

FOR LEASE



FIRST THREE MONTHS NET RENT FREE!

321 4TH AVENUE NORTH, SASKATOON SK

OVERVIEW

Position your business in the heart of downtown Saskatoon at 321 4th Avenue North. This well-appointed office space offers a bright, professional environment with expansive windows that flood the interior with natural light, creating an inviting workspace throughout the day. Featuring a versatile layout with a mix of private offices, collaborative areas, and boardroom space, the property can accommodate a wide range of professional users. The spacious feel, excellent functionality, and prime central location make this an outstanding opportunity for businesses looking to elevate their presence in Saskatoon's downtown core.

PROPERTY PROFILE

AVAILABLE SPACE - LOWER LEVEL

Office ±2,077 SF

NET LEASE RATE

\$14.95 PSF

OCCUPANCY COSTS

\$8.50 PSF

BUILDING DETAILS

- Large boardroom
- (4) offices
- Washrooms common to building
- Kitchenette
- Storage room
- (4) electrified parking stalls
- \$200.00/month/stall

POSSESSION

Immediate

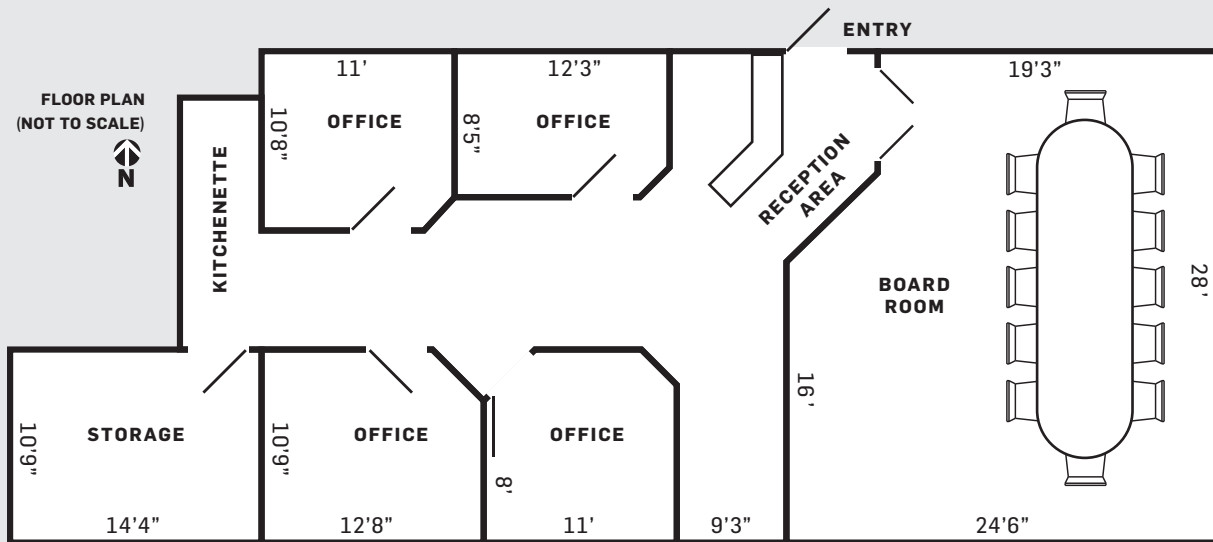
ZONING

B6 Downtown Commercial District

LEGAL DESCRIPTION

Parcels 120282487, 120282500 & 120282533

321 4TH AVENUE NORTH



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SALES & LEASING DOWNTOWN

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P: 306.664.6116
F: 306.664.1940

PROPERTY MANAGEMENT DOWNTOWN

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SASKATOON, SK S7K 1X2
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SALES & LEASING NORTH

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SALES & LEASING PROPERTY MANAGEMENT

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