

**FOR LEASE**



**RIVER  
LANDING**



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**Agents Protected**

# **NUTRIEN TOWER**

## **SASKATOON, SK**

Located at the Gateway to the Meewasin River Valley, River Landing offers its tenants a first class (LEED Gold Certified) Building in a prime location with on site amenities, including a full-service restaurant, coffee shop, fitness centre and underground parkade.

# RIVER LANDING SITE OVERVIEW


















The River Landing site is the centerpiece of the emerging south downtown Commercial Business District, and the premier development site in Saskatoon. Located along the South Saskatchewan River at the southeast corner of 19th Street between 2nd and 3rd Avenues, it will be part of a new, vibrant, social business hub.

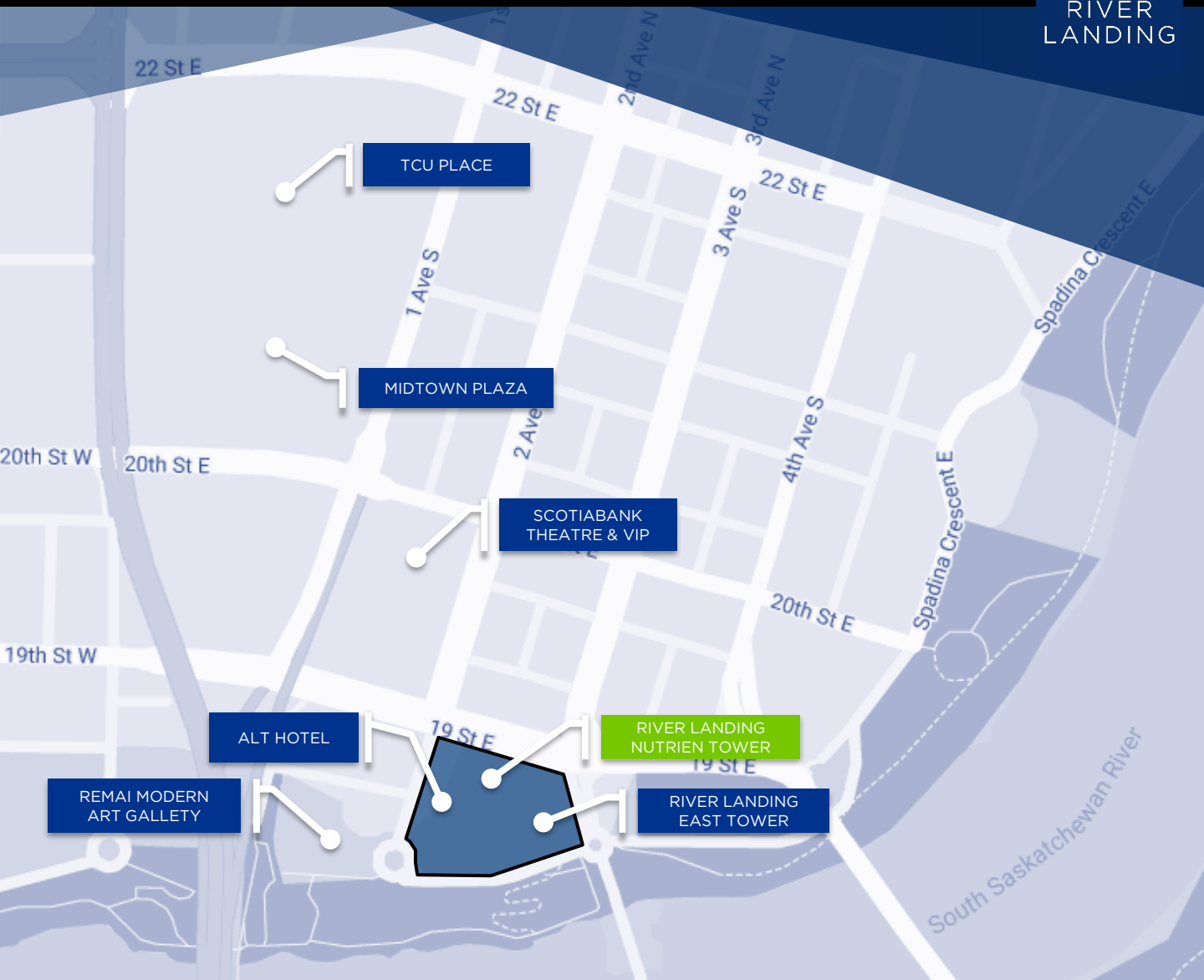
This 2.84-acre site is home to an ALT Hotel, condominiums and up to 405,000 square feet of prime office space in two towers, which includes restaurants and a central park plaza with water feature.

