



± 1,173 SQ FT AVAILABLE
FOR LEASE

RETAIL | HIGH QUALITY OFFICE SPACE

530 111 2nd Avenue South

2ND AVENUE SOUTH, SASKATOON

 **CUSHMAN &
WAKEFIELD**
Saskatoon

PROPERTY DETAILS

\$20.00

Asking Price, PSF

\$15.66

2025 Est. Occupancy, PSF

Immediate

Availability

District:	CBD
Zoning:	B6 (<i>Downtown Commercial District</i>)
Parcel #:	120164633, 120164307, 120164318, 120164329
Site Size:	0.32 Acres
Available for Lease:	± 1,173 SF
Total Building Size:	58,326 SF
Parking:	Heated Underground Parking

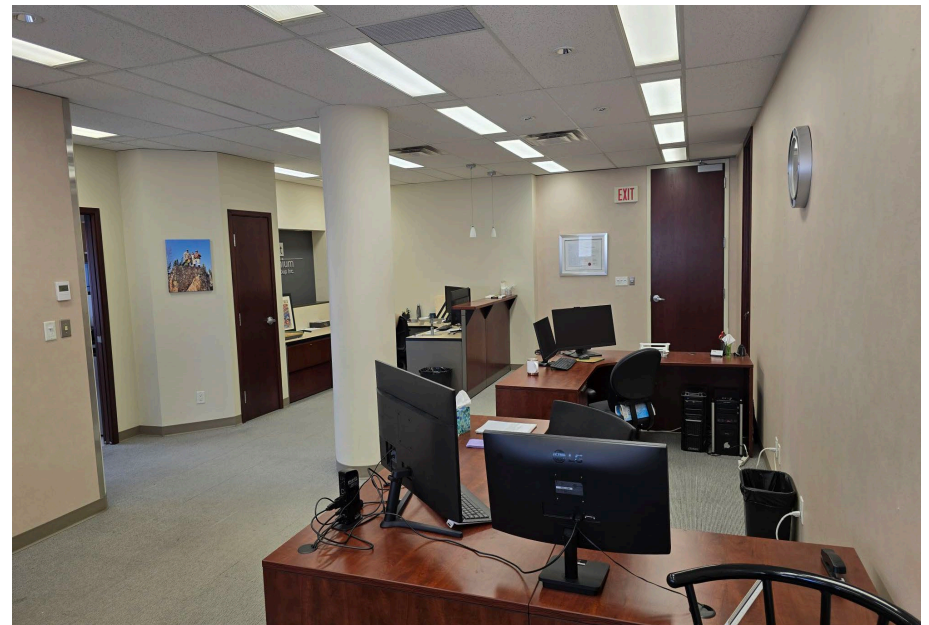
HIGHLIGHTS

- Prominent central location in the Downtown core
- Close proximity to all amenities (Food, shopping and services)
- Directory Signage in Main Floor lobby
- Silver Level BOMA Best® Certification
- Fiber Optic Service
- Fob access to building, parking facility and individual floors
- Building security system (interior and exterior)



