



± 1,901 SQ FT AVAILABLE

FOR SUBLEASE

OFFICE | HIGH QUALITY OFFICE SPACE

301 475 2nd Avenue South

SASKATOON, SK

 **CUSHMAN &
WAKEFIELD**
Saskatoon

PROPERTY DETAILS

\$28.00

Asking Price, PSF

\$18.14

2025 Est. Occupancy, PSF

Immediate

Availability

District: CBD

Zoning: B6 (*Downtown Commercial District*)

Parcel #: 153940855

Site Size: 0.32 Acres

Available for Lease: ± 1,901 SF

Total Building Size: 77,765 SF

Parking: 1 Heated Underground - 5 Surface - Market Rates

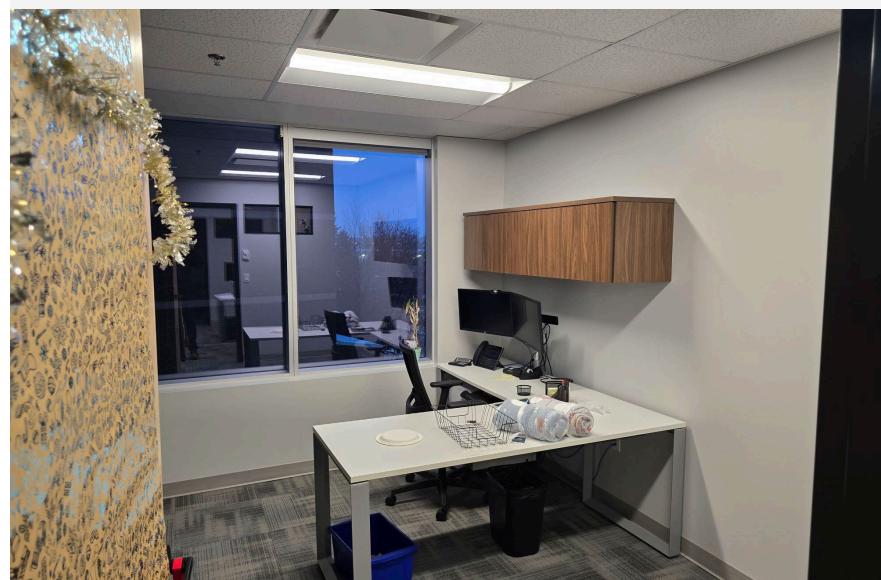
Sublease Expiry: November 30, 2027