Vacancies	Rentable Area	Notes
4 <sup>th</sup> Floor	14,057 sf	Cross Over Floor
5 <sup>th</sup> Floor	15,047 sf	Multi Tenant or Single Tenant Floor

# TENANT OVERVIEW

FLOOR		
18 Cross Over	Mechanical 4,320 SF	Rooftop Amenity 6,306 sf
17	1700 <b>Nutrien</b> 15,063 SF Fixturing: February 2021 	
16	1600 <b>Nutrien</b> 15,058 SF Fixturing: February 2021 	
15	1500 <b>Nutrien</b> 15,063 SF Fixturing: February 2021 	
14	1400 <b>Nutrien</b> 15,058 SF Fixturing: February 2021 	
13 Cross Over	1300 <b>Nutrien</b> 13,937 SF Fixturing: February 2021 	
12	1200 <b>Nutrien</b> 15,052 SF Fixturing: February 2021 	
11	1100 <b>Nutrien</b> 15,053 SF Fixturing: February 2021 	
10	1000 <b>Nutrien</b> 15,058 SF Fixturing: February 2021 	
9	900 <b>Nutrien</b> 15,049 SF Fixturing: February 2021 	
8 Cross Over	800 <b>7 Shifts</b> 14,057 sf 	
7	701 <b>Scotiabank</b> 7,520 sf 	703 <b>7 Shifts</b> 7,520 sf 
6	600 <b>Scotiabank</b> 15,045 sf 	
5	500 OR 501 Vacant 15,047 sf	503 Vacant 15,047 sf
4 Cross Over	400 OR 401 Vacant 14,057 sf	403 Vacant 14,057 sf
3	301 <b>TD Bank</b> 15,055 SF Fixturing: October 1, 2021 	
2	<b>Fitness and Conference Centre</b> 9,561 sf	
Main	101 <b>TD Bank</b> 7,881 sf Fixturing: October 1, 2021 	103 Vacant 1,999 sf

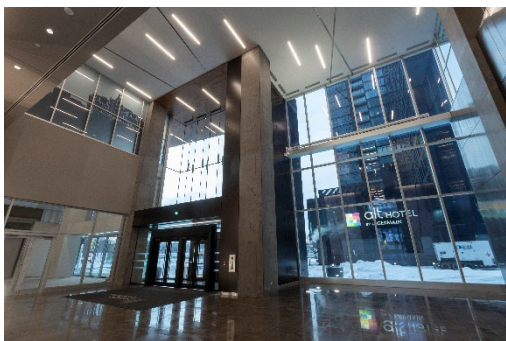
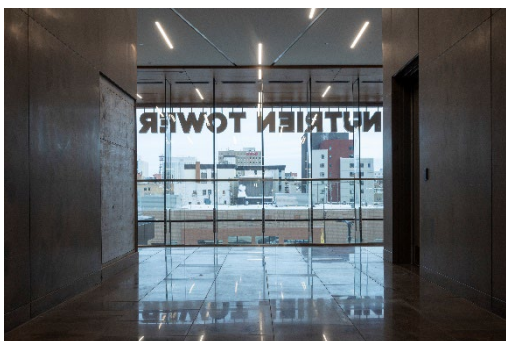
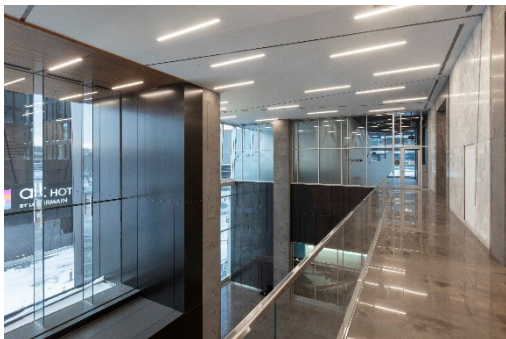
# LOCATION AND AMENITIES



Prominently located in downtown Saskatoon's emerging entertainment district, the site is surrounded by a variety of amenities to explore such as the Remail Performing Arts Centre, Remail Modern Art Gallery of Saskatchewan, an outdoor amphitheater, and the Meewasin Valley trails.

