



± 8,390 SQ FT AVAILABLE

**FOR SUBLEASE**

**OFFICE** | HIGH QUALITY OFFICE SPACE

**410 475 2<sup>nd</sup> Avenue South**

SASKATOON





# PROPERTY DETAILS

**\$29.50**

Asking Price, PSF

**\$18.14**

2025 Est. Occupancy, PSF

**Immediate**

Availability

District:	CBD
Zoning:	B6 ( <i>Downtown Commercial District</i> )
Parcel #:	153940855
Site Size:	0.52 Acres
Available for Lease:	± 8,390 SF
Total Building Size:	77,765 SF
Parking:	3 Underground - 12 Surface - Market Rates
Sublease Expiry:	November 30, 2027

## HIGHLIGHTS

- Situated in the River Landing area, just steps away from stunning views of the South Saskatchewan River
- Twenty-six private offices for productive, professional work
- Three open collaboration areas
- Three modern breakout meeting rooms
- Executive boardroom for presentations and leadership sessions
- Dedicated accounting office
- Work room
- Staff room with kitchenette for team breaks and informal gatherings





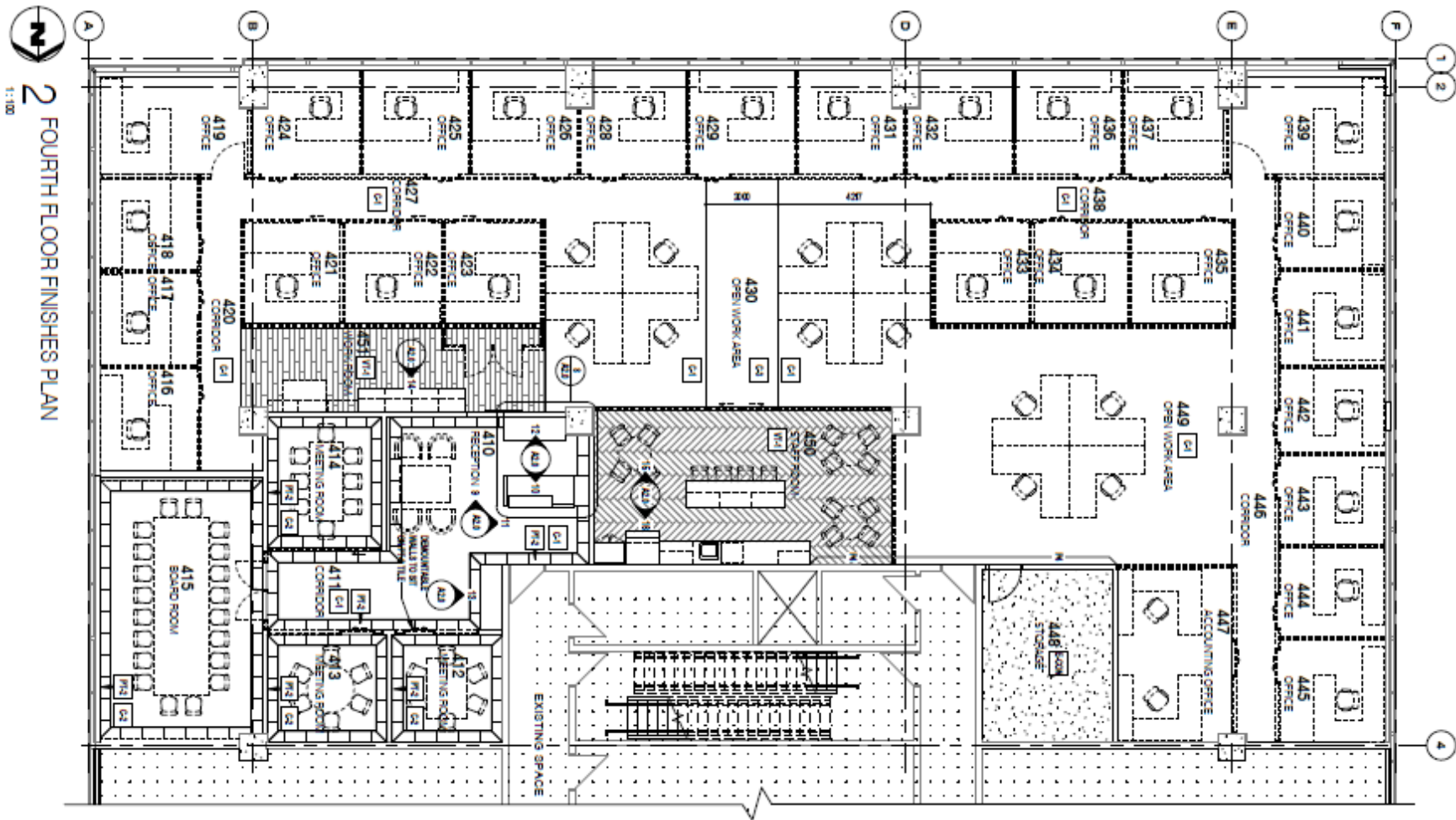
