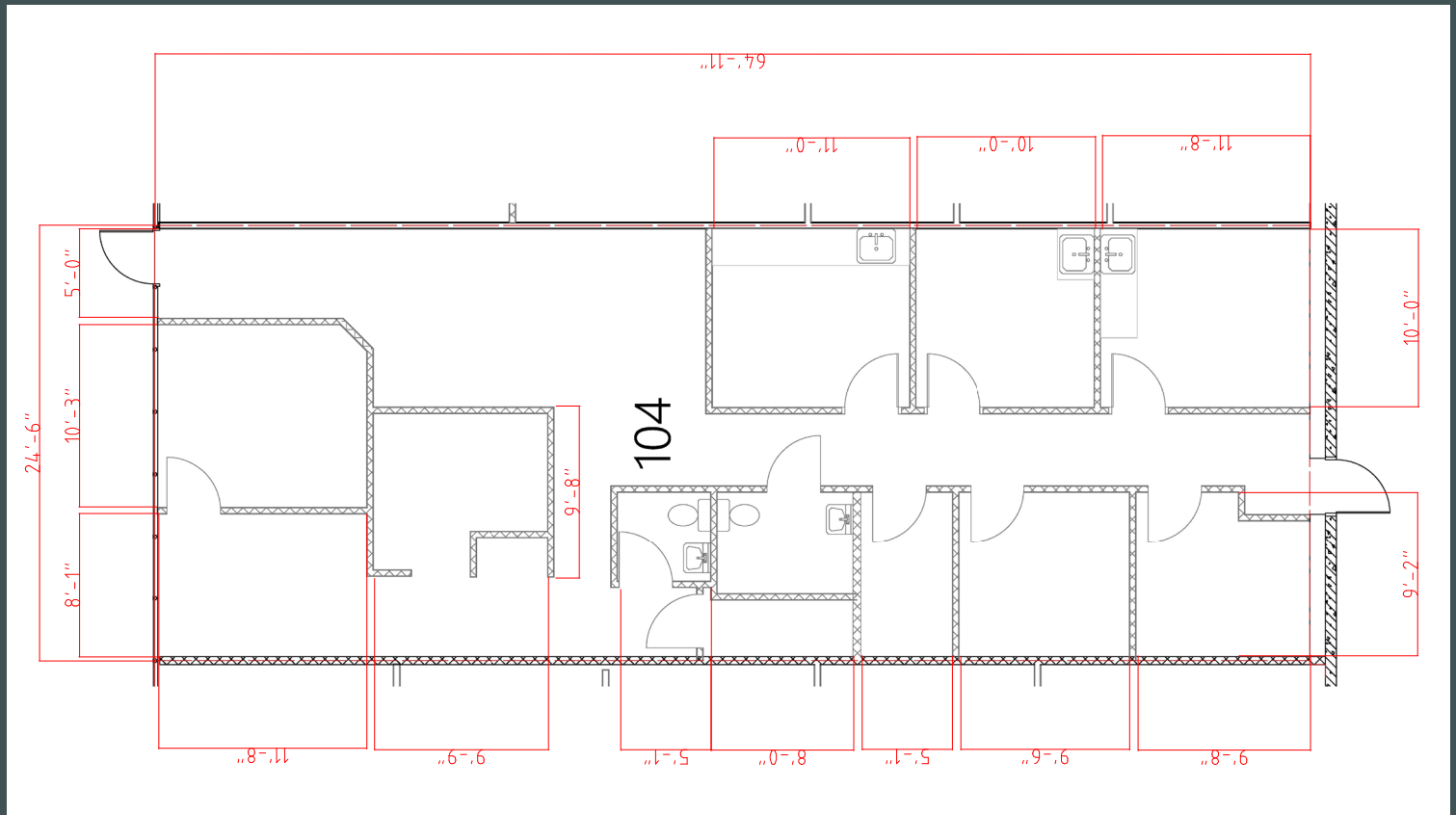


Preston Centre

On the corner of 8th Street East
& Preston Avenue

104 - 2100 8th Street East
Saskatoon, SK S7H 0V1
www.cbre.ca/saskatchewan





Suite 104

This available unit on the main floor offers a rentable area of **1,719 SF**. Building amenities include a secure parkade, electrified surface parking, storage space, and easy access to elevators and stairs.