The site is within walking distance to a host of restaurants, entertainment areas, cafes, shopping boutiques, banking and other professional services, and the Midtown Plaza regional centre, lending appeal to Nutrien Tower's ideal central location. Tenants of Nutrien Tower will enjoy on-site restaurants, fitness facilities and a conference area.

# NUTRIEN TOWER



Nutrien Tower is the second phase of office space in the River Landing development consisting of 18 storeys of which approximately 222,000 square feet is leasable office space. As the newest Class AAA building to be built in Saskatoon, Nutrien Tower will also become the tallest office tower in Saskatchewan.

Building occupants will have exclusive access to in-house conference and fitness facilities along with public plaza and green spaces, including an expansive pathway system along the river. Targeting LEED® Gold Certification, with a distinctive building design, Nutrien Tower will have a dominant presence on the riverbank.

Construction began in the fall of 2018 and was completed end of 2021. Nutrien is the main anchor tenant occupying 9 floors with TD Bank occupying both main floor retail and office space on the 3<sup>rd</sup> floor.

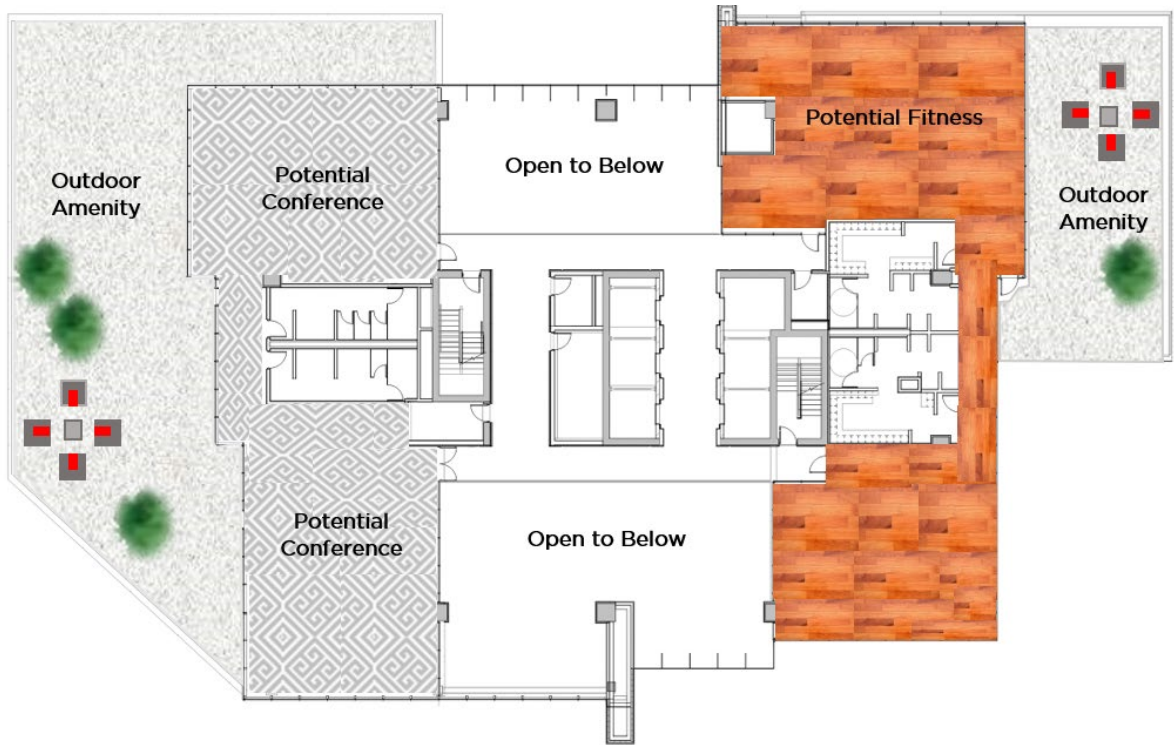
# MAIN FLOOR RETAIL



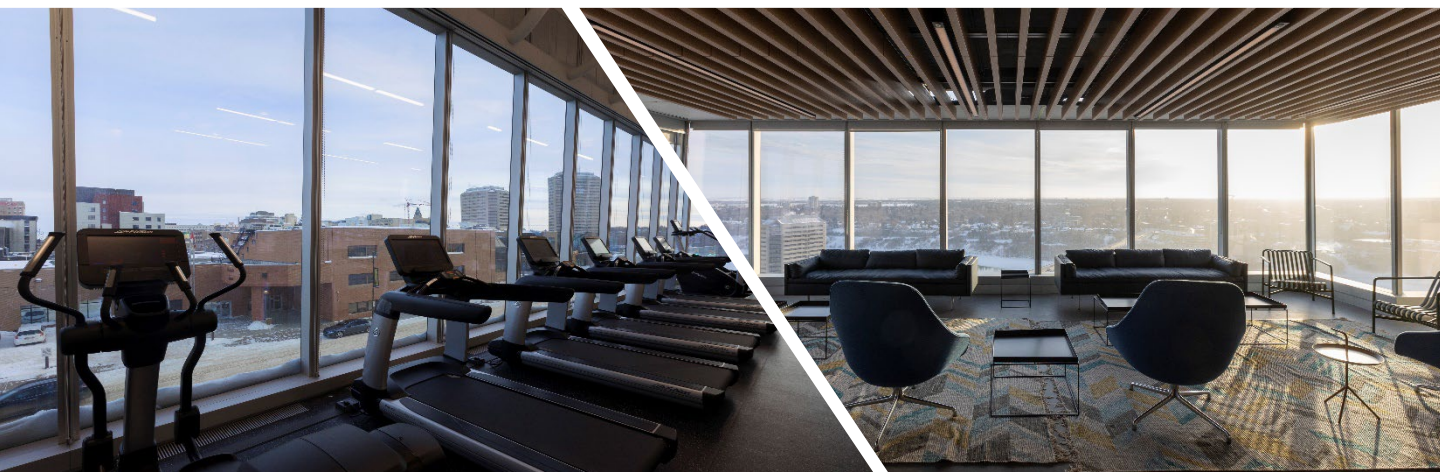
Premier commercial retail opportunities including restaurants, cafes, banks & services.

- Flow-through lobby
- Access from 19th Street, 2nd Avenue & River Landing Plaza
- Indoor & outdoor seating opportunities
- Security & concierge
- Indoor trees & greenery
- Discrete loading & service areas

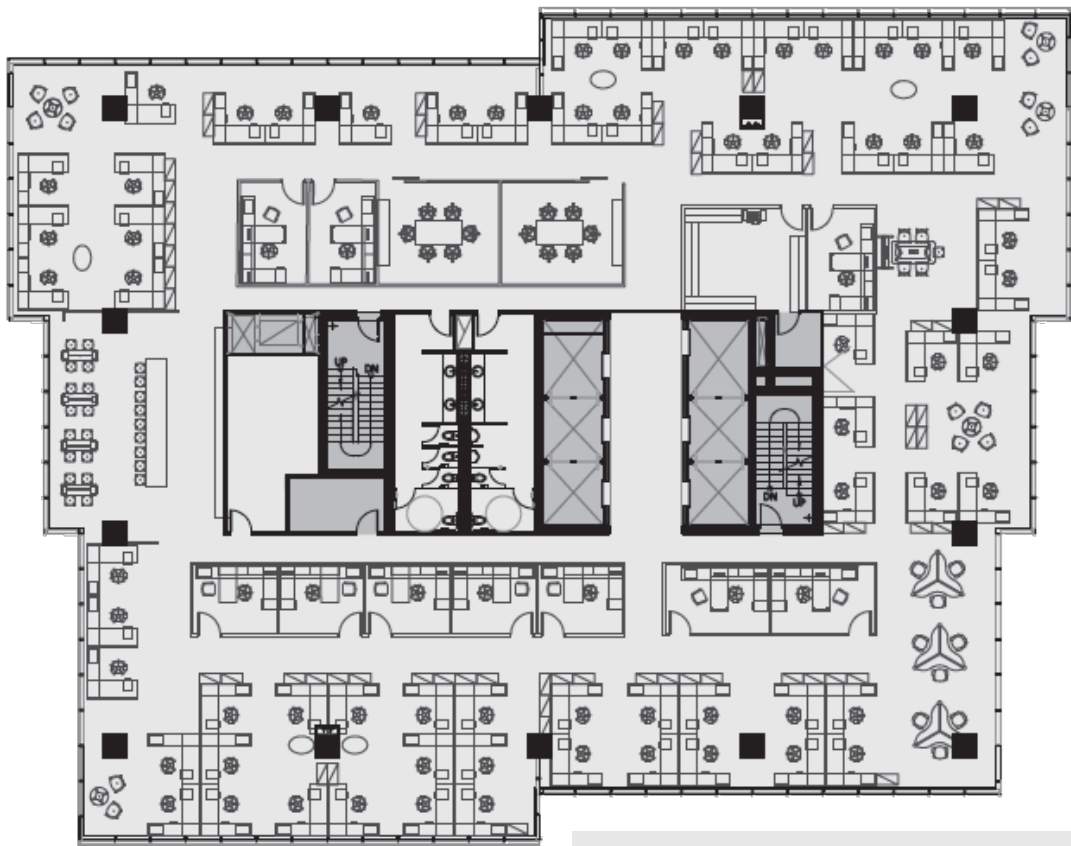
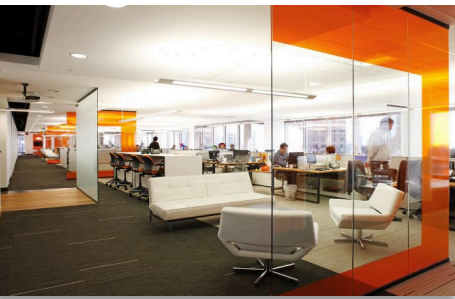
# 2<sup>ND</sup> FLOOR



