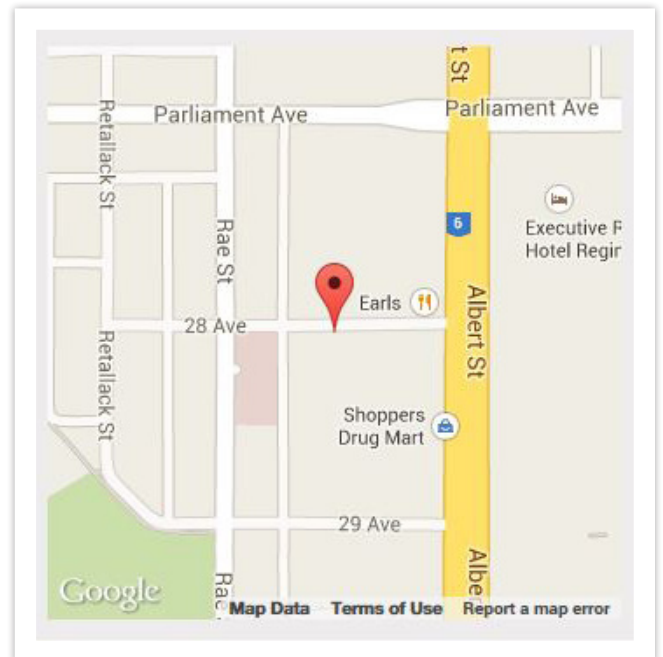
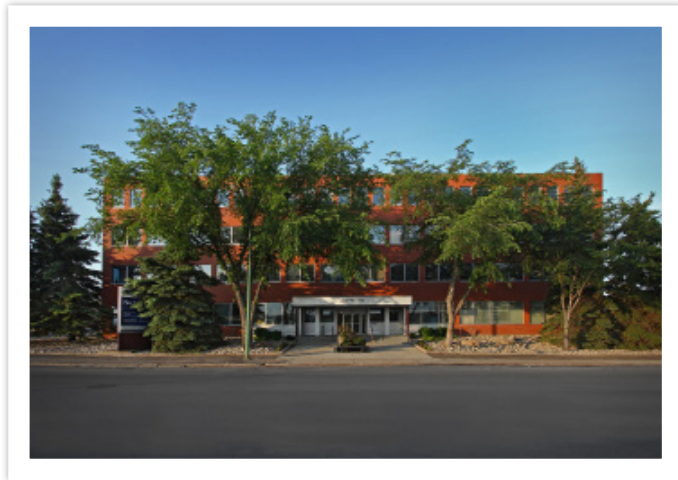
Proudly Owned and Professionally Managed by

**MELCOR** | REIT

## Property Features

- Close proximity to retail and service amenities
- Good mix of service tenants
- Extensive updates completed from 2011-2014
- Competitive lease rates and operating costs

Intersection	Albert Street   28th Avenue
Type	Office
Gross Leasable Area	24,411 sf
Floors	4
Floor Plate	6,100 sf
Parking Ratio	2.46:1000
Year Built	1977
2019 Operating Cost	\$17.05/sf



## Signature Customer Care

Our goal is to be the Landlord of Choice in our markets by providing outstanding customer care and dependable, high quality service to our clients.

## Hands-on management

Our hands-on, on-site building management delivers exceptional customer care and identifies issues early on for prompt resolution.

## Continuous improvement

We continually improve our assets with value-add investments that enhance quality and the tenant experience while also contributing to sustainability and environmental best practices. We use our intimate knowledge of the buildings we operate to support our capital investment decisions, optimize operating efficiency and continuously improve our buildings for improved client satisfaction.

## Enhancements to improve sustainability

Many of our continuous improvement initiatives focus on sustainability and energy reduction strategies to ensure our buildings are green. We are dedicated to achieving and maintaining BOMA BEST standards where applicable.

## Relationship focused

We have many long-term clients – some who have been with us for over 20 years. We take pride in building strong relationships with our tenants and continually meeting their needs as their businesses evolve.

## Responsive care

Help is always just a phone call or a click away with our customer care phone line and online portal. Contact us at **1-866-MELCOR1** or at [care.melcor.ca](http://care.melcor.ca). We'll respond to you within 30 minutes.

## **MELCOR** | REIT

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For additional information or a tour, please contact:

**Leasing**  
780.945.4812