

Class A

Building Name	Address	Year Built	Rentable Area
Alvin Hamilton Building	1783 Hamilton Street	1966/2005	171,882
Canada Life Place	1901 Scarth Street	1992	150,000
Petroleum Tehcnology Research Centre	6 Research Drive	2000	74,932
Sask Tel	2121 Saskatchewan Drive	1981	460,000
SGI Building	2260 11th Avenue	1979	184,000
TOTAL			1,040,814

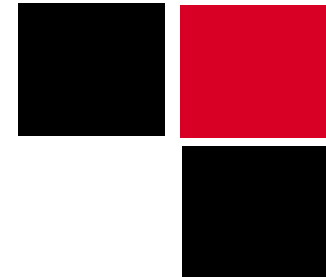
Class B+

Building Name	Address	Year Built	Rentable Area
City Hall	2476 Victoria Avenue	1975	111,000
Cooper Place	2350 Albert Street	1983	115,000
Sask Central	2055 Albert Street	1975	158,000
Sask Power Corp.	2025 Victoria Avenue	1964	198,000
Sask Tel	1825 Lorne Street	1974	110,000
T.C. Douglas Building	3475 Albert Street	1978	266,000
The Co-operators Buildings	1920 College Avenue	1964/1979	139,000
Viterra	2626 Victoria Avenue	1982	165,000
TOTAL			1,262,000

Class B

Building Name	Address	Year Built	Rentable Area
Canada Revenue Agency	1955 Smith Street	1982/1998	60,000
Lloyd Place	3211 Albert Street	1958	109,000
Sask Property Management	1840 Scarth Street	1949/74/97	46,000
Sask Tel/Saveo/Direct West	2550 Sandra Schmirler Way	1992	50,000
Walter Scott Building	3085 Albert Street	1950	161,000
TOTAL			426,000

**REGINA OFFICE BUILDING SUMMARY
2011 COMPETITIVE BUILDINGS
as at April 2011**



Class "A" Buildings

Building Name	Address	Year Built	Rentable Area	Vacancy	OPC	Taxes	Total	Lease Rate
Bank of Montreal	2103 - 11th Avenue	1983	135,423	7,383	8.77	5.14	13.91	21.00
Conexus Plaza	1801 Hamilton Street	1985	150,634	8,251	8.65	5.25	13.91	23.00/28.00 retail
Hamilton Centre (FCC Tower)	1800 Hamilton Street	1992	164,163	None	9.10	5.55	14.65	24.00/28.00 retail
Hill Tower I	1874 Scarth Street	1985	161,633	None	9.80	5.33	15.13	25.00
Hill Tower II	1881 Scarth Street	1992	155,524	6,905	10.08	4.70	14.78	25.00
Royal Bank	2002 - 11th Avenue	1979	108,235	None	10.01	4.41	14.48	28.00
SaskEnergy Place	1777 Victoria Avenue	1990	155,711	None	7.28	4.81	12.09	N/A
Sherwood Place	1900 Albert Street	1992	142,000	None	7.50	5.40	12.90	N/A
					<i>AVERAGE</i>			
TOTAL			1,173,323	22,539	8.90	5.07	13.98	24.75
OVERALL VACANCY			1.92%					

Class A:

- Buildings that are at least 100,000 square feet
- Located in the central business district
- Amenities within walking distance
- Newer construction
- High quality improvements
- On site parking



**REGINA OFFICE BUILDING SUMMARY
2011 COMPETITIVE BUILDINGS
as at April 2011**



Class "B+" Buildings

Building Name	Address	Year Built	Rentable Area	Vacancy	OPC	Taxes	Total	Lease Rate
Century Plaza	1967 - 12th Avenue	2006	77,506	None	9.43	4.21	13.64	18.00
First Canadian Place	2110 Hamilton Street	1991	61,000	None	7.40	3.69	11.09	N/A
NCO Building	2500 Victoria Avenue	1980	80,109	None	8.94	4.14	13.08	N/A
Park Centre	1230 Blackfoot Drive	1988	53,330	None	9.70	4.06	13.76	18.00
Park Plaza	2365 Albert Street	1990	54,116	None	8.48	4.04	12.52	14.00
Delta Office Complex	1919 Saskatchewan Drive	1988	60,000	None	N/A	N/A	N/A	N/A
Saskatchewan Place	1870 Albert Street	1985	84,243	None	8.13	4.09	12.22	14.00
2 Research Drive	2 Reasearch Drive	1995/2009	76,100	1,500	8.25	4.50	12.75	21.50