- Fitness Centre with change rooms, showers, towel service and outdoor amenity space
- Conference Centre with state-of-the-art audio-visual technology and room booking service
- Views towards the South Saskatchewan River, City & Plaza



# SINGLE TENANT LAYOUT



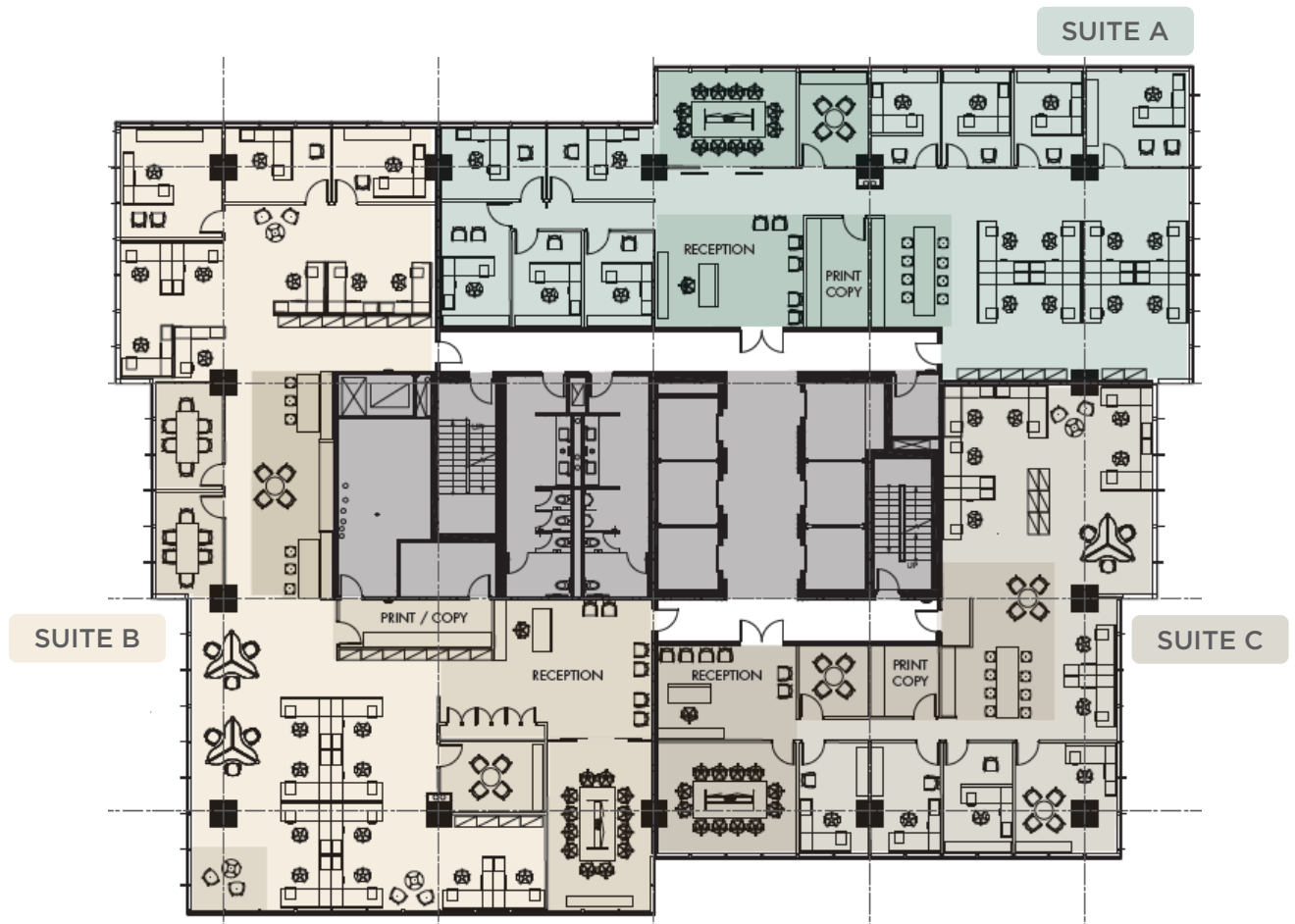
**SAMPLE FLOOR PLAN SUMMARY**  
70% Open Office / 30% Closed Office