HIGHLIGHTS

- Five enclosed office spaces, open office area
- Reception area and kitchenette

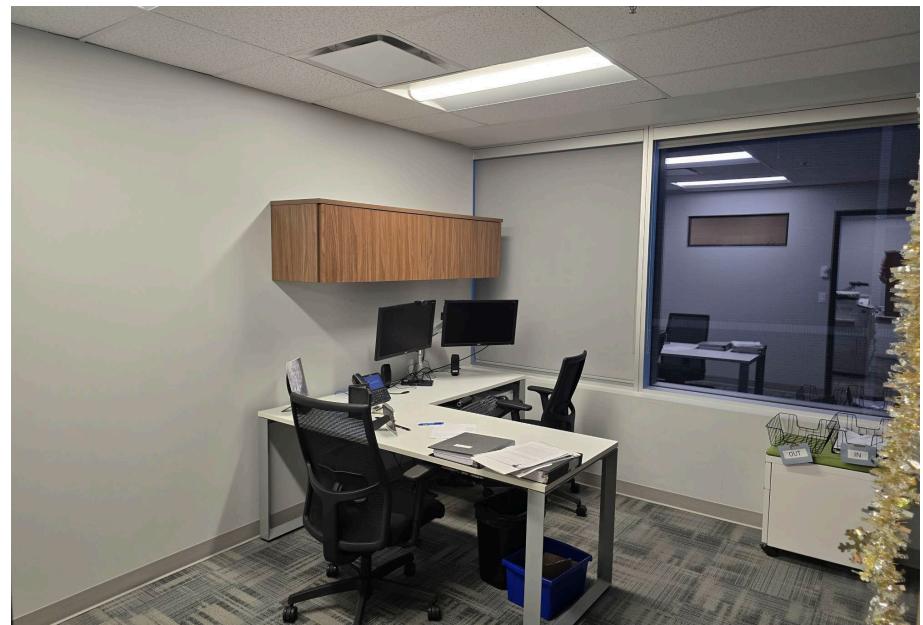
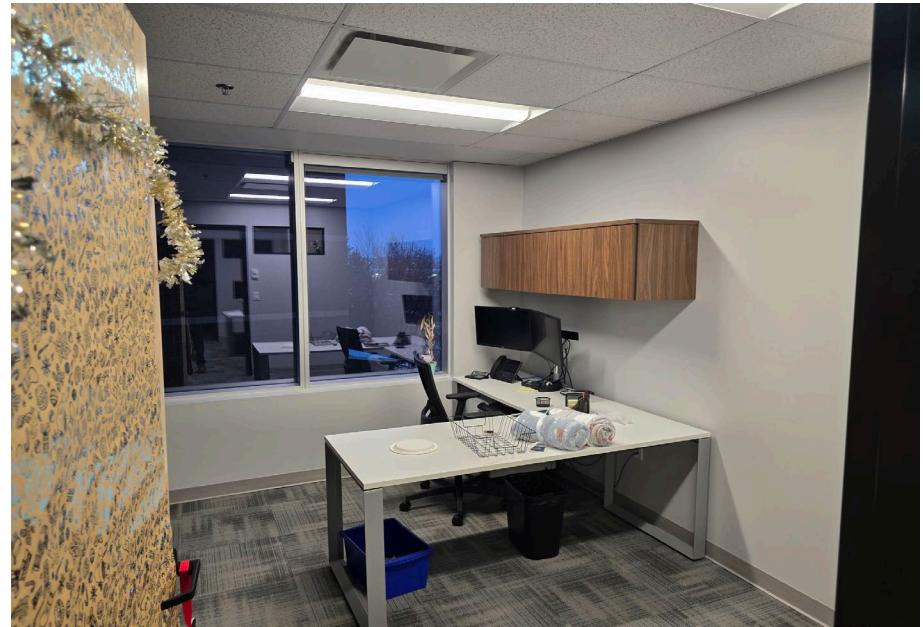
Building amenities include:

- Spacious lobby with timeless architectural finishes
- Two-cab elevator system for reliable high-speed service
- Tenant only Fitness Facility with locker rooms and showers
- Full-service restaurant with outdoor patio on main floor
- Advanced building security system allowing 24/7 access with security guard onsite during business hours.



