

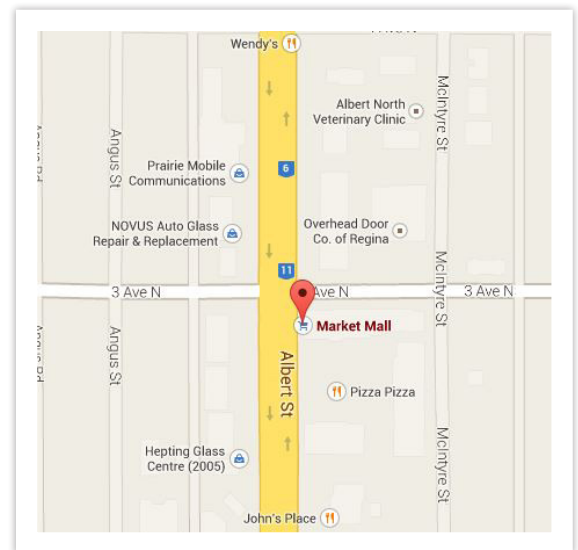
Market Mall

303 Albert Street | Regina, Saskatchewan

Property Features

- Excellent location on high traffic Albert Street
- Excellent mix of both retail and office tenants
- Complete building redevelopment completed in 2008-2009
- Professionally managed by Melcor REIT with signature customer care

Intersection	3 Avenue Albert Street
Type	Retail
Gross Leasable Area	42,586 sf
Traffic Count	Primary: 30,000 - 40,000
Household Income	Primary: \$56,228 Secondary: \$80,548
Year Built	1981
2019 Operating Cost	\$9.32/sf
Major Tenants	<ul style="list-style-type: none"> • Regina Public Library • Atlas Geomatics • Quality Drugs
Recent Upgrades & Renovations	2008 - 2009 - Extensive renovations



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. We'll respond to you within 30 minutes.

MELCOR | REIT

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For additional information or a tour, please contact:

Leasing
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