



Regina Developments Overview Blog

The purpose of this blog is to provide an unofficial repository for all the rumoured, proposed and current developments occurring in the city of Regina, Saskatchewan. My goal is to summarize the information of all significant developments in the city as that information becomes available and share it to the world. Regina is continuing with strong unprecedented growth and this blog will strive to offer interested persons a one-stop shop to follow along as the city grows.

WEDNESDAY, APRIL 7, 2010

➤ New Office Building Coming To Regina Downtown

Another vacant lot in Regina's downtown is about to be filled in.

An Alberta-based developer is planning to build a four storey, 80,000 square foot office building at Albert Street and 11th Avenue. That lot is currently vacant and has been for several years since the Coronette Theatre that once stood there was torn down.

Dwain Anderson with Anderson Builder's Group says after working mostly in the housing sector in Alberta Regina seemed like a logical destination.

"We've got to be able to be fairly mobile and be able to move around," explained the resident of Edson, Alberta. "I'm from a small town so there's not a lot of big office buildings being built there. Once you're an hour away it doesn't matter if you're six hours away; you just go where the market is." Anderson's company has already worked in the province; it was responsible for a large housing project in Warman, near Saskatoon.

Anderson says the four-level project is more cost-effective for a smaller company than trying to build additional height. "To go more than 4 storeys you're into concrete and steel," he explains, noting that more stringent building requirements and more expensive materials drive the cost up substantially. "The rent rates go up accordingly."

The project will also feature underground parking for tenants, one of the recommendations of the city's Downtown Plan. Anderson says the process of designing a building that falls within that plan's guidelines was easier than he originally anticipated.

Dale Griesser with real estate service company Avison Young says the project will take some pressure of the city's low vacancy rate.

"The 80,000 square feet is going to bridge the gap over the next couple of years and service some of the immediate office space needs," he insists. He says companies are being turned away every month because of a lack of large blocks of office space in the city. Avison Young's latest real estate survey shows Regina has the lowest overall office vacancy rate out of Canada's major cities.

[NewsTalk980, April 7, 2010](#)

Posted by [dj4sberg](#) at 3:36 PM [0 comments](#)

Labels: [downtown](#)

Canada Property Investing

Free eBook shows how to profit from Canadian real estate properties

Regina Canada Map

Instant Access to Maps & Directions with the Free and Easy Maps Toolbar

Ads by Google

THURSDAY, APRIL 1, 2010

➤ Work continues on potential domed stadium in downtown Regina: Minister Ken Cheveldayoff

REGINA — As the Manitoba government provides a \$90-million loan to allow construction of a new football stadium in Winnipeg to proceed, the decision-making process about a possible new facility in downtown

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What area of Regina do you live in?

Northwest	2 (7%)
North	0 (0%)
East	2 (9%)
Southeast	2 (9%)
South	2 (9%)
Downtown/Cathe...	1 (18%)
West	1 (13%)
Outskirts	0 (0%)
I don't live in Reg.	1 (13%)

Votes so far: 22
Poll closed

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