



± 8,390 SQ FT AVAILABLE

**FOR SUBLEASE**

**OFFICE** | HIGH QUALITY OFFICE SPACE

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

 **CUSHMAN &  
WAKEFIELD**  
Saskatoon

# PROPERTY DETAILS

**\$29.50**

Asking Price, PSF

**\$18.14**

2025 Est. Occupancy, PSF

**Immediate**

Availability

District: CBD

Zoning: B6 (*Downtown Commercial District*)

Parcel #: 153940855

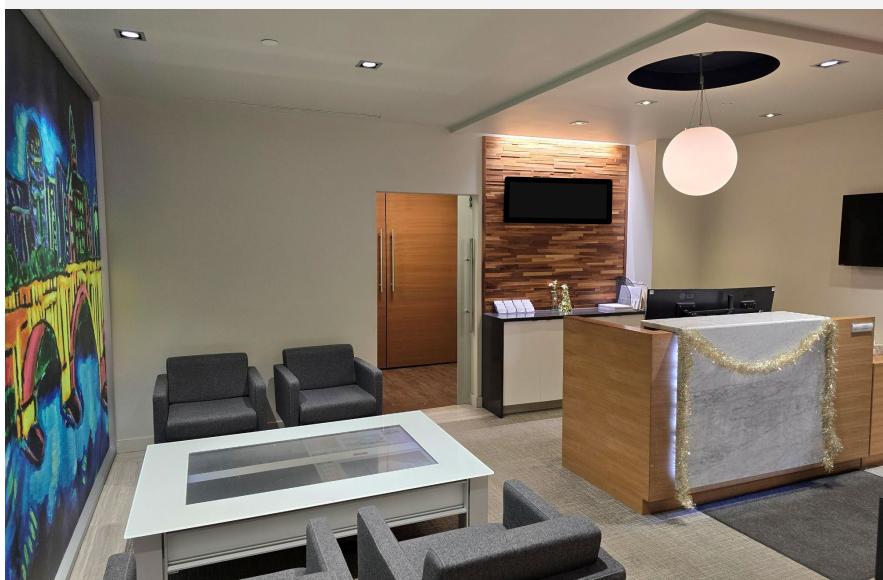
Site Size: 0.52 Acres

Available for Lease: ± 8,390 SF

Total Building Size: 77,765 SF

Parking: 3 Underground - 12 Surface - Market Rates

Sublease Expiry: November 30, 2027

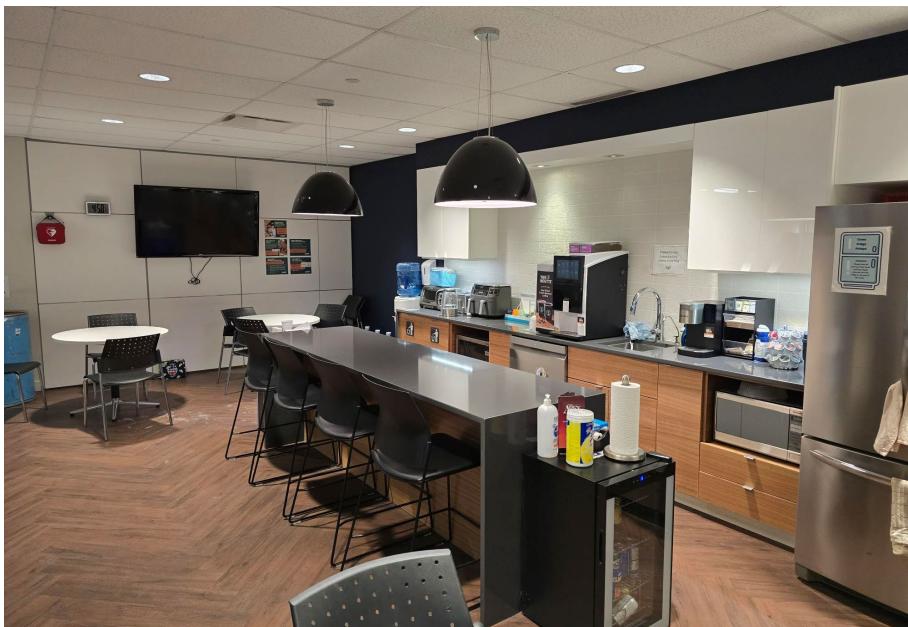
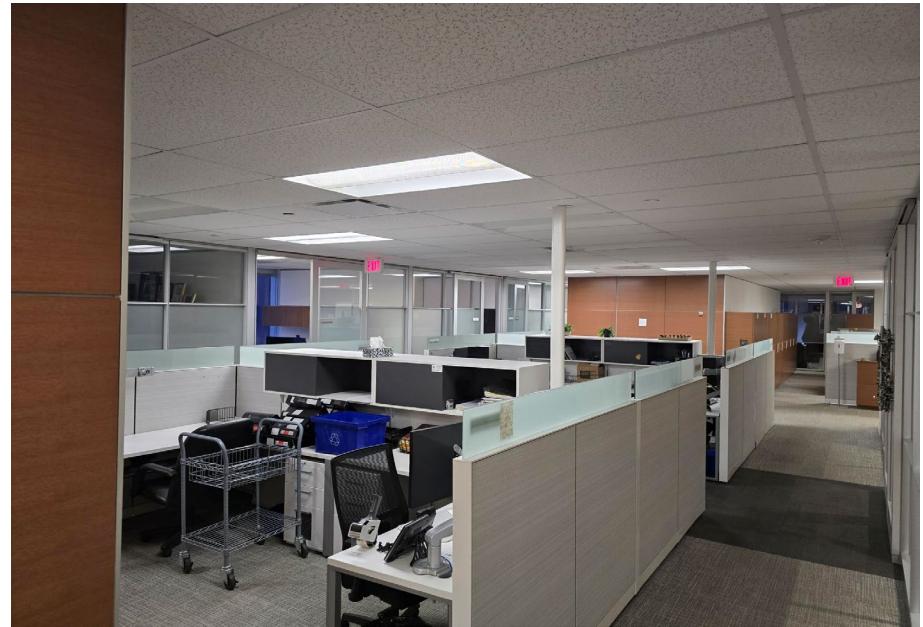


