



± 1,173 SQ FT AVAILABLE

**FOR LEASE**

**OFFICE** | HIGH QUALITY OFFICE SPACE

**530 111 2<sup>nd</sup> Avenue South**

2<sup>ND</sup> AVENUE SOUTH, SASKATOON



## PROPERTY DETAILS

**\$20.00**

Asking Price, PSF

**\$15.50**

2026 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

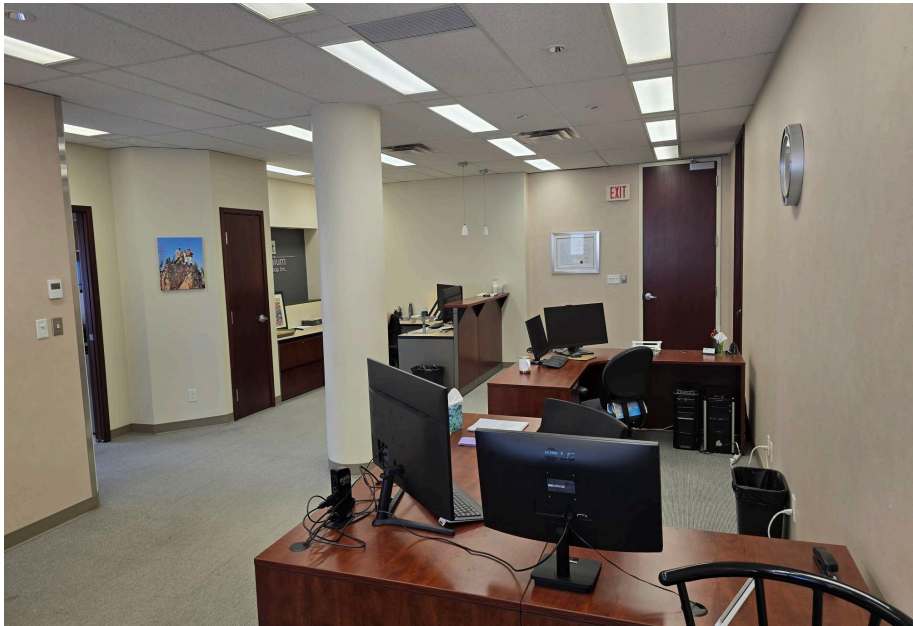
## HIGHLIGHTS

- 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)



