



± 3,059 SQ FT AVAILABLE
FOR LEASE

OFFICE | HIGH QUALITY OFFICE SPACE

104 502 Cope Way

COPE WAY, SASKATOON

 **CUSHMAN &
WAKEFIELD**
Saskatoon

PROPERTY DETAILS

\$26.00

Asking Price, PSF

\$13.76

2025 Est. Occupancy, PSF

June 1, 2026

Availability

District:	Stonebridge
Zoning:	IB (<i>Industrial Business</i>)
Parcel #:	164147542
Site Size:	0.86 Acres
Available for Lease:	± 3,059 SF
Total Building Size:	± 21,000 SF
Parking:	Forty-two (42) parking stalls on-site

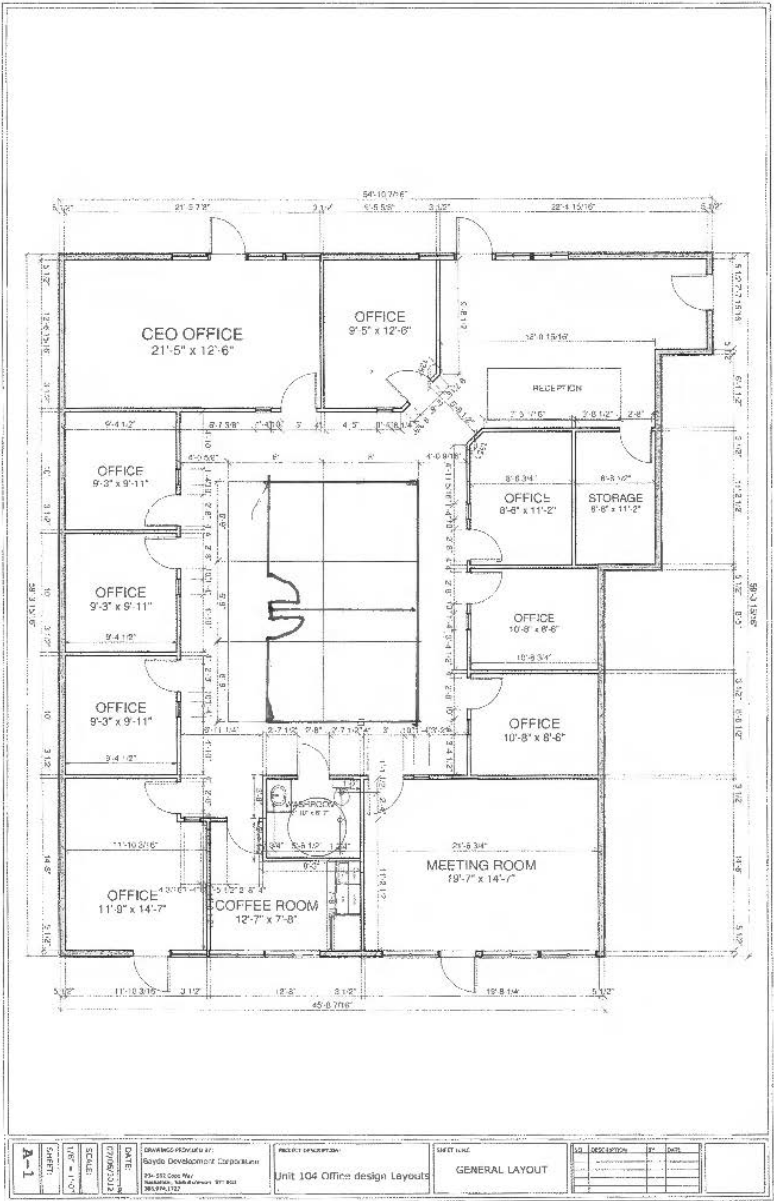
HIGHLIGHTS

- Eleven (11) enclosed offices, including a private CEO office
- Reception area, meeting room, coffee room, and storage room
- Dual access offering both exterior entry and interior corridor access



FLOOR PLAN

FOR LEASE | 104 502 Cope Way, Saskatoon SK



*Not to scale, not exactly as shown.

NEIGHBOURHOOD PROFILE

STONEBRIDGE

FOR LEASE | 104 502 Cope Way, Saskatoon SK



Vehicles: +15,110 VPD

● *Vehicle count point



Income: ± \$101,707.00



Population: ± 16,657



Proximity to 14 transit stations



10-minute drive to downtown Saskatoon



Neighborhood provides retail, auto, grocery, financial, and other professional services



SCOTT FRIESEN

President / Broker

1-306-934-3377

scott.friesen@cwsaskatoon.com

MATT PRIEL

Senior Sales Associate

1-306-261-2375

matt.priel@cwsaskatoon.com

OFFICE

1-306-934-3377

info@cwsaskatoon.com

CUSHMAN & WAKEFIELD SASKATOON
A LOCAL FIRM WITH GLOBAL REACH

215-350 3rd Avenue North
Saskatoon, SK S7K 2J1
cushmanwakefieldsaskatoon.com

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