# PROPERTY PHOTOS

FOR SUB LEASE | 410 475 2<sup>nd</sup> Ave South, Saskatoon SK



FLOOR PLAN

FOR SUB LEASE | 410 475 2<sup>nd</sup> Ave South, Saskatoon SK



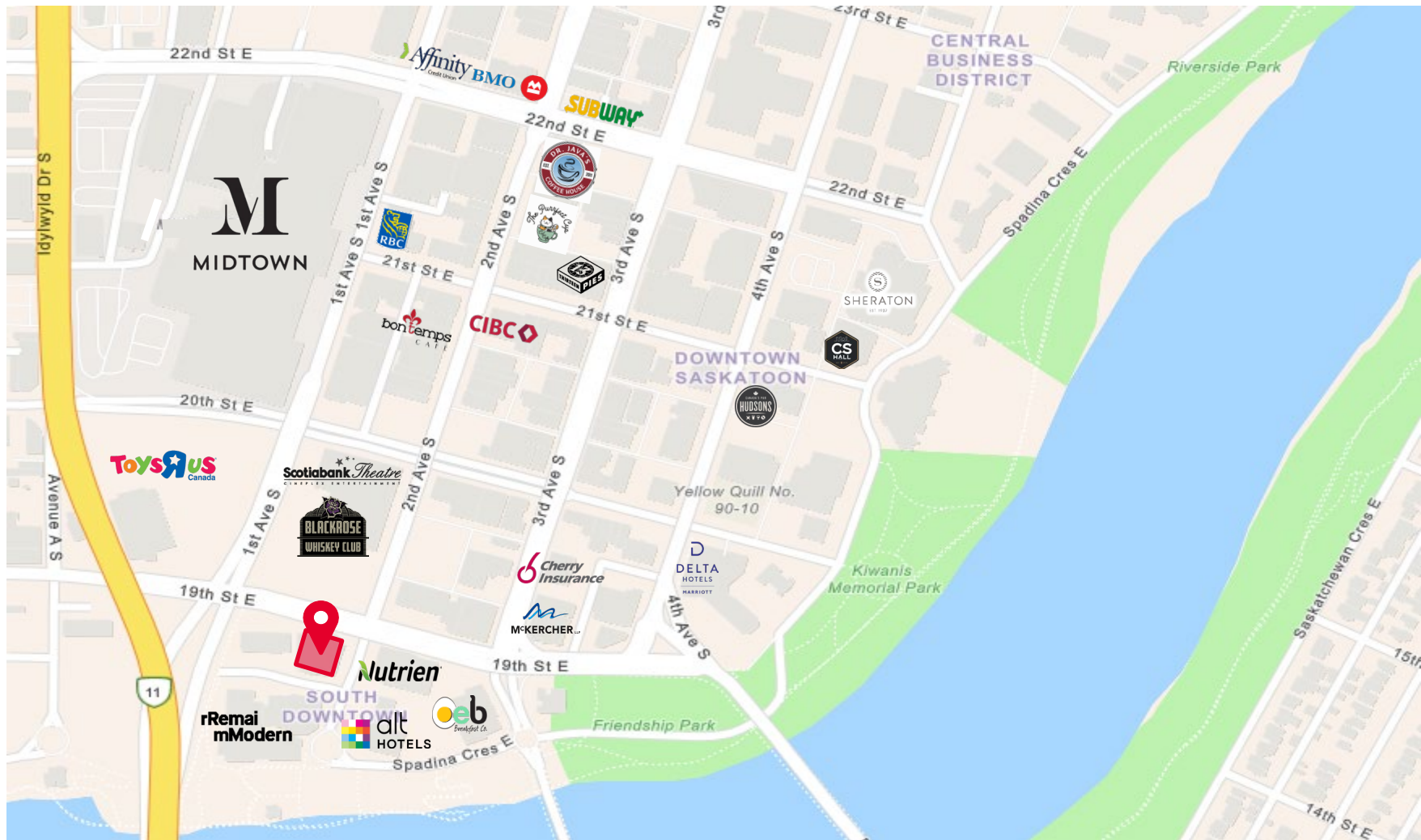
\*Not to scale, not exactly as shown.



# NEIGHBORHOOD PROFILE

## CENTRAL BUSINESS DISTRICT

FOR SUB LEASE | 410 475 2<sup>nd</sup> Ave South, Saskatoon SK



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



**SCOTT FRIESEN**

*President / Broker*

1-306-934-3377

[scott.friesen@cwsaskatoon.com](mailto:scott.friesen@cwsaskatoon.com)

**MATT PRIEL**

*Senior Sales Associate*

1-306-261-2375

[matt.priel@cwsaskatoon.com](mailto:matt.priel@cwsaskatoon.com)

**OFFICE**

1-306-934-3377

[info@cwsaskatoon.com](mailto:info@cwsaskatoon.com)

**CUSHMAN & WAKEFIELD SASKATOON**  
**A LOCAL FIRM WITH GLOBAL REACH**

215-350 3<sup>rd</sup> Avenue North  
Saskatoon, SK S7K 2J1  
[cushmanwakefieldsaskatoon.com](http://cushmanwakefieldsaskatoon.com)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.