A-CLASS OFFICE LEASING OPPORTUNITIES

410 22nd Street East

Vendasta Square

Leasing Opportunities

Building Specifications

Size	229,045 SF
Number Of Floors	17
Lease Rate	$20.00 (PSF/YR)
Total Additional Rent	$16.21 (PSF/YR)

Building Features

- Unit Sizes Up To ~15,025 SF
- ~86,746 SF Total Available
- Combinations of Open Layouts & Private Offices
- Bright, Natural Lighting
- Built in 1980
- 4 High-Rise Elevators
- Manned Security at Entrance
- Safety Systems Including fire detection & sprinklers

Nearby Amenities

- Pique
- High Key Brewing
- Hudsons
- Cut Casual Steak & Tap
- The Rook & Raven Pub

8th Floor
Suite 800 | 7,567 SF

7th Floor
Full Floor Opportunity | 15,028 SF

6th Floor
Suite 660 | 8,014 SF
Suite 600 | 7,014 SF

5th Floor
Suite 501 | 5,214 SF

4th Floor
Suite 420 | 3,520 SF
Suite 400 | 1,642 SF

2nd Floor
Suite 200A | 6,204 SF

Ground Floor
Suite 100B | 3,096 SF
Restaurant Opportunity | 3,102 SF

Dream *bigger*.

Be a part of a premium office tower in Saskatoon's Downtown Core.

Vendasta Square is a 17-storey Class A office building located at 410 22nd Street East, perfectly nestled in the core of Saskatoon's downtown Central Business District. The area is rich with options for food, entertainment, and business, making it a desirable location for office tenants looking for value beyond just their office environment.

The tenant composition includes a diverse group of national banks, engineering firms,and property management organizations. Major tenants include Vendasta, CIBC World Markets, CBRE, Marsh Canada, Wellington Altus, and Tim Horton's (main floor).

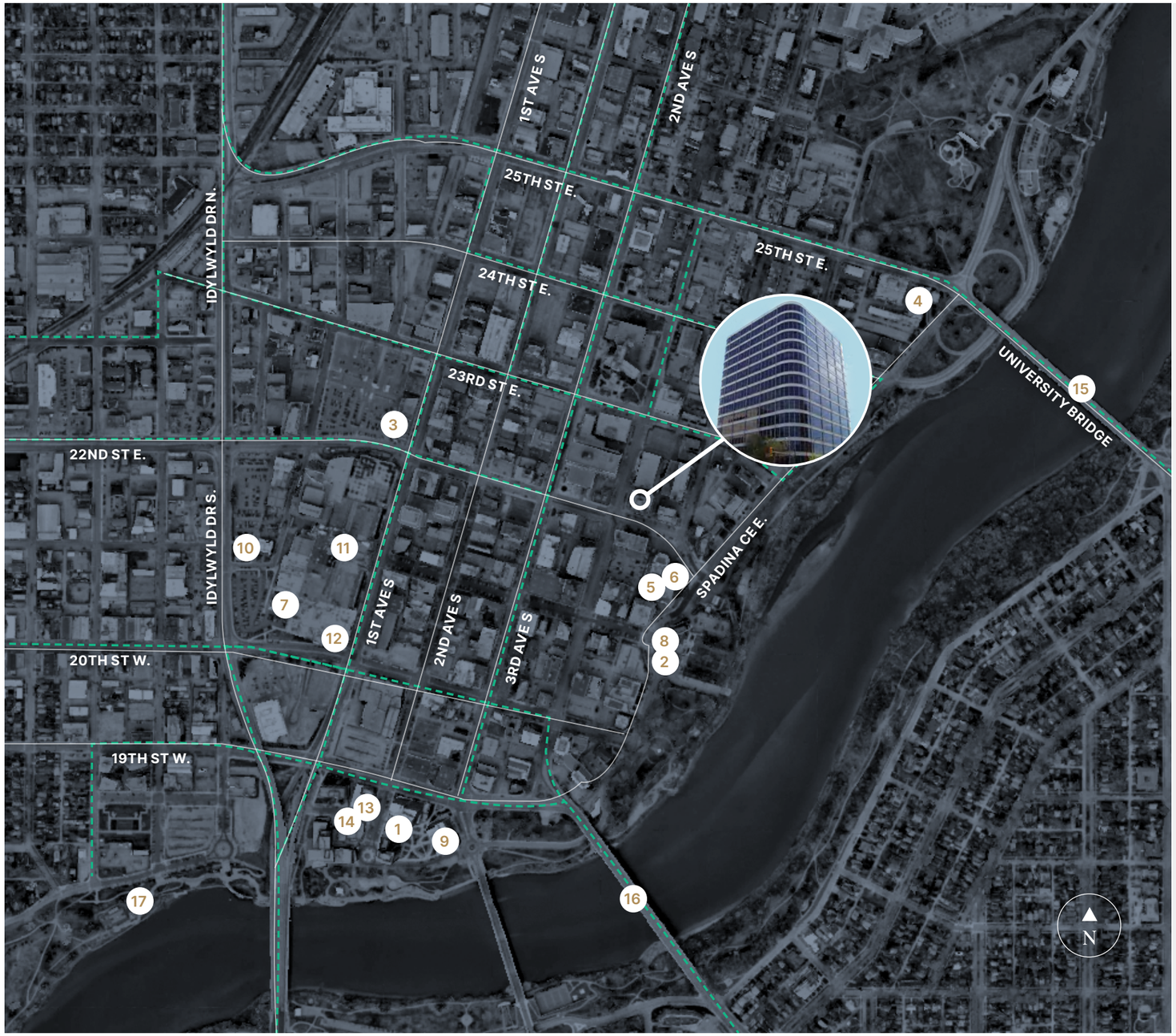
Vendasta Square features expansive floor-to-ceiling windows wrapping around the entire building, allowing plenty of natural light to brighten the workspace and facilitate productive work environments.

Numerous units are currently available with a variety of layouts and amenities, allowing you to choose the perfect space for your needs — join us today.

DREAM OFFICE –

Bright & Spacious With Great Views

A Hub of Convenience & Culture



Hotels

1 Alt Hotel: 850m
2 Delta Hotels: 450m
3 Hilton Garden Inn: 400m
4 Park Town Hotel: 800m
5 Sheraton Hotels & Resorts: 240m
6 The James Hotel: 170m

Food & Beverage

8 Garden Court Cafe: 450m
9 OEB Breakfast River Landing 850m
10 Cactus Club Cafe: 700m

Retail & Entertaintment

11 Midtown Plaza: 700m
12 Mountain Warehouse: 750m
13 Persephone Theatre: 900m
14 Remai Modern: 900m

Notable Destinations

15 University Bridge: 1000m
16 Broadway Bridge: 700m
17 River Landing: 1200

5 min.
Downtown Transit Terminal

Bus Route

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