

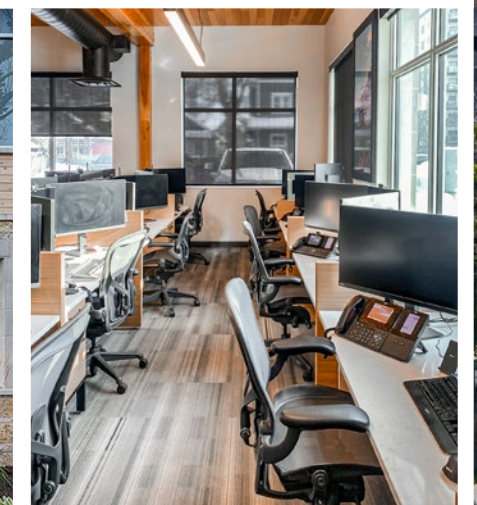
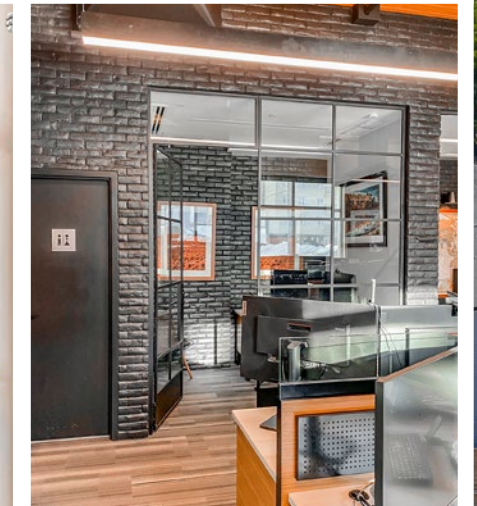
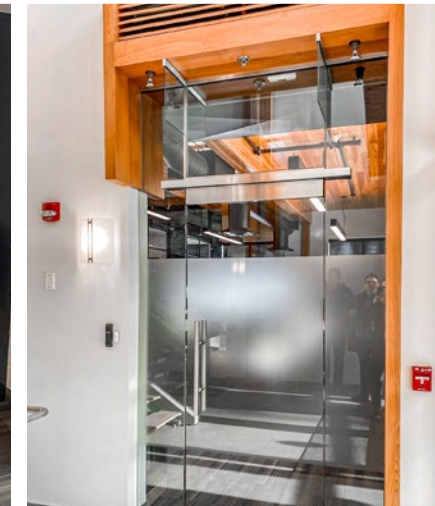
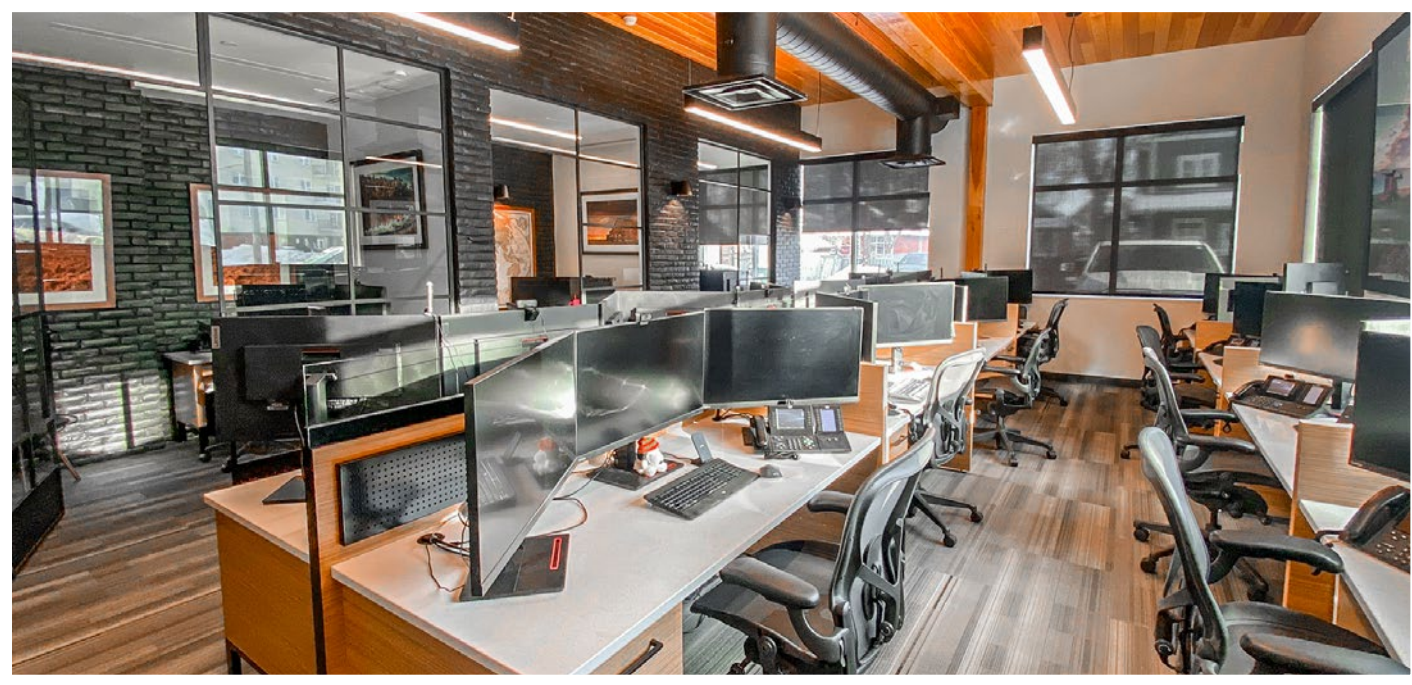
Timber Pointe

