



± 1,901 SQ FT AVAILABLE

FOR SUBLEASE

OFFICE | HIGH QUALITY OFFICE SPACE

301 475 2nd Avenue South

SASKATOON, SK

PROPERTY DETAILS

\$28.00

Asking Price, PSF

\$18.14

2025 Est. Occupancy, PSF

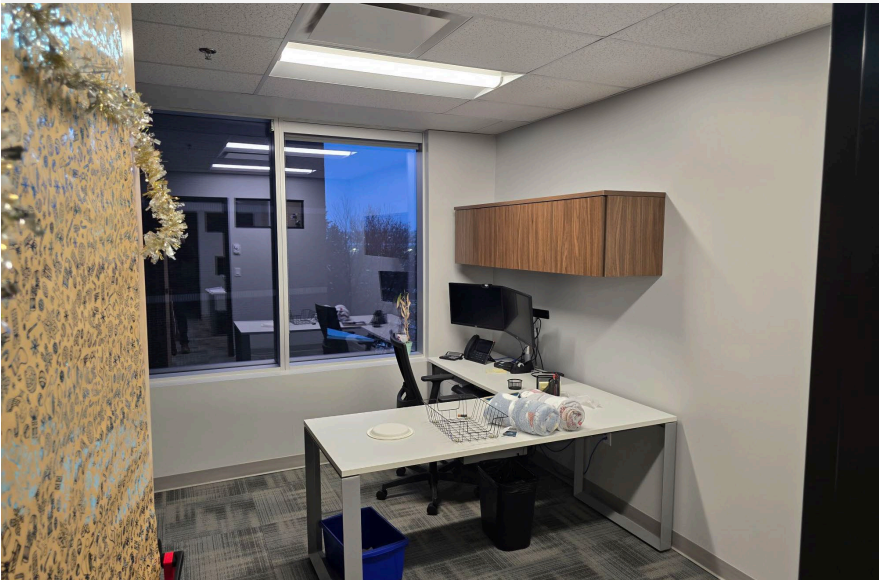
Immediate

Availability

District:	CBD
Zoning:	B6 (<i>Downtown Commercial District</i>)
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