- + HVAC Upgrades
 - Higher-efficiency heating/cooling systems
 - Convenient new digital controls
 - New furnaces, boilers, & chiller
- + Lobby & Stairwell
 - Main & north entrance areas renovated
- + Parking Lot
 - New lighting, conversion to PVC pipes
 - Installed access card security system
 - Entrance added for north basement

Recent Building Renovations

Since the building was acquired in late 2020, significant renovations have been undertaken throughout the interior and exterior of the building as well as the site area. These renovations have resulted in increased efficiency, reduced operating costs, a cleaner modern appearance, and an overall improvement to the property value.

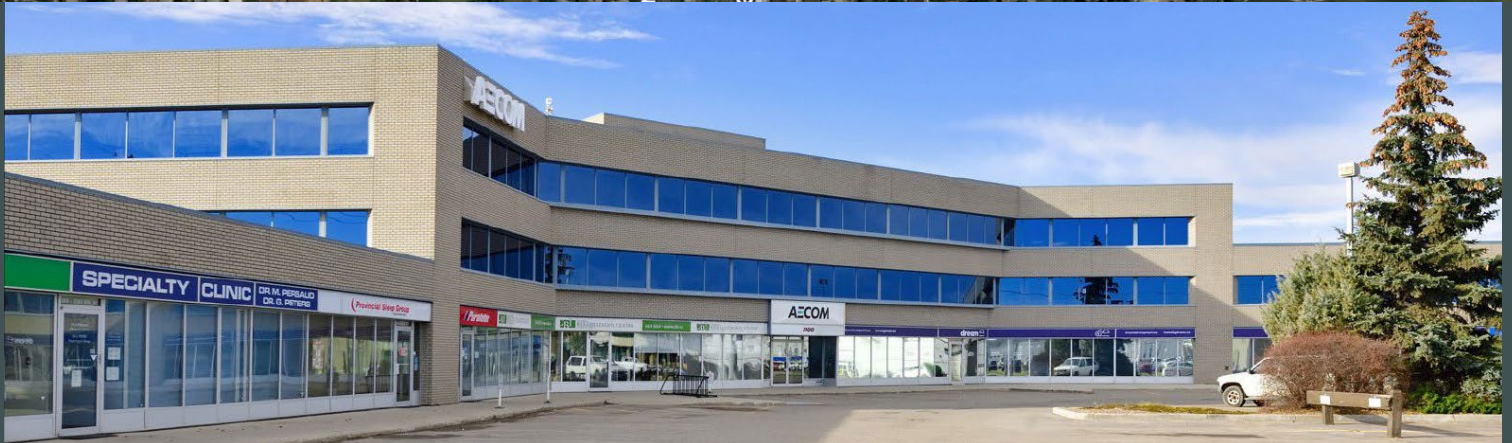
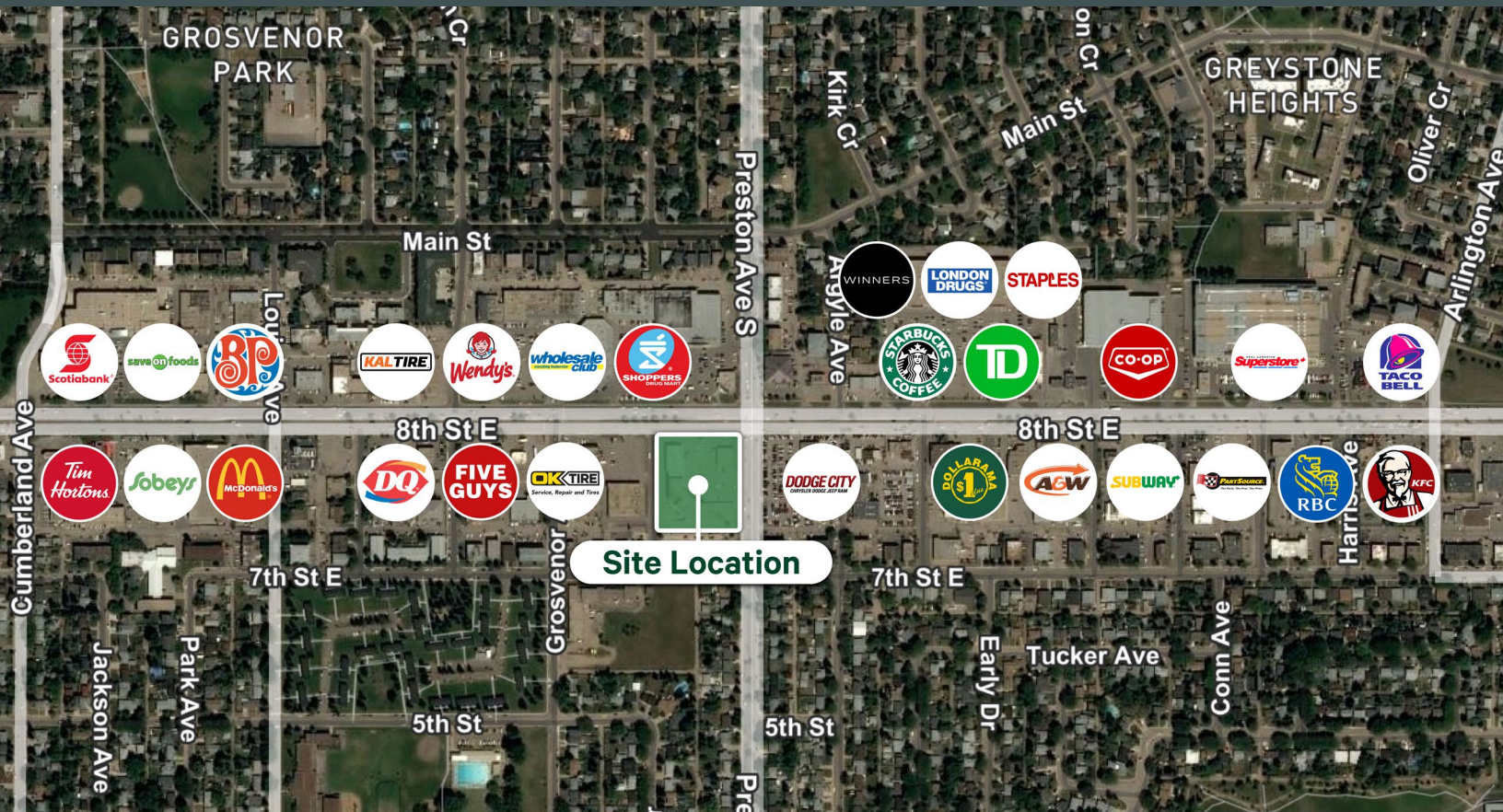
- + Lighting
 - Upgraded to energy-efficient LEDs
- + Landscaping
 - New sod, shrubs, sprinklers, benches, etc.
- + Interior & Exterior Enhancements
 - Security camera system installed
 - Fresh paint work
 - Sidewalks & curbing restored
 - Roof replaced