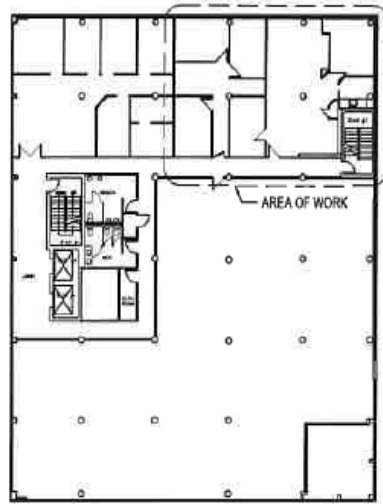
PROPERTY PHOTOS

FOR LEASE | 530 111 2nd Avenue South, Saskatoon SK

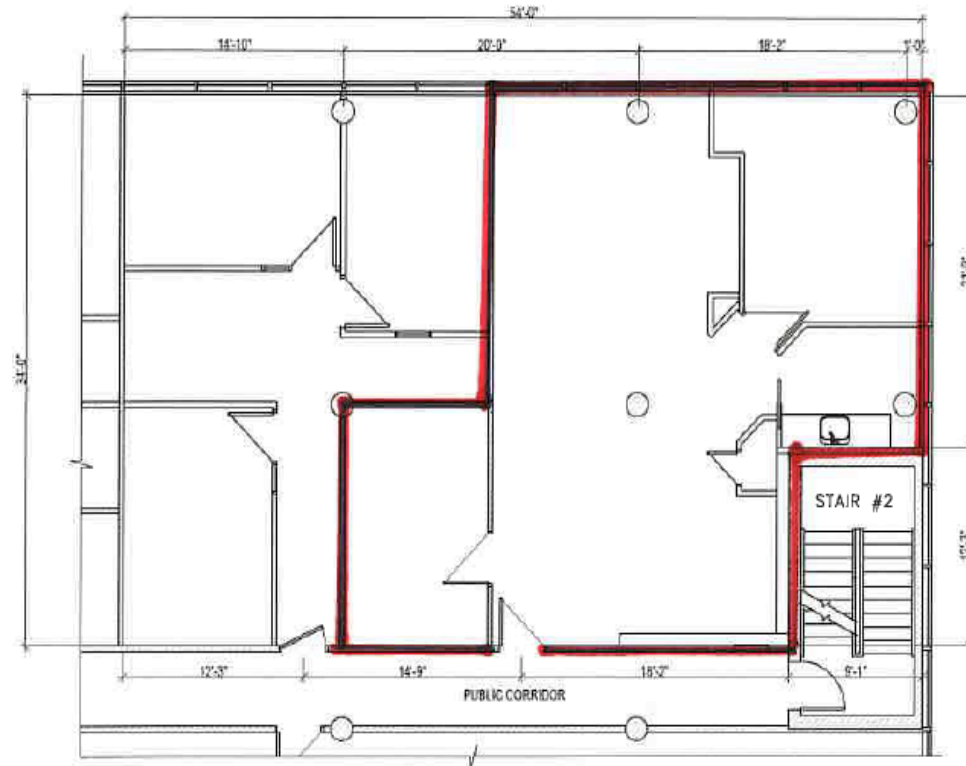


FLOOR PLAN

FOR LEASE | 530 111 2nd Avenue South, Saskatoon SK



5TH FLOOR KEY PLAN
1/32" = 1'-0"



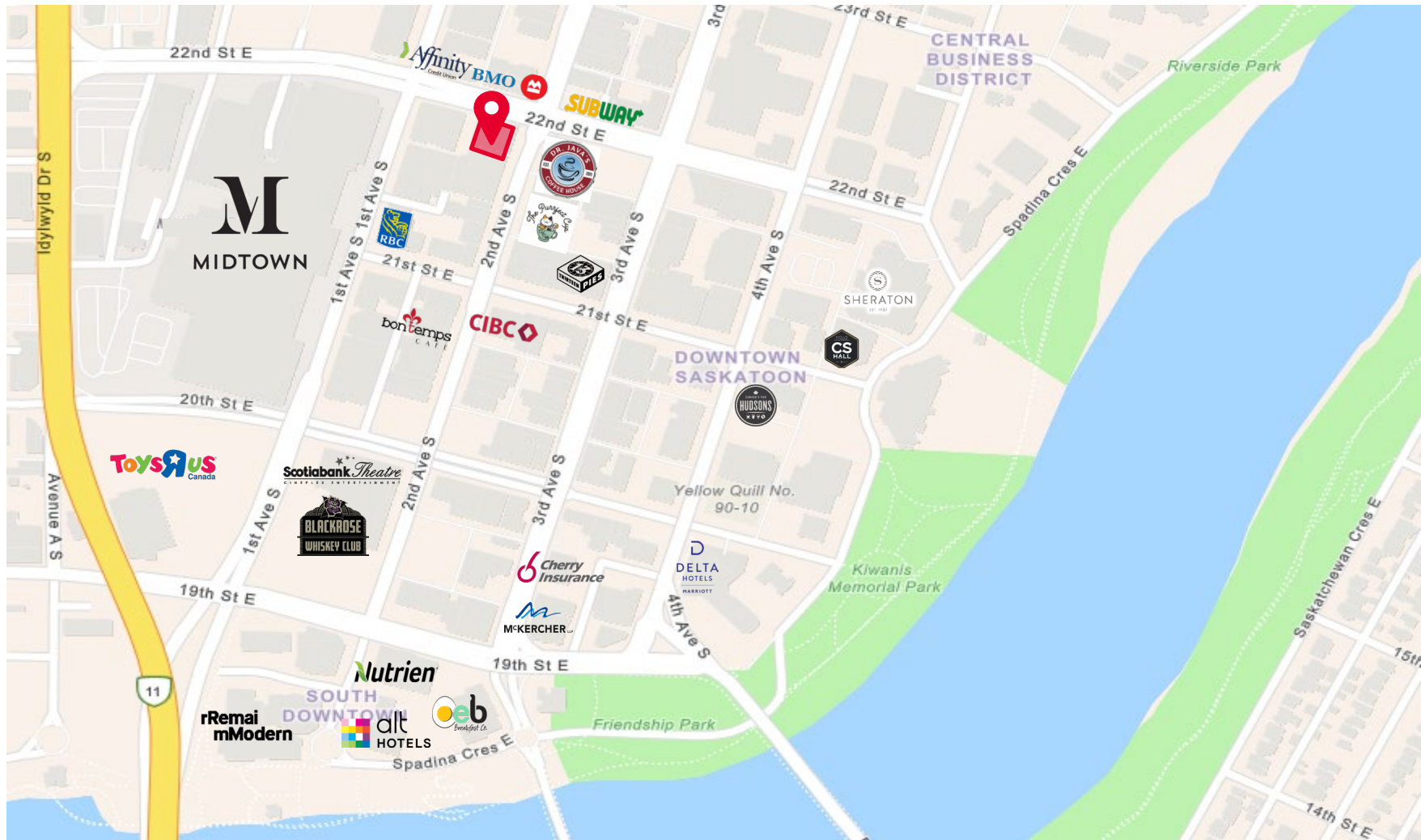
PARTIAL EXISTING FLOOR PLAN
1/8" = 1'-0"

*Not to scale, not exactly as shown.

NEIGHBORHOOD PROFILE

CENTRAL BUSINESS DISTRICT

FOR LEASE | 530 111 2nd Avenue South, Saskatoon SK



- Centrally located in the core of Downtown Saskatoon
- Daytime population of 23,259
- Proximity to 30 transit stations
- Median Household Income \$85,000



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A LOCAL FIRM WITH GLOBAL REACH

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