Class A Office Space for Lease



Timber Pointe | 306 Queen Street

City Park Office For Lease



Unit #102 Available for Lease

Offering 982 square feet of showpiece office space, this opportunity is ideal for small-scale users who value high-quality finishes and construction with plenty of nearby amenities.

The subject unit benefits from its corner location on the main floor, receiving abundant natural light from large windows on two sides. It is fully built out and includes washrooms and offices.

Built in 2015, Timber Pointe is a class A commercial office building covering 16,000 square feet over two floors. This building stands out with its west-coast-style finishes: Douglas fir trims and casings, an Indian limestone facade, and cantilevered stairs with maple treads and a glass guard. An underground heated garage covers the site's full 16,000 square-foot extend with an on-grade roof system where it is not covered by the building.

\$38.00
ASKING LEASE RATE

\$14.50
OCCUPANCY COSTS
(2025 ESTIMATED)

982 SF
TOTAL UNIT SIZE

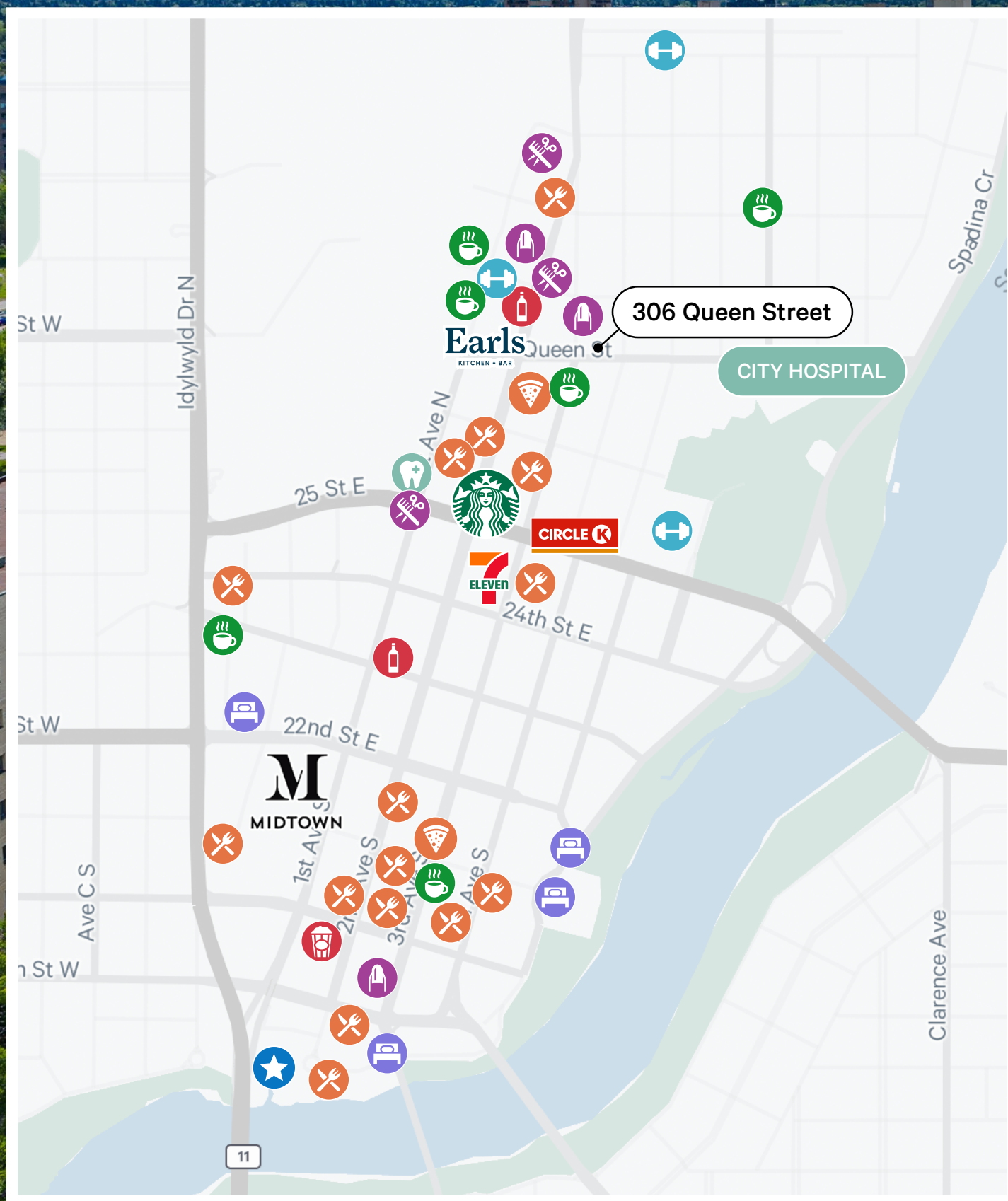
Location Overview

306 Queen Street is located on the outskirts of downtown Saskatoon, surrounded by popular and convenient amenities within a few minutes' drive – many within walking distance.

A variety of everyday options for restaurants, cafés, leisure, and different services are available nearby, attracting plenty of traffic to the area. Earls Kitchen+Bar, Saskatoon Brewery, NY Pizza Den, and Sparrow Coffee are just a block away. Within 5 minutes, you can easily walk to Darkside Donuts, Hedgehog Bakery & Café, Orchid Garden Asian Restaurant, Black Pepper Restaurant, Maxx-Out Muscle & Fitness, Registered Massage Therapist Group, Salt & Stone Massage Therapy, and more. Further options within a 10-minute walk (or just a couple minutes' drive) include Starbucks, City Perks Coffeehouse, Circle K, 7-Eleven, Golden Pagoda Burmese Asian Restaurant, YWCA, Atrium Dental, and Hare Cuts Barbershop. City Hospital is just a 2-minute drive from the site.

