± 1,173 SQ FT AVAILABLE

FOR LEASE

OFFICE | HIGH QUALITY OFFICE SPACE

530 111 2nd Avenue South

2ND AVENUE SOUTH, SASKATOON

CUSHMAN & WAKEFIELD
Saskatoon

PROPERTY DETAILS

$20.00
Asking Price, PSF

$15.50
2026 Est. Occupancy, PSF

Immediate
Availability

District:	CBD
Zoning:	B6 *(Downtown Commercial District)*
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)

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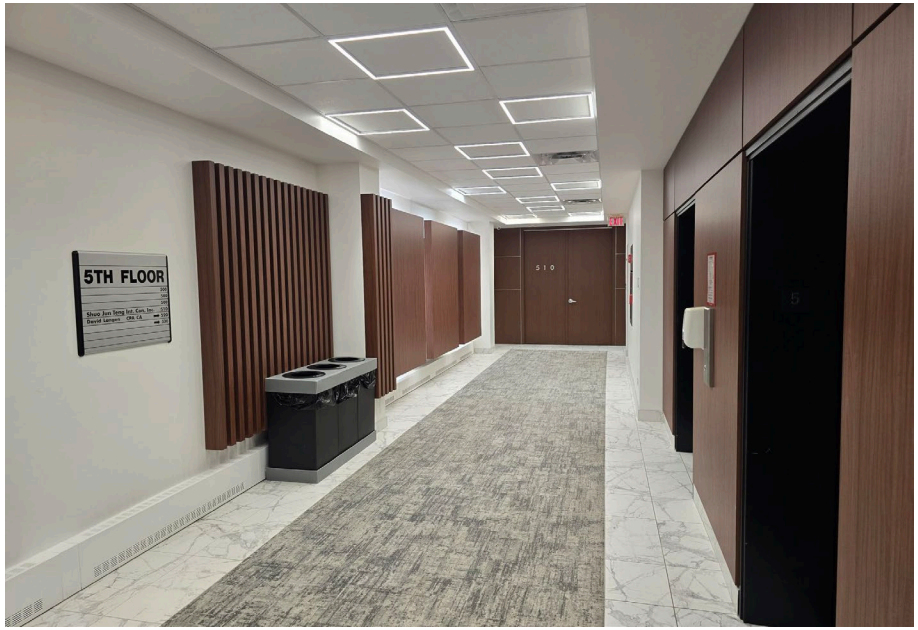
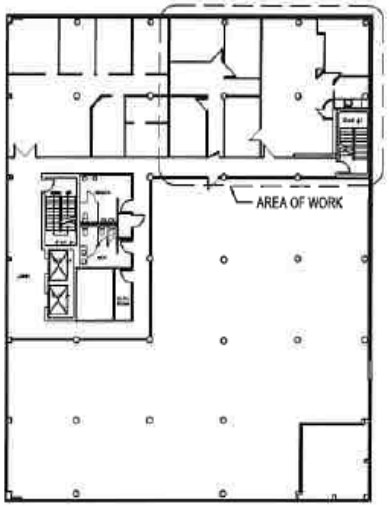
Saskatoon