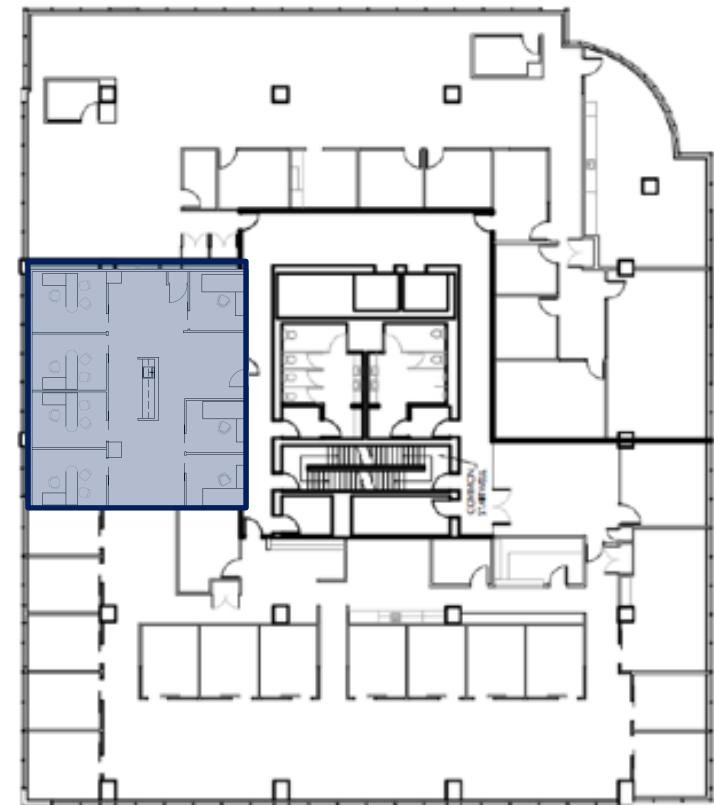
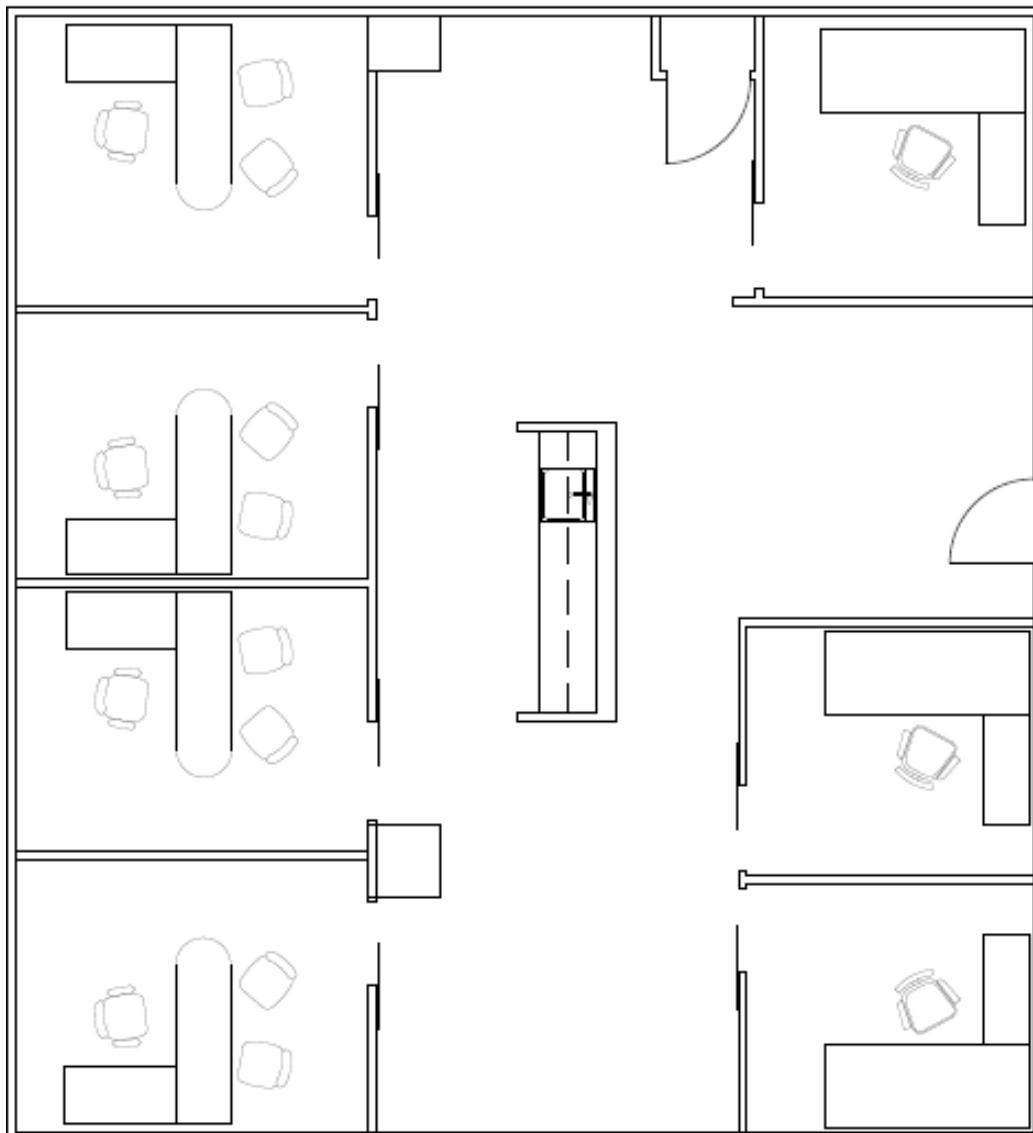
PROPERTY PHOTOS

