



± 2,489 SQ FT AVAILABLE
FOR LEASE

OFFICE | HIGH QUALITY OFFICE UNIT LEASE OPPORTUNITY

306 Wellman Lane

STONEBRIDGE, SASKATOON

 **CUSHMAN &
WAKEFIELD**
Saskatoon

PROPERTY DETAILS

\$25.00

Asking Price, PSF

\$11.00*

2025 Est. Occupancy, PSF

Immediate

Possession

District:	Stonebridge
Zoning:	IB (<i>Institutional</i>)
Parcel #:	166039195
Total Building Size:	20,937 SF
Total Rentable Area:	Unit 110: ± 2,489 SF
Parking:	Fifty-four (54) paved parking stalls

HIGHLIGHTS

- 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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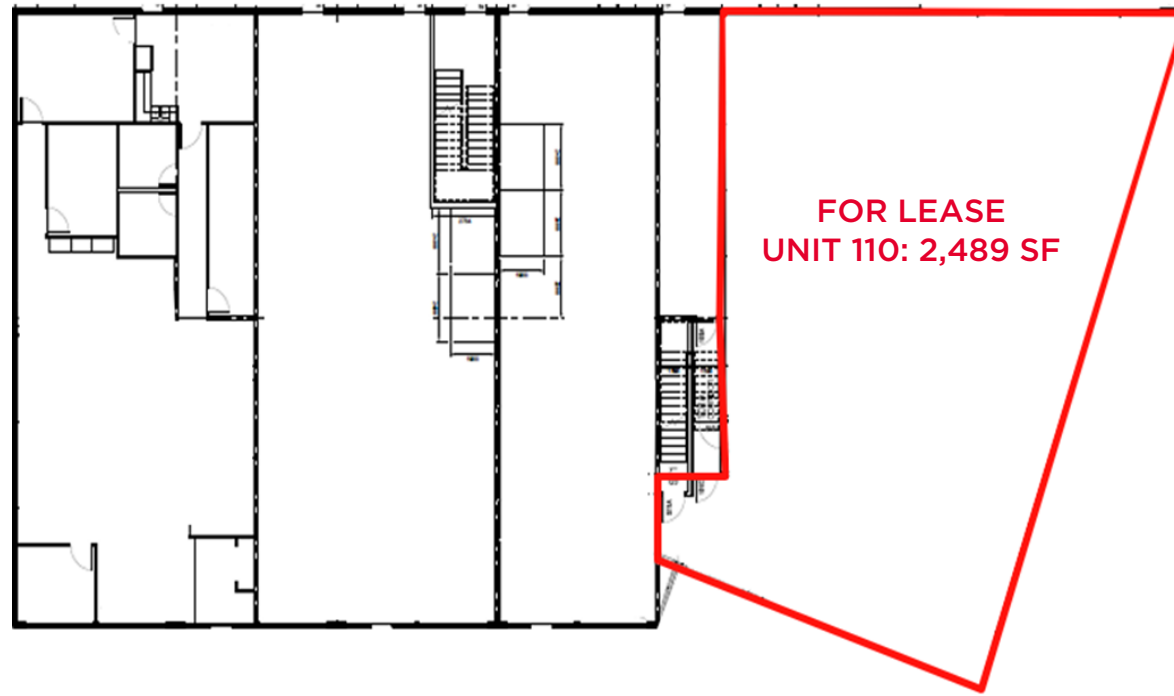
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 **CUSHMAN & WAKEFIELD**
Saskatoon

BUILDING PLAN

UNIT 110: 2,489 SF

FOR LEASE | 306 Wellman Lane, Saskatoon SK



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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