- 65 Open Workstations
- 9 Hotel Workstations
- 10 Closed Offices (Executive Offices)
- 2 Small Meeting Rooms
- 1 Kitchen/Collaboration Area
- 1 Copy/File Area
- 75 Staff per this layout



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# MULTIPLE TENANT LAYOUT



*\*SAMPLE TENANT LAYOUTS FOR REFERENCE ONLY. FLOOR PLAN WILL CHANGE SLIGHTLY ON EACH LEVEL.*

**SUITE A**  
**3,710 ft<sup>2</sup> Usable**  
**4,310 ft<sup>2</sup> Rentable**

- 1 Reception
- 9 Closed Offices (1 Executive Office)
- 8 Open Workstations
- 1 Small Meeting Room (4)
- 1 Large Meeting Room (12)
- 1 Coffee / Kitchen Area
- 1 Copy/Print Area
- 18 Staff per this layout

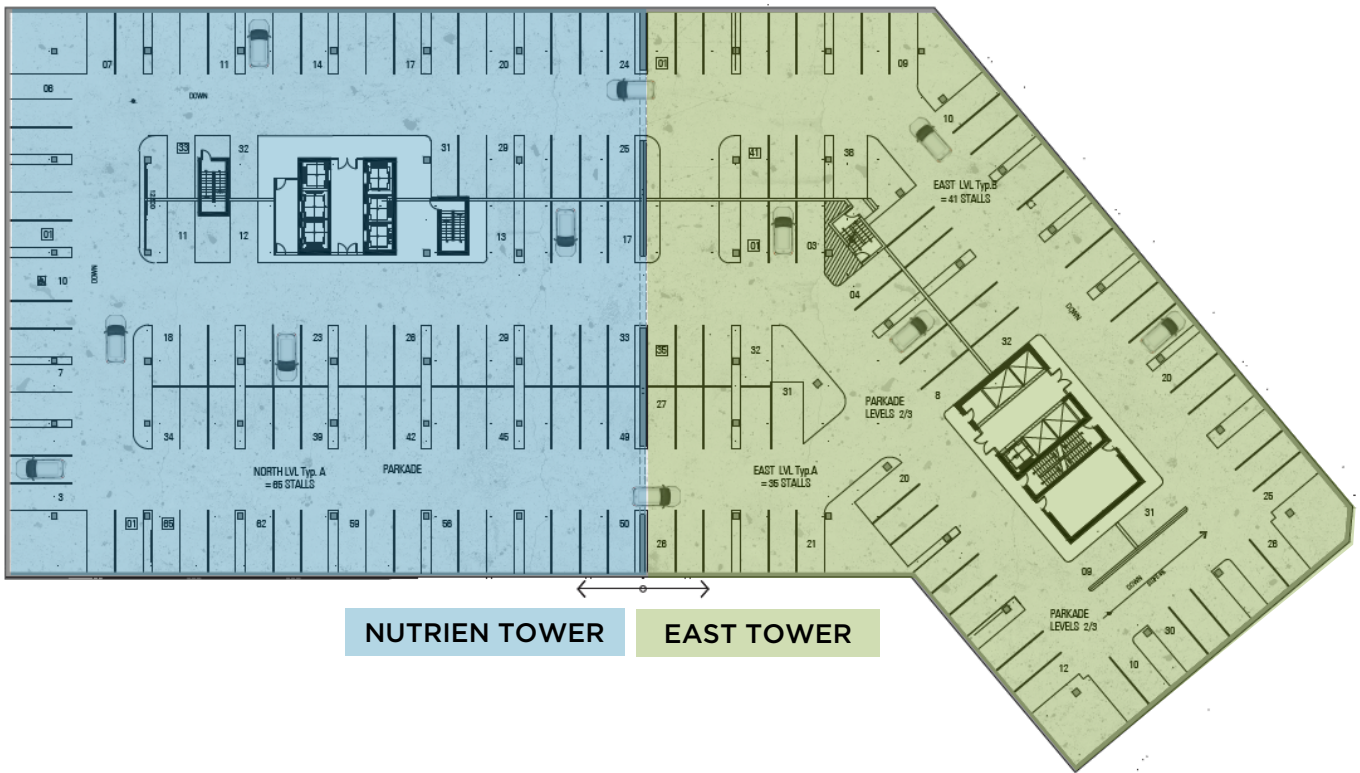
**SUITE B**  
**5,040 ft<sup>2</sup> Usable**  
**5,850 ft<sup>2</sup> Rentable**