## HIGHLIGHTS

- 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

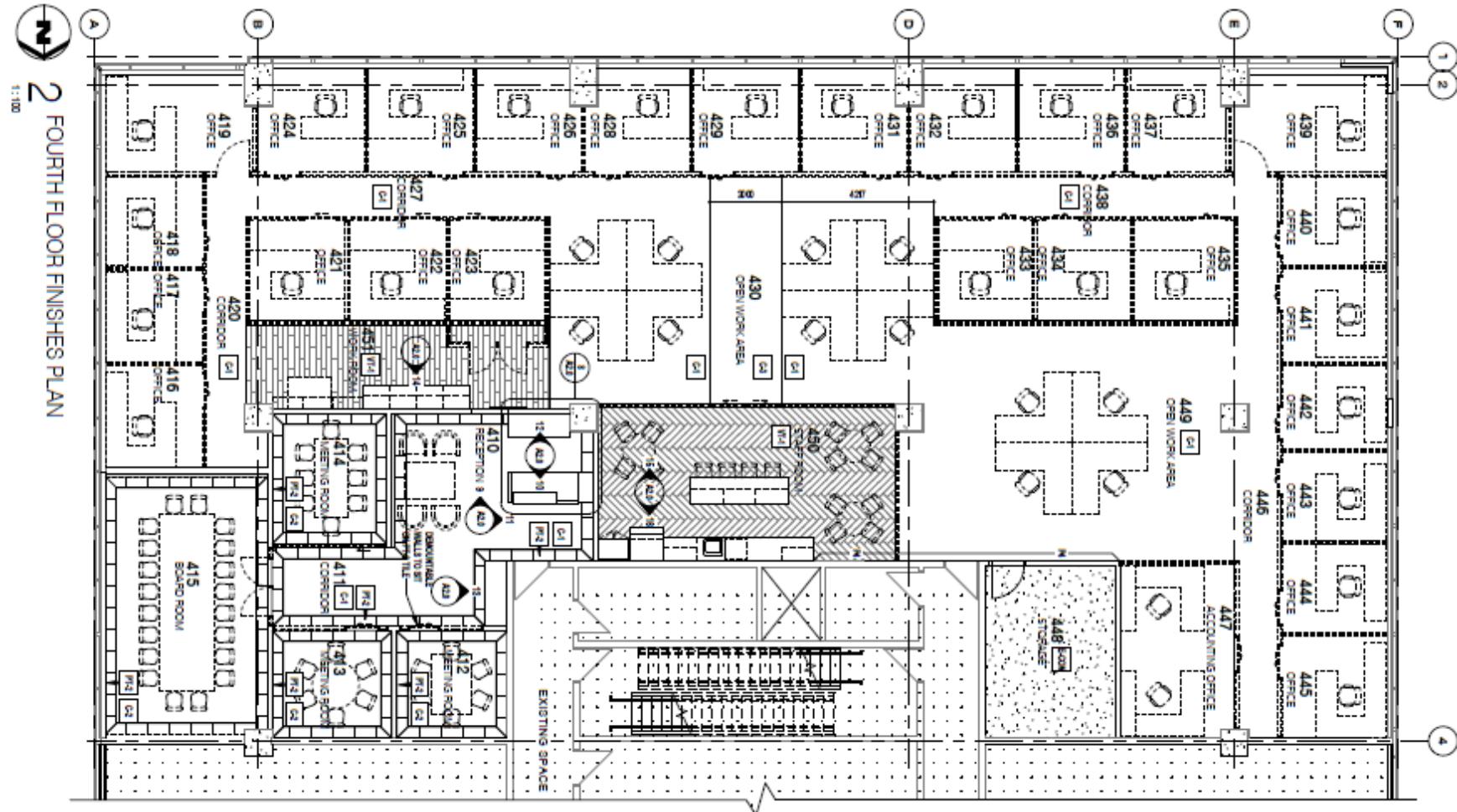
# PROPERTY PHOTOS

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