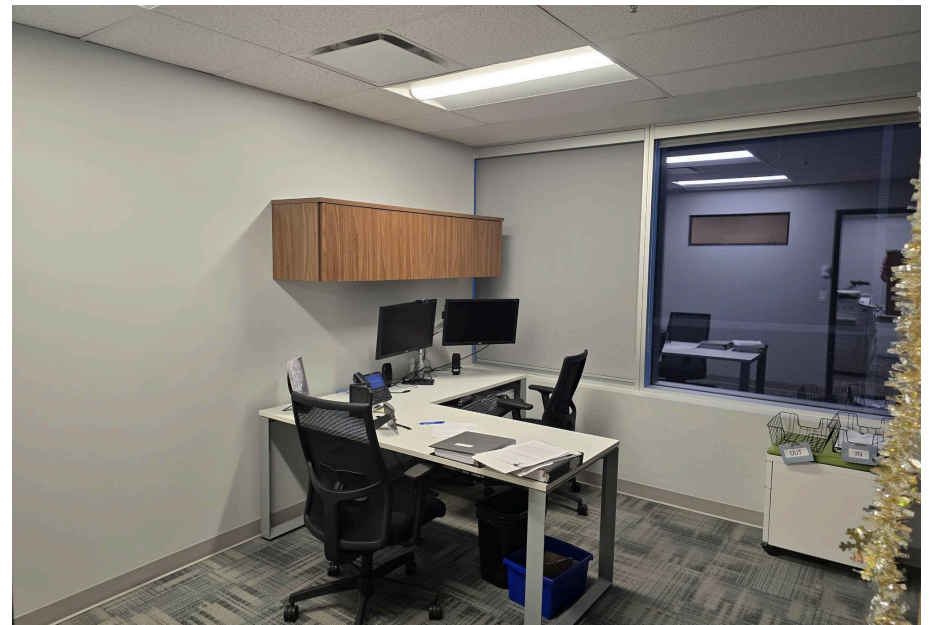
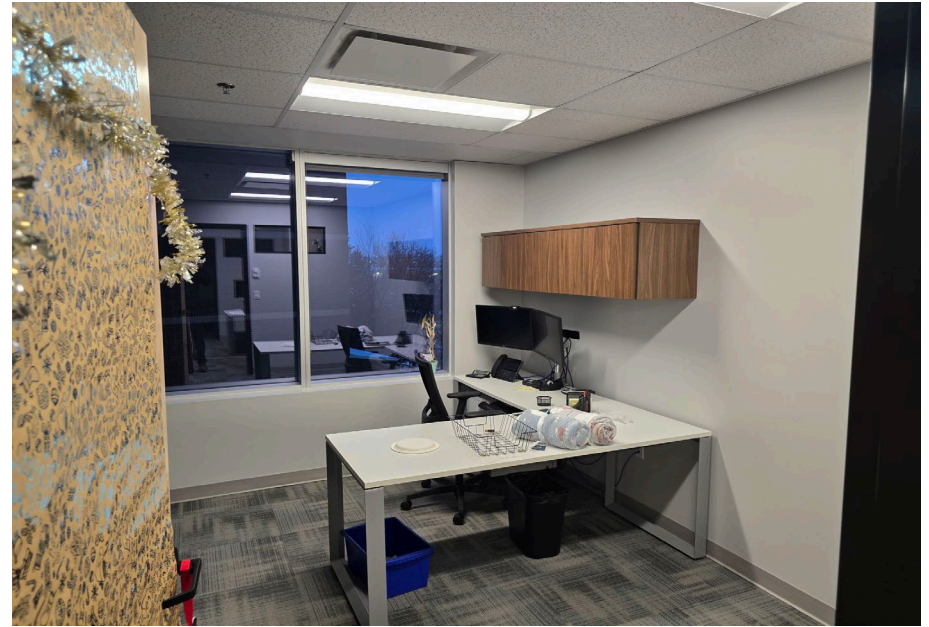
HIGHLIGHTS

- 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.



