

± 3,552 SQ FT AVAILABLE

FOR LEASE

OFFICE | HIGH QUALITY OFFICE UNIT LEASE OPPORTUNITY

306 Wellman Lane

STONEBRIDGE, SASKATOON

CUSHMAN & WAKEFIELD
Saskatoon

PROPERTY DETAILS

$28.00
Asking Price, PSF

$11.00*
2025 Est. Occupancy, PSF

Immediate
Possession

District:	Stonebridge
Zoning:	IB *(Industrial Business)*
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

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PHOTOS

UNIT 110: 3,552 SF







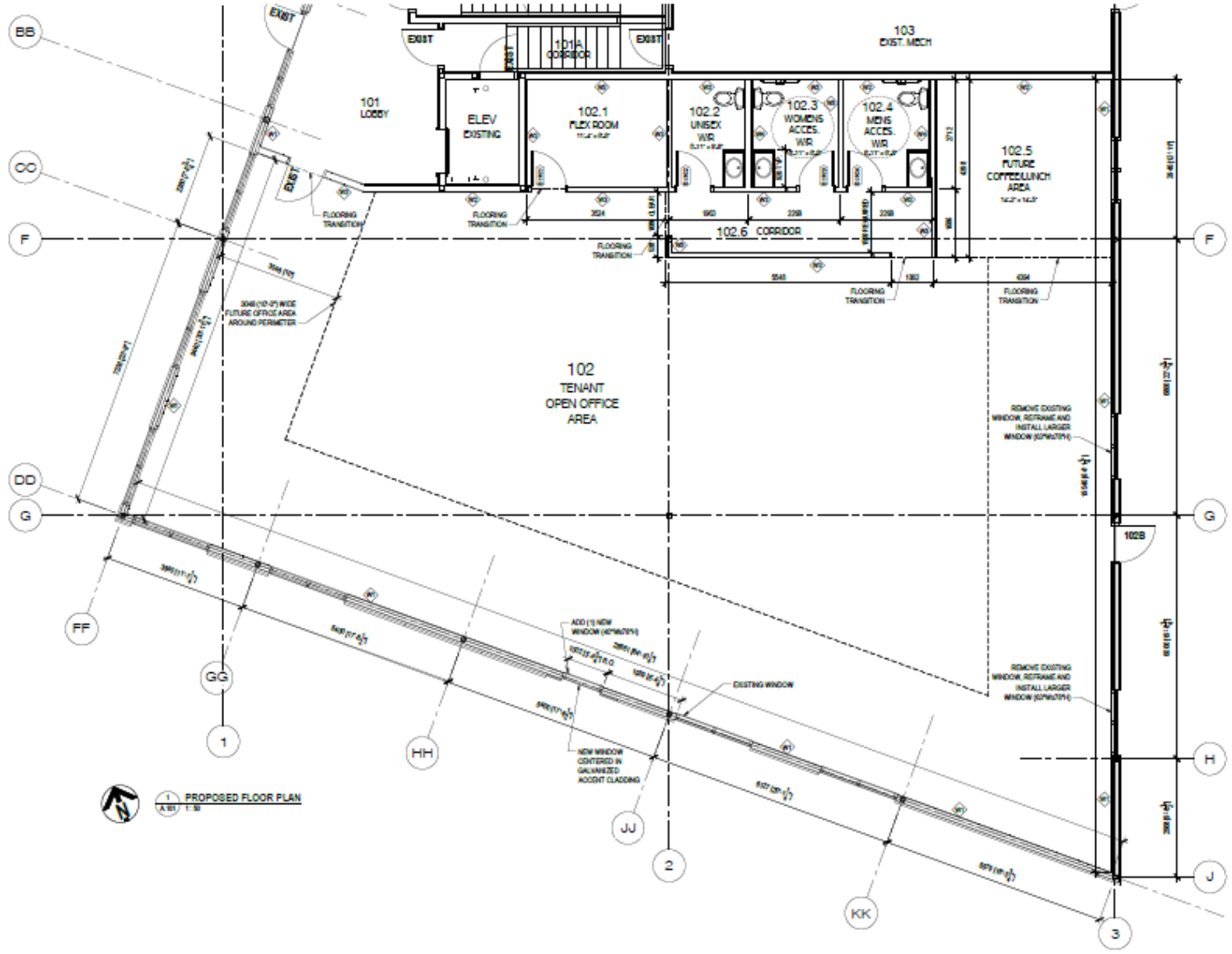


*Not to scale, not exactly as shown.

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SPACE PLAN

UNIT 110: 3,225 SF



*Not to scale, not exactly as shown.

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NEIGHBOURHOOD PROFILE

STONEBRIDGE



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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