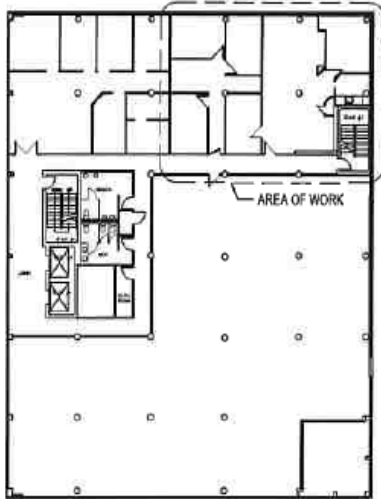
# PROPERTY PHOTOS

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

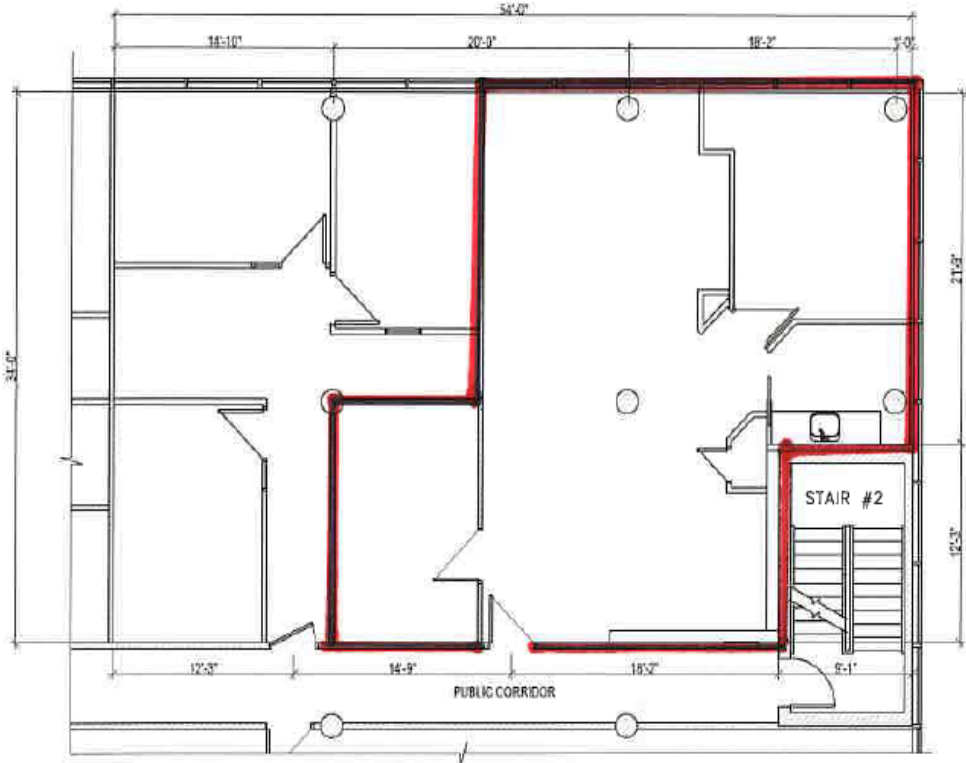


# FLOOR PLAN

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



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



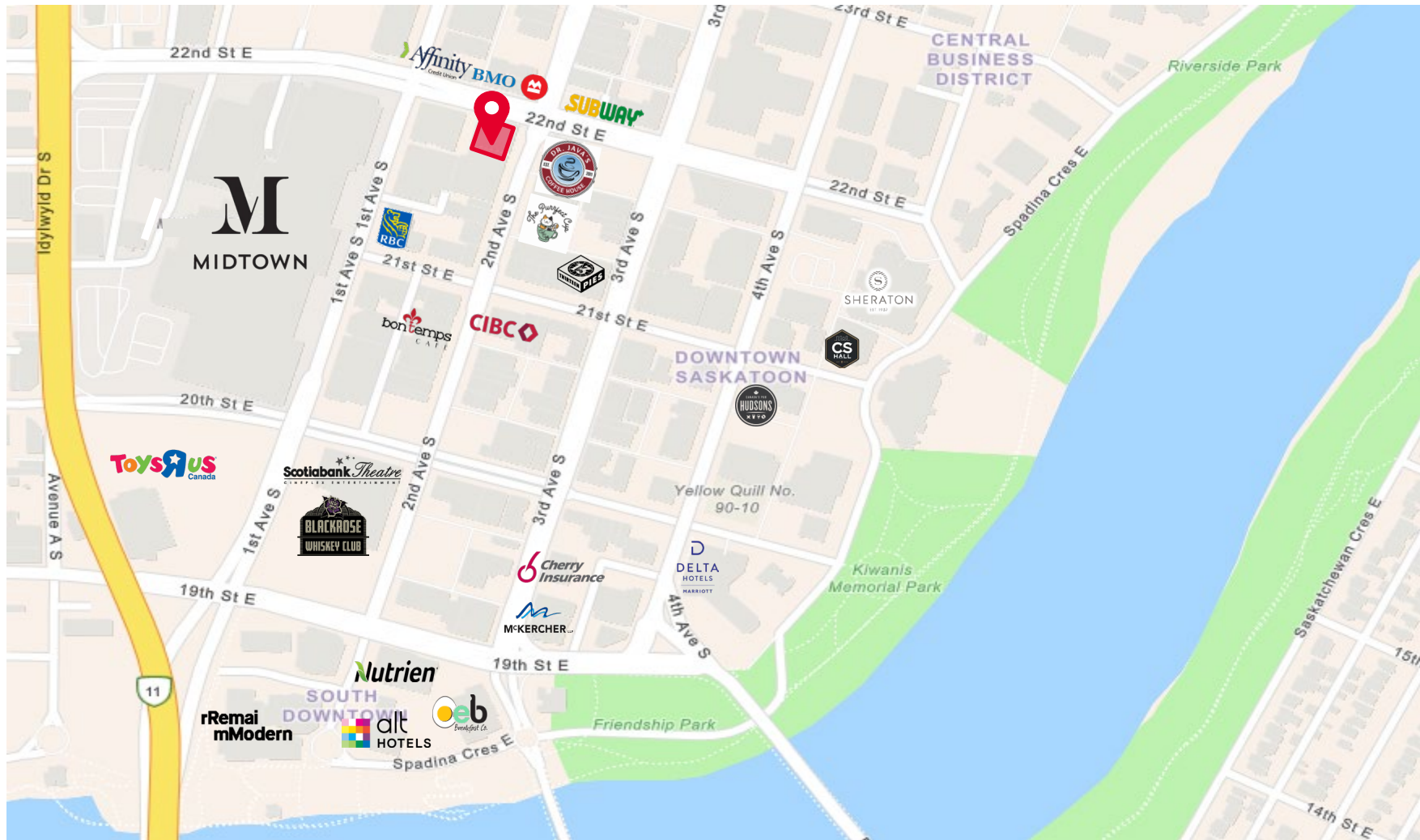
PARTIAL EXISTING FLOOR PLAN  
1/8" = 1'-0"

\*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
- Proximity to 30 transit stations
- Daytime population of 23,259
- Median Household Income \$85,000



**SCOTT FRIESEN**

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

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