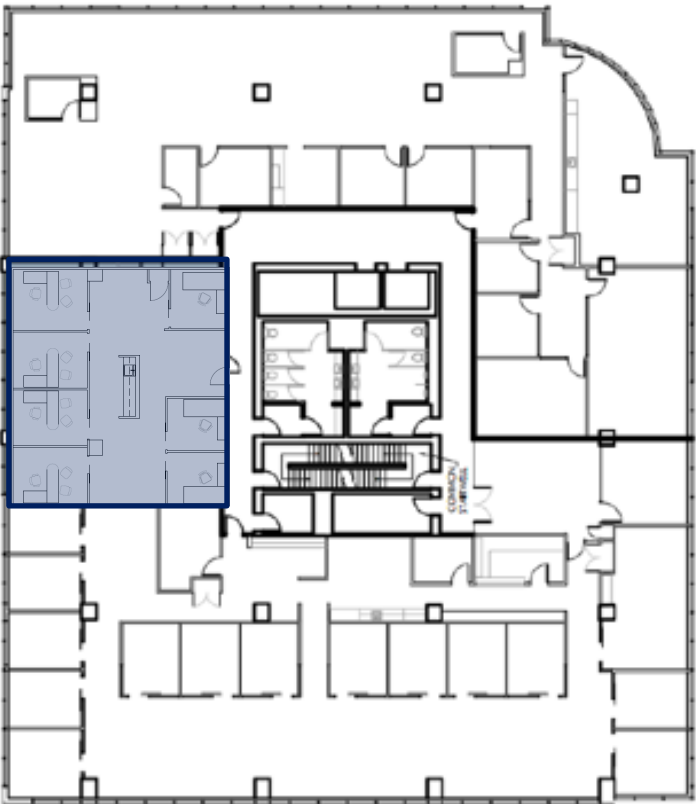
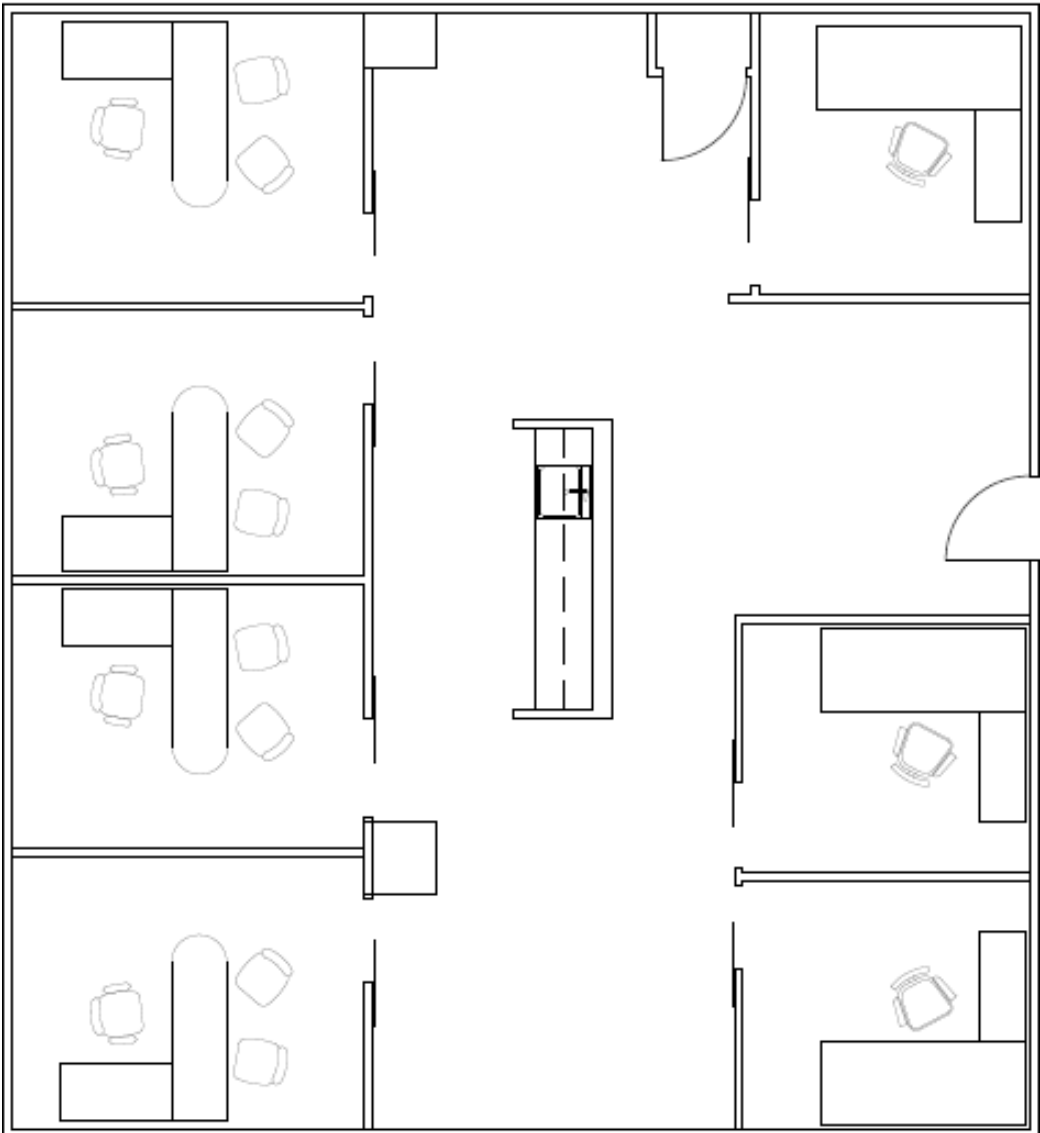
PROPERTY PHOTOS

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
- Proximity to transit stations
- Daytime population of 23,259



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