- 1 Reception
- 3 Closed Offices (1 Executive Office)
- 17 Open Workstations
- 6 Flex Desks
- 1 Large Meeting Room (12)
- 2 Medium Meeting Room (6)
- 1 Small Meeting Room (4)
- 1 Coffee / Kitchen Area
- 1 Copy/Print Area
- 27 Staff per this layout

**SUITE C**  
**2,910 ft<sup>2</sup> Usable**  
**3,380 ft<sup>2</sup> Rentable**

- 1 Reception
- 4 Closed Offices (1 Executive Office)
- 8 Open Workstations
- 3 Flex Desks
- 1 Large Meeting Room (12)
- 1 Small Meeting Room (4)
- 1 Coffee /Kitchen Area
- 1 Print/Coffee
- 16 Staff per this layout

# ON-SITE PARKADE

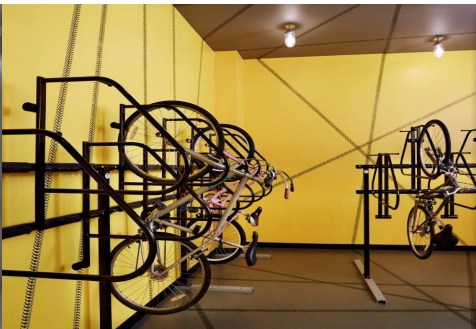


PARKING RATIO  
**1:750**  
SQ. FT. RENTABLE

SECURE BICYCLE STORAGE

A white icon of a person riding a bicycle, centered on a yellow background.

ELECTRIC VEHICLE CHARGING STATION

A white icon of a car with a circular arrow symbol next to it, centered on a green background.

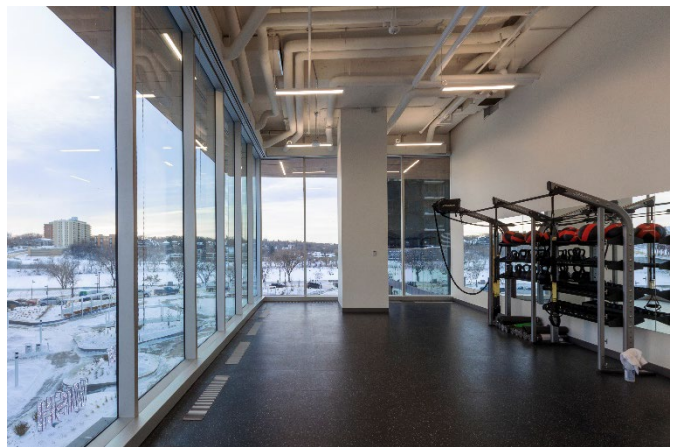
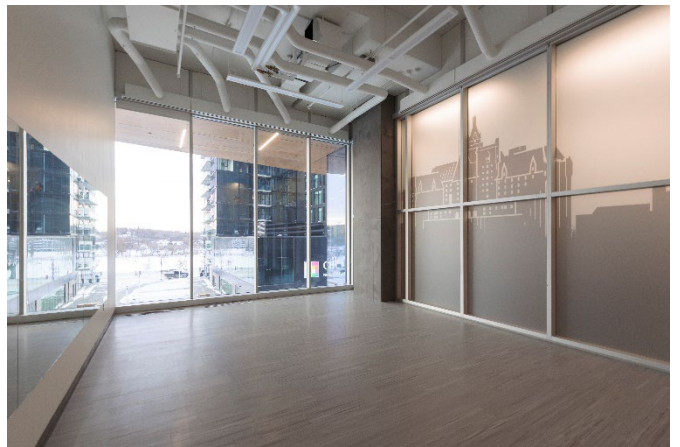