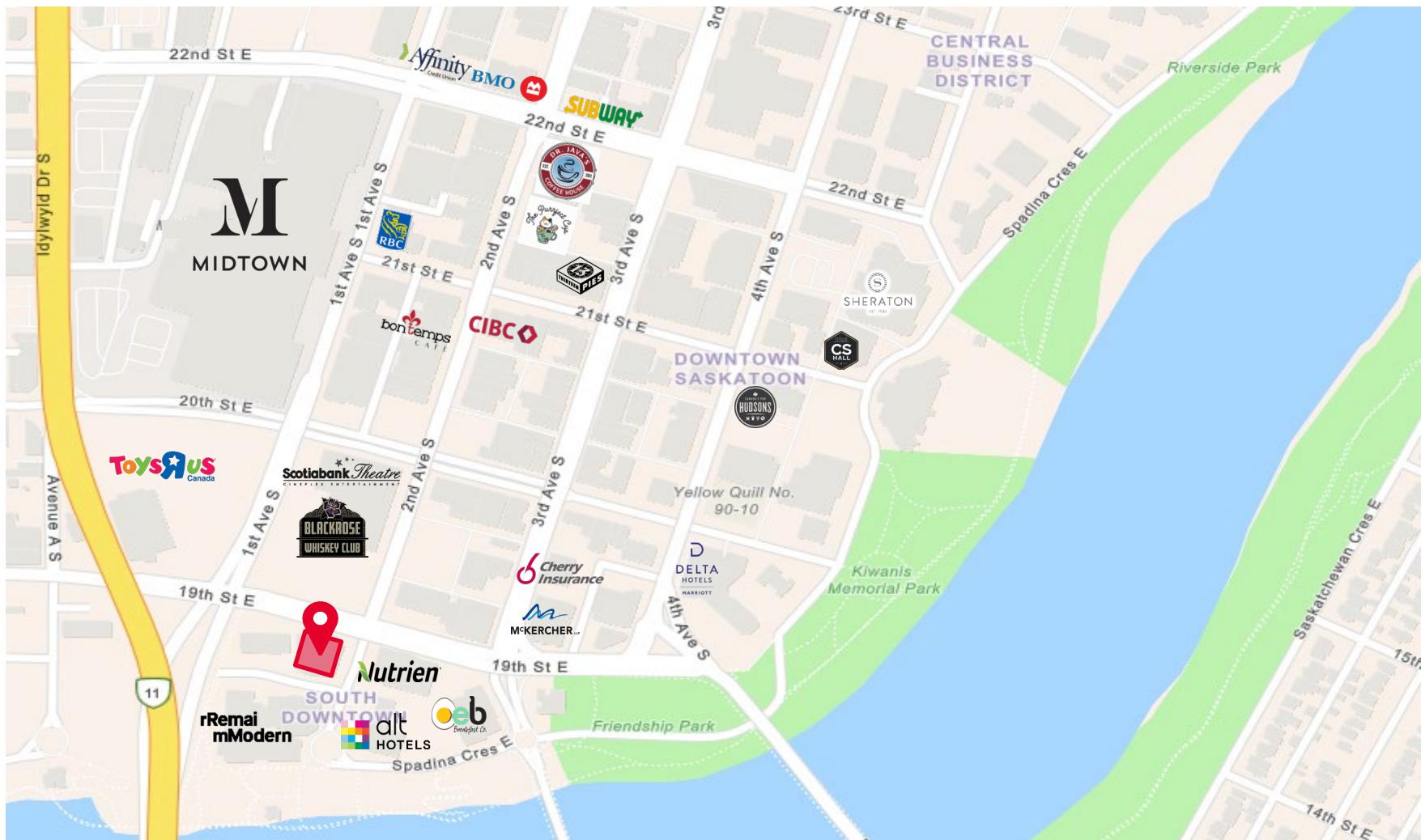


\*Not to scale, not exactly as shown.

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



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