

216, 1st Ave South, Saskatoon, SK



2nd Floor - 9,236 SF Office Space

4th Floor - 10,500 SF Office Space

Building to accommodate multiple tenants

- Turnkey office with furniture options available
- Excellent location across from Midtown Plaza
- Additional parking available
- Design your own space
- Custom layouts
- 2,200-19,736 sf available
- Signage options available

Occupancy Costs \$11.00 PSF (est)

\$16.00 / SF Net Lease Rate

118, 21st St East, Saskatoon, SK



3,000 SF Retail Space

- Turn key retail space
- Prime location for foot traffic and parking
- Bright, windowed facade
- Full-time building operator
- 55m from Midtown Plaza
- On-site parking available
- Landlord will modify space for tenant

Occupancy Costs \$6.85 PSF (est)

\$32.00 / SF Net Lease Rate

150, 1st Ave South, Saskatoon, SK



3,000 SF Office/Retail

- Opposite Midtown Plaza
- Full windowed storefront for maximum exposure
- Open floor plan
- On site parking available
- Landlord will modify space for tenant if required

Occupancy Costs \$7.00 PSF (est)

\$25.00 / 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

167A 2nd Ave S, Saskatoon, SK



1,538 SF Downtown Retail

- Open restaurant setting
- Large seating area with natural light
- Prep and serving areas
- On-Site parking available
- Glass store fronts
- Centre of downtown with lots of foot traffic

Occupancy Costs \$11.10 PSF (est)
\$27.00 / SF Net Lease Rate

701 Cynthia Street, Saskatoon, SK



Unit 101 - 2,026 SF Office/Showroom/Warehouse

- Includes 6 built out offices
- Large showroom area with natural light
- Warehouse space
- Ample staff & customer parking
- Glass store fronts
- Landlord will modify space for tenant if required

Occupancy Costs \$4.75 PSF (est)
\$12.00 / SF Net Lease Rate

701 Cynthia Street, Saskatoon, SK



Unit 105C - 1,250 SF Office/Retail

- Private office plus bonus room
- Large retail floor or showroom
- Kitchenette
- Free parking
- Ample signage options
- Landlord will modify space for tenant if required

Occupancy Costs \$4.75 PSF (est)
\$10.00 / SF Net Lease Rate

701 Cynthia Street, Saskatoon, SK



Unit 103 - 2,026 SF Office/Retail/Warehouse

- Includes private office
- Large showroom area
- Warehouse space
- 12' x 10' Overhead door
- Double man door
- Landlord will modify space for tenant if required

Occupancy Costs \$6.00 PSF (est)
\$12.00 / SF Net Lease Rate



for more information please contact:

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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

Corman Park Development, SK



465 Acres Build to Suit Location

- Zoned for light & Heavy industrial
- Parallel to Circle Drive South
- Close proximity to Rosewood, Greenbrye, Lakeridge and Stonebridge areas
- Rare listing, ideal for shopping mall development
- Large area that can be subdivided

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