				AVERAGE				
TOTAL			546,404	1,500	8.62	4.10	12.72	17.10
OVERALL VACANCY			0.27%					

Class B+:

Buildings at are greater or equal to 50,000 square feet
 Many of the same positive features as Class A buildings
 Smaller in size, finishes and overall quality can be less appealing
 Covered parking - surface parking





Class "B" Buildings

Building Name	Address	Year Built	Rentable Area	Vacancy	OPC	TAX	TOTAL	Lease Rates
	2161 Scarth Street	1974	23,122	None	N/A	N/A	N/A	N/A
Avord Tower	2002 Victoria Avenue	1967	100,491	2,087	8.85	3.72	12.57	16.00
Bank of Canada	2220 12th Avenue	1964	44,108	2,522	N/A	N/A	13.09	16.00
Broad Street Crossing	1800 11th Avenue	2007	27,000	None	7.85	3.15	11.00	18.00
Canada Place	2201 11th Avenue	1984/1987	55,507	20,530	8.62	3.31	11.93	11.00
Canadian Building	2024 Albert Street	1946	20,000	3,000	N/A	N/A	11.00	15.00
Central Park Place	2208 Scarth Street	1975	25,310	None	N/A	N/A	12.03	14.50
Chateau Tower	1920 Broad Street	1977	146,543	6,250	9.00	3.40	12.40	13.50
City View Centre	2550 15th Avenue	1983	25,000	None	10.68	3.13	13.81	15.00
Conexus Building	1960 Albert Street	1964	42,260	None	10.66	5.23	15.89	N/A
Cornwall Professional	2125 11th Avenue	1906/1960	62,680	13,307	7.99	1.66	9.65	14.00
Domeview Place	2400 College Avenue	1978	35,527	None	8.14	4.08	12.22	N/A
Executive Terrace	2221 Cornwall Street	1982	42,847	None	9.19	3.96	13.15	14.00
Financial Building	2101 Scarth Street	1959/1991	68,395	None	9.62	2.96	12.58	15.50
Fransican Place	2445-13th Avenue	1975	16,018	1,600	N/A	N/A	10.22	13.50
Grenfell Tower	1945 Hamilton Street	1982	106,743	None	N/A	N/A	N/A	N/A
Lane Realty Building	4303 Albert Street	1987	13,478	None	N/A	N/A	11.35	N/A
Neil Professional Building	2550 12th Avenue	1989	26,200	None	10.63	5.17	15.80	15.00
Palliser Square	2151 Scarth Street	1981	34,000	None	6.42	3.90	10.32	14.50
Parkview Place	2220 College Avenue	1975	59,590	None	7.00	3.22	10.22	N/A
Parkway	3303 Hillsdale Avenue	1982	48,771	None	6.60	4.06	10.66	N/A
Parliament Place	2631-28th Avenue	1977	30,000	928	10.42	4.32	14.74	15.00
Public Service Building	2100 Broad Street	1984	40,196	None	N/A	N/A	N/A	N/A
Regina Centre Crossing	1621 Albert Street	1986/2009	119,503	None	8.25	2.85	11.10	N/A
Regina Inn	1975 Broad Street	1966	37,000	None	N/A	N/A	N/A	N/A
Saskatchewan Drive Plaza	2401 Saskatchewan Drive	1987	35,140	None	7.37	4.63	12.00	15.00
South Albert Plaza	4211 Albert Street	1989	37,310	None	6.01	3.13	9.14	N/A
South Broad Plaza	2045 Broad Street	1978/1982	133,923	None	6.35	4.12	10.47	14.50
TD Bank Building	1914 Hamilton Street	1975	79,889	None	9.28	3.85	13.13	N/A
Town Square	1919 Rose Street	1974	47,000	4,700	N/A	N/A	10.25	12.00
Victoria Tower	1855 Victoria Avenue	1977	144,164	None	9.22	4.11	13.33	15.50

AVERAGE

TOTAL	1,727,715	54,924	8.48	3.71	12.00	14.61
OVERALL VACANCY	3.18%					

Class B:

- Buildings greater or equal to 20,000 square feet
- Buildings can be located in other areas than central business district
- Older structures
- May lack indoor parking
- Overall quality of care is lower than higher class buildings

