

216, 1st Ave South, Saskatoon, SK



2nd Floor - 9,314 SF with optional extra 2,500 SF

Reception Space

- Demisable
- Excellent location across from Midtown Plaza
- Modern finishes and turn key offices
- Furnishing options
- On-site custodian
- Secured entrance and modernised elevator access
- Option to have Landlord do fit out

Occupancy Costs \$11.50 PSF (est)

Lease Rate starting from \$5.00 psf

216, 1st Ave South, Saskatoon, SK



3rd Floor - 5,095 SF (North Side) with optional extra 1,721 SF Office Space or 10,438 sf entire floor

- Excellent location across from Midtown Plaza
- Modern finishes and turn key offices
- On-site custodian
- Pay only half for bathrooms and kitchen
- Option to have Landlord do fit out

Occupancy Costs \$11.50 PSF (est)

Lease Rate starting from \$5.00 psf

2412 Faithfull Ave, Saskatoon, SK



Bay 6 - 4,600 SF Warehouse

- Prominent commercial building located in Saskatoon's North Industrial Area
- Open warehouse space
- Cinderblock walls
- Two dock level loading doors
- Two washrooms; one complete with shower
- Fenced and secure compound

Occupancy Costs \$4.20 PSF (est)

\$8.00 / SF Net Lease Rate

205 Marquis Dr, Saskatoon, SK



15,015 SF Shop/Warehouse/Office

- 26' Ceiling Height
- Eight (8) Grade Doors
- Situated on two (2) acres
- Heavy duty 7.5 ton crane
- Five (5) service bays and a wash bay
- Developed second floor
- Paved front parking

Occupancy Costs \$4.79 PSF (est)

\$14.75 / SF Net Lease Rate

122, 21st St E, Saskatoon, SK



2,373 SF Retail

- 20' ceiling heights
- 40' of window frontage
- 500 sf Mezzanine
- Full-time building operator
- Highest pedestrian count in the city
- Modern design with heritage appeal
- Move in ready for retail user

Occupancy Costs \$10.20 PSF (est)
\$30.00 / SF Net Lease Rate

150, 1st Ave South, Saskatoon, SK



3,000 SF Office/Retail

- Ready to use retail or office space
- Full glass frontage for maximum exposure
- Prime location for foot traffic and parking
- Full-time building operator
- Open floor plan, option to customize
- Great location opposite Midtown Plaza

Occupancy Costs \$7.00 PSF (est)
\$25.00 / SF Net Lease Rate

838 56th Street East, Saskatoon, SK



20,125 SF Warehouse (12,385 Main, 7,740 Addition) 4,170 SF Office (Will Lease Office Separately)

- 24' Ceiling Height
- Four (4) Dock Doors and Two (2) Grade Doors
- 800 amp, 600 volt, 3-Phase Power
- Paved front parking and loading area
- Newly renovated facade and office area

Occupancy Costs \$3.00 PSF (est)
\$9.50 / 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
- 18 Private offices
- 3 meeting rooms
- Great location opposite Midtown Plaza

Occupancy Costs \$16.85 PSF (est)
LEASE RATE STARTING AT \$10.00 PSF + 1 YEAR FREE RENT

FOR LEASE - BRITISH COLUMBIA

1764 Kelly Douglas Rd, Kamloops, BC



3,737 SF Office/Showroom/Secure Yard Storage

- ▶ Large showroom with lots of natural light
- ▶ Paved parking included
- ▶ Secure yard storage available
- ▶ Space will be fully renovated upon Summer 2025 occupancy
- ▶ Opportunity to have input on renovation and design
- ▶ Great visibility from the TransCanada Highway
- ▶ Can be leased as one unit or further demised into two individual units

\$15.00 / SF Net Lease Rate+ NNN

1764 Kelly Douglas Rd, Kamloops, BC



1.40 Acres Gated Compound

- ▶ Large, level 1.40 Acre industrial yard
- ▶ Fully fenced with two 24' wide gates
- ▶ Direct access to TransCanada Highway
- ▶ Yard can be further demised into two smaller parcels
- ▶ Option for second ingress/egress point off Westoby Rd.
- ▶ Centralized location, 3 minutes to downtown Kamloops

\$1.25 / SF Net Lease Rate+ NNN

LAND BANK - BUILD TO SUIT LOCATIONS

3630 Kochar Ave, Saskatoon, SK
3 Acres Build to Suit Location



2401 Millar Ave, Saskatoon, SK
3.74 Acres Build to Suit Location



221 Marquis Drive, Saskatoon, SK
3.05 Acres Build to Suit Location



Corman Park Development, SK
465 Acres Build to Suit Location



RECENT TRANSACTIONS

701 Cynthia Street, Saskatoon,
Bay 106 - 2,981 SF Warehouse/Office/Retail



3620 Kochar Ave, Saskatoon, SK
35,000 SF Warehouse/Office



1776 Kelly Douglas Rd, Kamloops, BC
11,745 SF Building



216 1st Ave S, Saskatoon, SK
4th Floor - 5,676 SF Office



840 47th St E, Saskatoon, SK
8,000 SF Showroom/Warehouse



3710 Kochar Ave, Saskatoon, SK
28,000 SF Warehouse/Shop/Office



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