



154, 1st Avenue South (3rd Floor), Saskatoon

## FOR LEASE DOWNTOWN OFFICE

**Available Space:**  
7,472 SF

**Available Immediately**

B6 Downtown Commercial  
Legal Description: Lot 5, Block 148, Plan (Q2) C195  
**Agents Protected**  
Occupancy Costs \$12.50/SF (est)

### LEASE RATE:

(per square foot on 5 year term to qualifying Tenants)

Year 1: \$5.00  
Year 2: \$6.00  
Year 3: \$7.00  
Year 4: \$8.00  
Year 5: \$9.00

### Building Features:

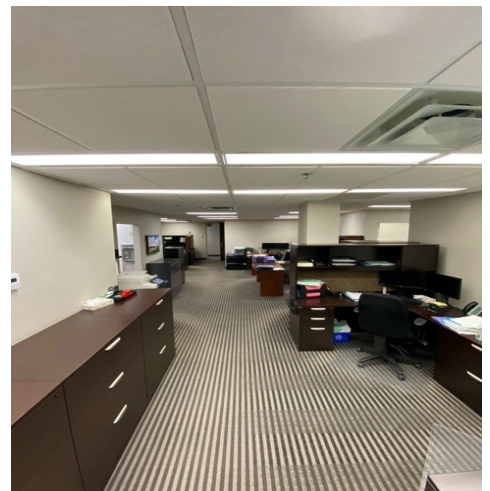
- Full-time building operator
- 18 private offices
- Private meeting rooms
- Elevator Access
- Secure entry system
- Opposite Midtown Plaza
- 2 sides of perimeter windows
- File storage room
- Protected 'vault' room



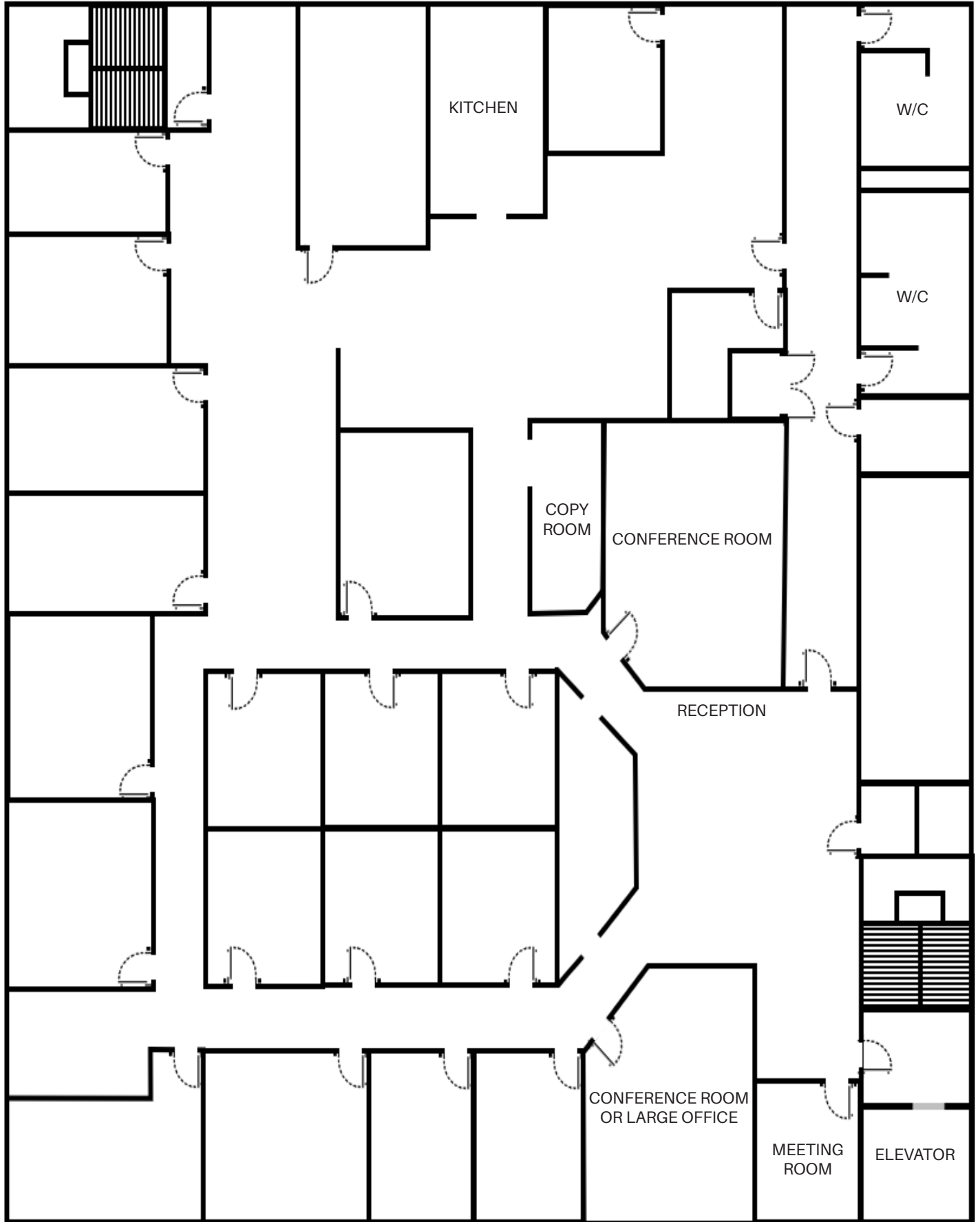
**REDDEE**  
PROPERTIES INC.

815 Circle Drive E, Saskatoon, SK S7K 3S4

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***New Office Location at:***  
216, 1st Ave S (3rd Floor)  
Saskatoon, SK S7K 1K3

**Richard Brindley**  
O: +1 (306) 665-1416 ext 1184  
C: +1 (306) 250-9727  
E: [richard@reddeproperties.com](mailto:richard@reddeproperties.com)  
[www.reddeproperties.com](http://www.reddeproperties.com)



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