Photos



Location Overview

8th Street East is a well-established retail destination for Saskatoon, with largely-known brands including Shoppers Drug Mart, Dairy Queen, McDonald's, Sobeys, Superstore, Starbucks, Tim Horton's, TD bank, RBC bank, Dollarama, and many others within walking distance or just a short drive from the site. The area is also adjacent to densely-populated residential neighbourhoods such as Nutana (6k), Brevoort Park (3.9k), Holliston (3.7k), Varsity View (3.6k), and Greystone Heights (2.8k), with an annual spending average of \$117,108 per household and over 68,000 households within 5km of the site (2023).



Preston Centre

104 - 2100 8th Street East | Saskatoon, SK S7H 0V1

For Lease

Property Details

Preston Centre is a 61,880 SF commercial office-retail complex located on a prominent corner lot at the southwest intersection of 8th Street East and Preston Avenue South, within Saskatoon's Grosvenor Park neighbourhood. The Property benefits from significant volumes of daily automotive and pedestrian traffic, occupying one of the main intersections within south Saskatoon.

1,719 SF
Unit Area

2.03 Acres
Lot Size

\$30.00 PSF
Lease Rate

\$16.88 PSF
Occ. Costs PSF (est.)

Surface
Electrified Parking Stalls
(non-electrified stalls are also available for rent)

Underground
Additional Parking

B4
Zoning



Google Maps rendering

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