FOR SUB LEASE | 301 475 2nd Ave South, Saskatoon SK



FLOOR PLAN

FOR SUB LEASE | 301 475 2nd Ave South, Saskatoon SK

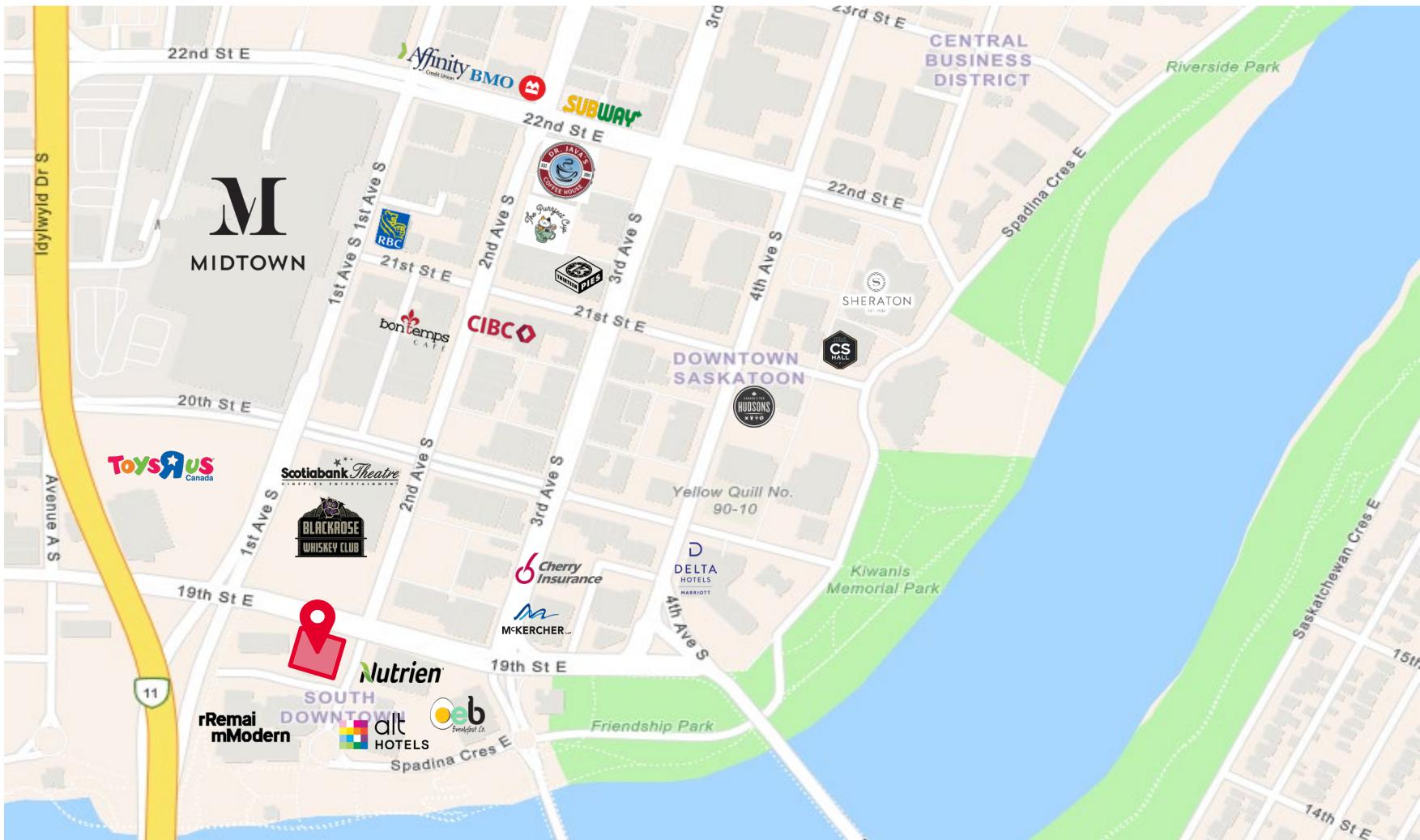


*Not to scale, not exactly as shown.

NEIGHBORHOOD PROFILE

CENTRAL BUSINESS DISTRICT

FOR SUB LEASE | 301 475 2nd Ave South, Saskatoon SK



- Centrally located in the River Landing District
- Daytime population of 23,259
- Proximity to transit stations



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