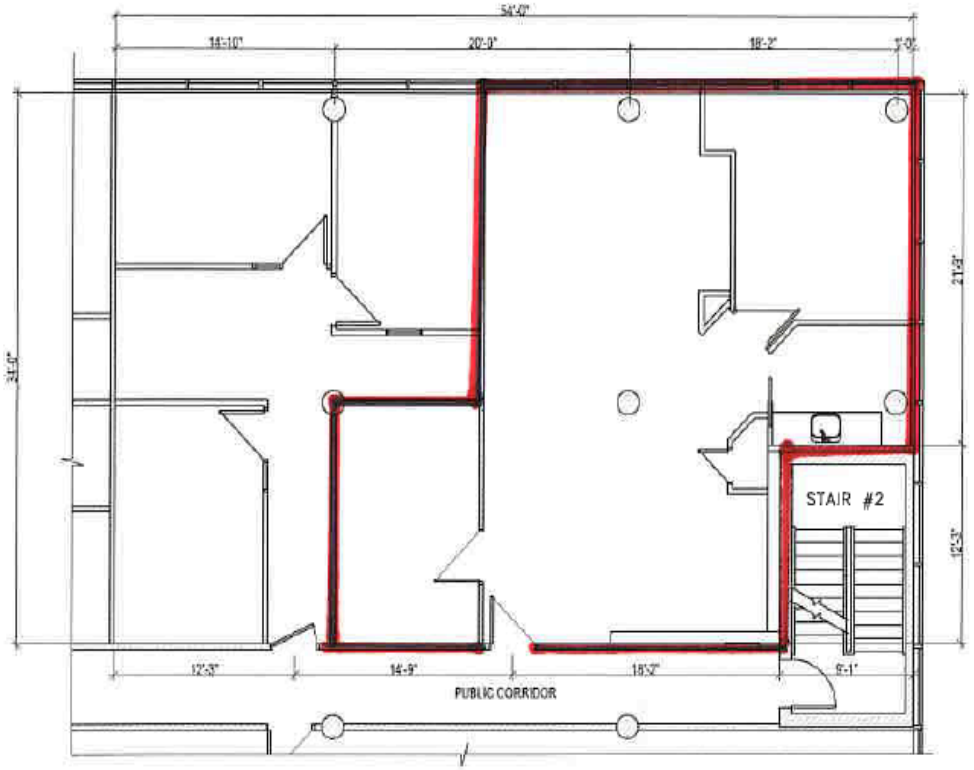
PROPERTY PHOTOS



FLOOR PLAN



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



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

*Not to scale, not exactly as shown.

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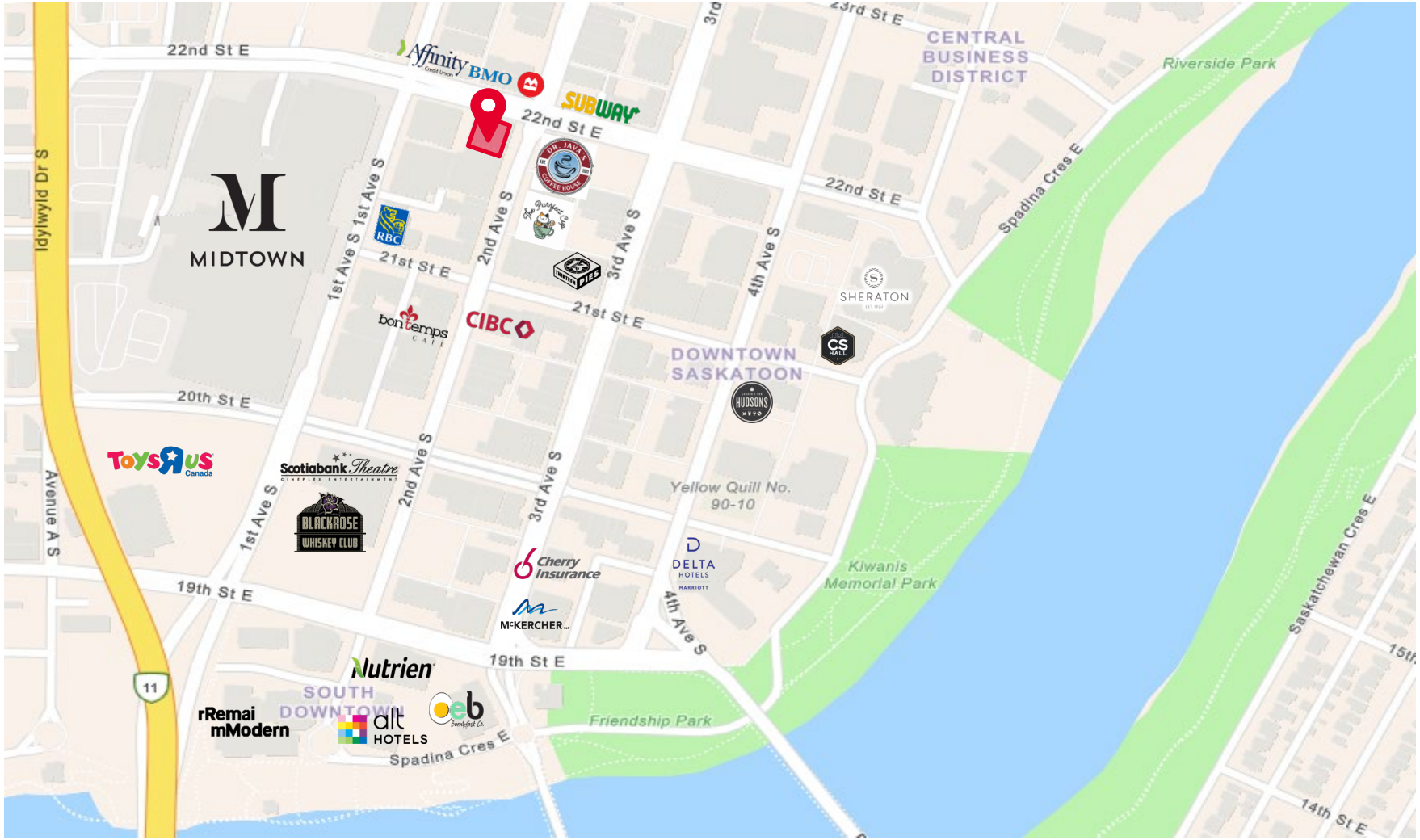
NEIGHBORHOOD PROFILE

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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