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# PHOTO GALLERY



# 2<sup>ND</sup> LEVEL AMENITIES





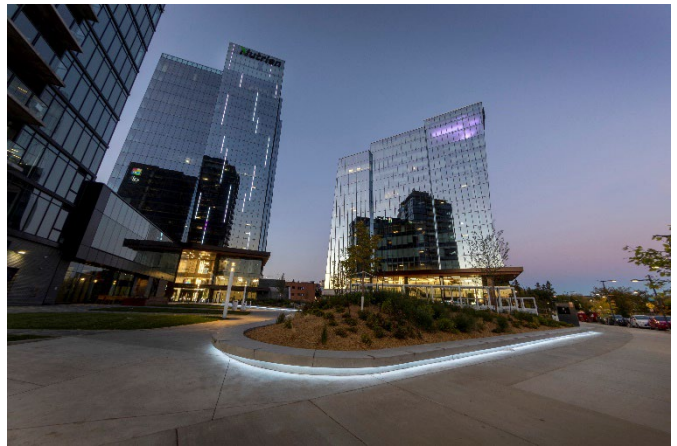
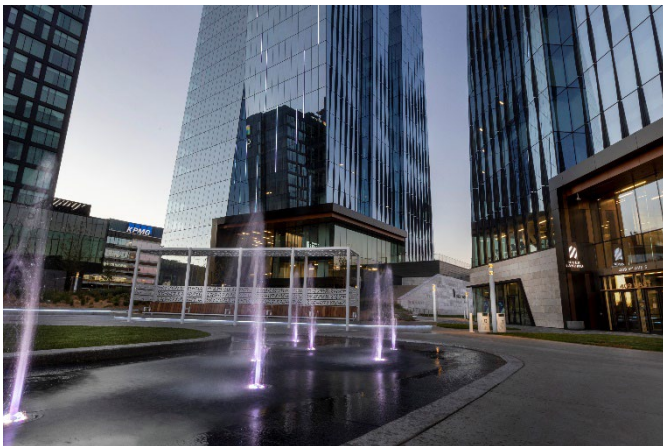
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# PLAZA



A feature of this development is the public plaza. The plaza features hardscape surfaces with defined walking paths, as well as an area with soft landscape, seating, and public amenities.

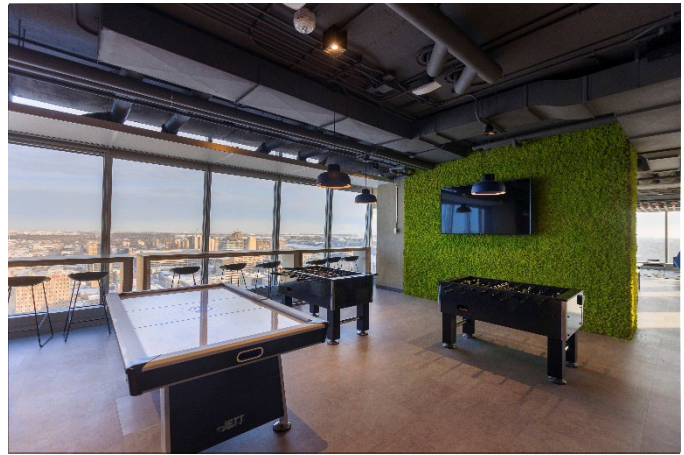
The plaza provides a civic space that allows for programmed and non-programmed use by the public and will be adaptable to different seasonal uses.



# PLAZA VIEWS



# WINTER GARDEN EMPLOYEE LOUNGE





**TRIOVEST**



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