Numerous hotels, pharmacies, salons, boutique stores, and other amenities are rich in Saskatoon's downtown area. Midtown Plaza, Saskatoon's destination shopping mall, is only a 5-minute drive from the property, highlighted by retailers such as H&M, Aritzia, Lululemon, Sephora, Michael Kors, SportChek, Mountain Equipment Company (MEC), Dollarama, Shoppers Drug Mart, Starbucks, Tim Horton's, and the recently-renovated Midtown Common food court. Additionally, various medical services including dentistry, orthodontics, and optometry are located within Midtown Tower above the mall.

Commuting to Timber Pointe is convenient via Idylwyld Drive, a major artery facilitating access in and out of the downtown core. Senator Sid Buckwold Bridge connects directly to Idylwyld Drive, allowing fast access to the freeway within about 5 minutes of the site to quickly get nearly anywhere in the city.



Property Summary

Timber Pointe

306 Queen Street, Saskatoon, SK S7K 0M2

Available Area

+ Unit #102 – 982 SF

Building Size

+ 16,000 SF

Total Floors

+ Two (2)

Year Built

+ 2015

Building Class

+ A

Asking Net Rent

+ \$38.00 PSF

Occupancy Costs

+ \$14.50 PSF (2025 estimated)

Parking

+ Underground heated

Contact Us

Michael Bratvold

Senior Vice President

+1 306 803 5977

Michael.Bratvold@cbre.com

Ben Kelley

Vice President

+1 306 803 5979

Ben.Kelley@cbre.com

Dallon Kuprowski

Senior Financial Analyst

+1 306 803 5983

Dallon.Kuprowski@cbre.com

Shane Endicott

Senior Associate

+1 306 803 5978

Shane.Endicott@cbre.com

Luke Jansen

Sales Associate

+1 306 803 5981

Luke.Jansen@cbre.com

