



± 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 (*Industrial Business*)

Parcel #: 164147542

Site Size: 0.86 Acres

Available for Lease: \pm 3,059 SF

Total Building Size: \pm 21,000 SF

Parking: Forty-two (42) parking stalls on-site

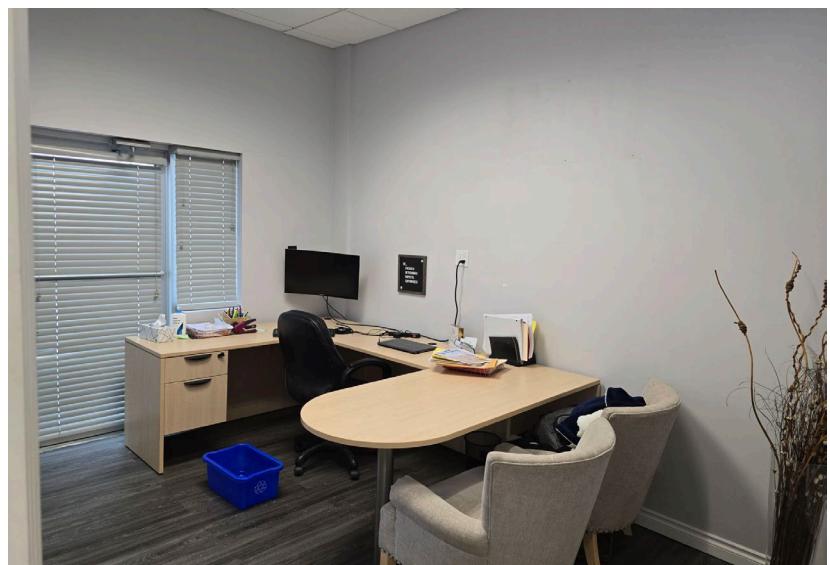
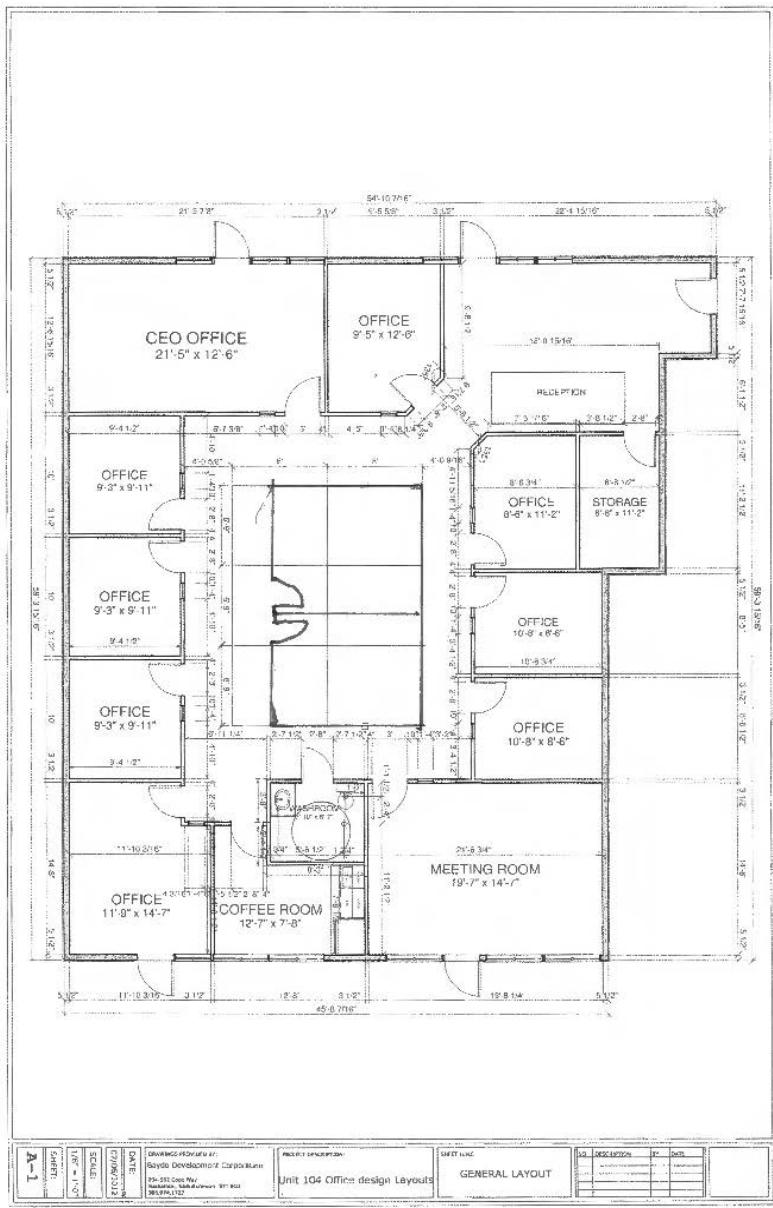
HIGHLIGHTS

- 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



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