

701 Cynthia Street, Saskatoon, SK



**Bay 106 - 2,981 SF Retail/Office**

- Glass store front
- Dedicated parking available
- Three (3) Offices, One (1) Boardroom
- Multiple recent upgrades
- Overhead Door and Warehouse space

Occupancy Costs \$4.55 PSF (est)

**\$13.00 / SF Net Lease Rate**

838, 56th Street East, Saskatoon, SK



**24,513 SF Warehouse/Office**

- 24' Ceiling Height
- Four (4) Dock Doors and Two (2) Grade Doors
- 800 amp, 600 volt, 3-Phase Power
- ± 3,800 SF of developed second floor office
- Paved front parking and loading area

Occupancy Costs \$2.20 PSF (est)

**\$9.50 / SF Net Lease Rate**

216, 1st Ave South, Saskatoon, SK



**2nd Floor - 9,114 SF Office Space (Demisable)**

**4th Floor - 2,900 SF Office Space + Common Area**

- Excellent location across from Midtown Plaza
- Modern finishes and turn key offices
- On-site custodian
- Signage options available
- Option to use main floor foyer as reception

Occupancy Costs \$12.50 PSF (est)

**\$16.00 / SF Net Lease Rate**

154, 1st Ave South, Saskatoon, SK



**3rd Floor - 7,472 SF Office**

- Secure office space with elevator access
- Many offices, windowed with lots of natural light
- Kitchen
- 19 Private offices
- 3 meeting rooms
- Great location opposite Midtown Plaza

Occupancy Costs \$16.85 PSF (est)

**\$18.00 / SF Net Lease Rate**



## 2401 Millar Ave, Saskatoon, SK



### 3.74 Acres Build to Suit Location

- Zoned for all land uses
- Excellent access to Saskatoon's major traffic arteries
- High visibility and ample frontage
- Landlord will build to suit
- Extensive on site parking
- Yard storage location
- Access from both Millar and 47th st

## 3630 Kochar Ave, Saskatoon, SK



### 3 Acres Build to Suit Location

- Zoned for light industrial (IL1)
- Access to Marquis Drive and North Commuter Bridge
- Visibility and ample frontage
- Cost effective construction price
- Avoid large upfront capital costs
- Landlord builds to the highest building standards

## 1764 Kelly Douglas Rd, Kamloops, BC



### 11,180 SF (10,076 SF Main, 1,104 SF 2nd Floor)

- Large yard with multiple access and egress options
- 30' clear height in shop (phase 2) and warehouse
- 25' clear height in shop (phase 1)
- 5 - oversized OH doors (16' by 16') in shop areas
- Drive through building
- Option to lease 5,000 sf former "Welding Shop"
- Option to lease additional office space in neighbouring building

**Occupancy Costs \$5.00 PSF (est)**

**\$19.00 / SF Net Lease Rate**

Includes 40% Site Coverage

Plus \$1.65 psf + NNN for remaining yard

## 1776 Kelly Douglas Rd, Kamloops, BC



### 11,745 SF Building on 1.58 acres of Industrial Land

- 20+ Paved Parking Spots
- Large yard with multiple access and egresses
- 18' clear height in shop
- 1 - oversized overhead door (16' by 14')
- Option to lease additional yard space
- Option to lease additional office space on neighbouring property

**Occupancy Costs \$5.00 PSF (est)**

**\$16.00 / SF Net Lease Rate**

Includes 40% Site Coverage

Plus \$1.65 psf + NNN for remaining yard (approx. 39,462 sqft)

**Saskatchewan:**  
**Richard Brindley**

richard@reddeeproperties.com

O: +1 (306) 665-1416 ext 1184

C: +1 (306) 250-9727



**REDDEE**  
PROPERTIES INC.

216, 1st Ave S, 2nd floor, Saskatoon, SK S7K 1K3

**British Columbia:**  
**Tyson Lewis**

tyson@reddeeproperties.com

O: +1 (306) 665-1416

C: +1 (403) 615-6659