



± 3,552 SQ FT AVAILABLE  
**FOR LEASE**

**OFFICE** | HIGH QUALITY OFFICE UNIT LEASE OPPORTUNITY

**306 Wellman Lane**

STONEBRIDGE, SASKATOON

 **CUSHMAN &  
WAKEFIELD**  
Saskatoon



## PROPERTY DETAILS

**\$36.00**

Asking Price, PSF

**\$11.00\***

2025 Est. Occupancy, PSF

**Immediate**

Possession

District:	Stonebridge
Zoning:	IB ( <i>Industrial Business</i> )
Parcel #:	166039195
Total Building Size:	20,937 SF
Total Rentable Area:	Unit 110: ± 3,552 SF
Parking:	Fifty-four (54) paved parking stalls

## HIGHLIGHTS

- Modern open-concept office layout
- Finished T-bar ceiling with professional lighting throughout
- HVAC distribution for an open office area in place
- Street front property located adjacent to Circle Drive providing ease of access to the entirety of the City of Saskatoon
- On-site bicycle parking with picnic/coffee break patio area
- Fully landscaped lot
- Walking distance to numerous dining and shopping options including Walmart, Brown's Social House, Tim Hortons, CO-OP Food Store, Dairy-Queen, Subway, Boston Pizza, Sasktel, and many others



### LEAD AGENT

**SCOTT FRIESEN**

President / Broker

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 **CUSHMAN & WAKEFIELD**  
Saskatoon



# PHOTOS

UNIT 110: 3,552 SF

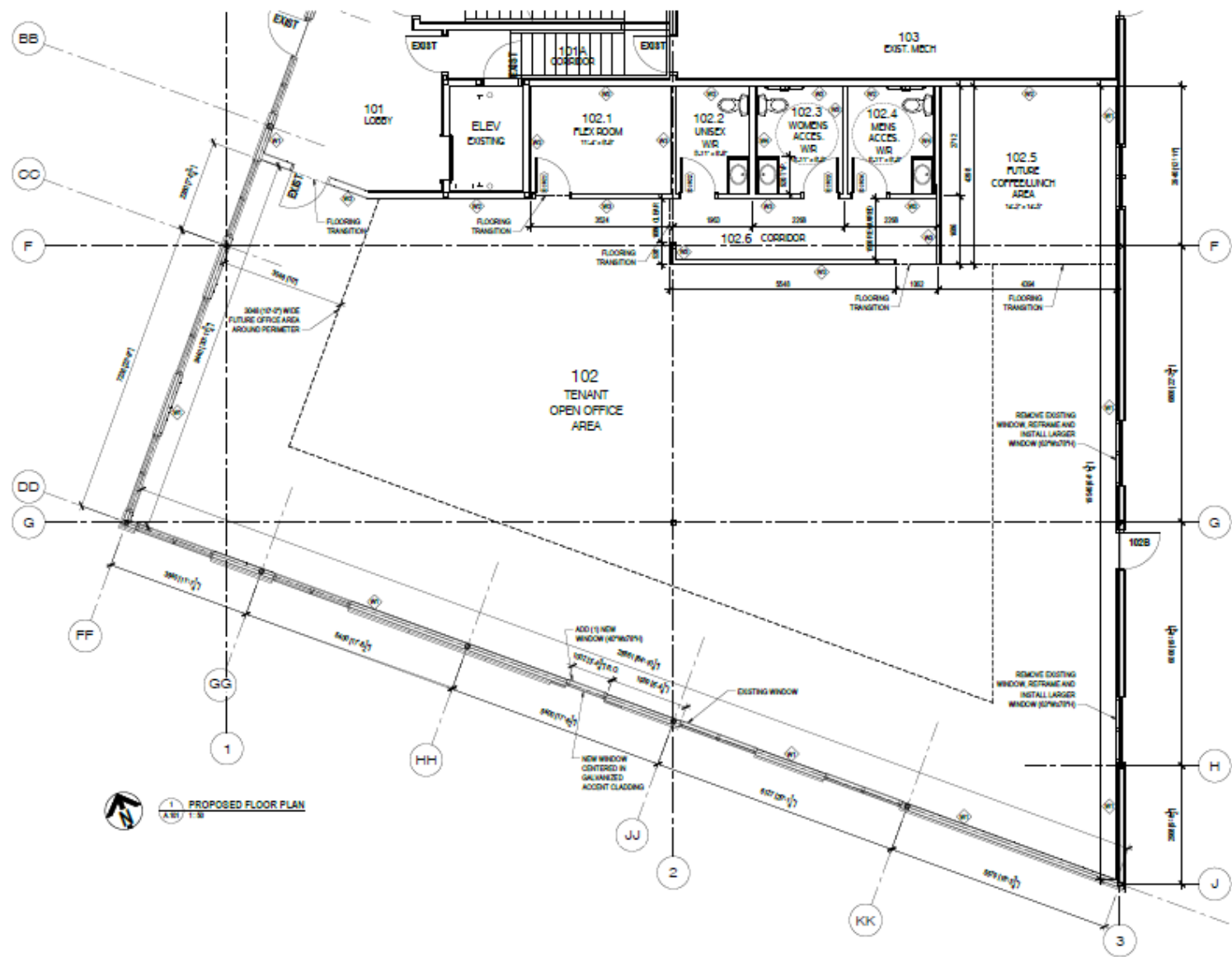
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SPACE PLAN

UNIT 110: 3,225 SF

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\*Not to scale, not exactly as shown.



# NEIGHBOURHOOD PROFILE

## STONEBRIDGE

FOR LEASE | 306 Wellman Lane, Saskatoon SK



**Vehicles:** +15,110 VPD

● \*Vehicle count point



**Income:** ± \$101,707.00



**Population:** ± 14,329



Proximity to 14 transit stations



10-minute drive to downtown Saskatoon



Neighborhood provides retail, auto, grocery, financial, and other professional services





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**CUSHMAN & WAKEFIELD SASKATOON**  
**A LOCAL FIRM WITH GLOBAL REACH**

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