

216, 1st Ave South, Saskatoon, SK



2nd Floor - 9,114 SF Office Space (Demisable)
4th Floor - 2,900 SF Office Space + Common Area
Building to accommodate multiple tenants

- Turnkey office
- Excellent location across from Midtown Plaza
- Option to come furnished
- Custom layouts
- 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
- On site parking available
- Great location opposite Midtown Plaza

Occupancy Costs \$16.85 PSF (est)

\$18.00 / SF Net Lease Rate

3110 Millar Avenue, Saskatoon, SK



11,520 SF Warehouse

- 20' Ceiling Height
- Drive-through Bays
- 9 Large Overhead Doors
- 20,000 sqft Fenced Rear Yard
- Steel Mezzanines
- Office and Reception Areas

Occupancy Costs \$4.50 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)

\$10.50 / SF Net Lease Rate

Listed by

Colliers

3124 Millar Avenue, Saskatoon, SK



5,383 SF Warehouse/Office

- Modern interior
- Finished 2nd Floor
- 3 Overhead Doors
- Concrete Yard
- Glass Walled Offices
- Protected Warehouse Flooring

**Occupancy Costs \$6.00 PSF (est)
\$13.95 / SF Net Lease Rate**

LAND BANK - BUILD TO SUIT LOCATIONS

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

3710 Kochar Ave, Saskatoon, SK



7.44 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

221 Marquis Dr W, Saskatoon, SK



3.05 Acres Build to Suit Location

- Zoned for light industrial (IL1)
- Excellent access to Highway 16 and Idylwyld Drive North (Hwy 1)
- Visibility and ample frontage
- Lots of amenities nearby
- Ideal for new construction or ground use
- Landlord will prepare land for flexible use



REDDEE
PROPERTIES INC.

Richard Brindley | richard@reddeeproperties.com
O: +1 (306) 665-1416 ext 1184
C: +1 (306) 250-9727
216, 1st Ave S, 4th floor, Saskatoon, SK S7K 1K3