



DREAM
COLLECTION



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

- 9th Floor**
4,094 SF
- 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**
Full Floor Opportunity | 15,028 SF
- 4th Floor**
Suite 420 | 3,520 SF
Suite 400 | 1,642 SF
- 2nd Floor**
Suite 200A | 6,204 SF
- Ground Floor**
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.

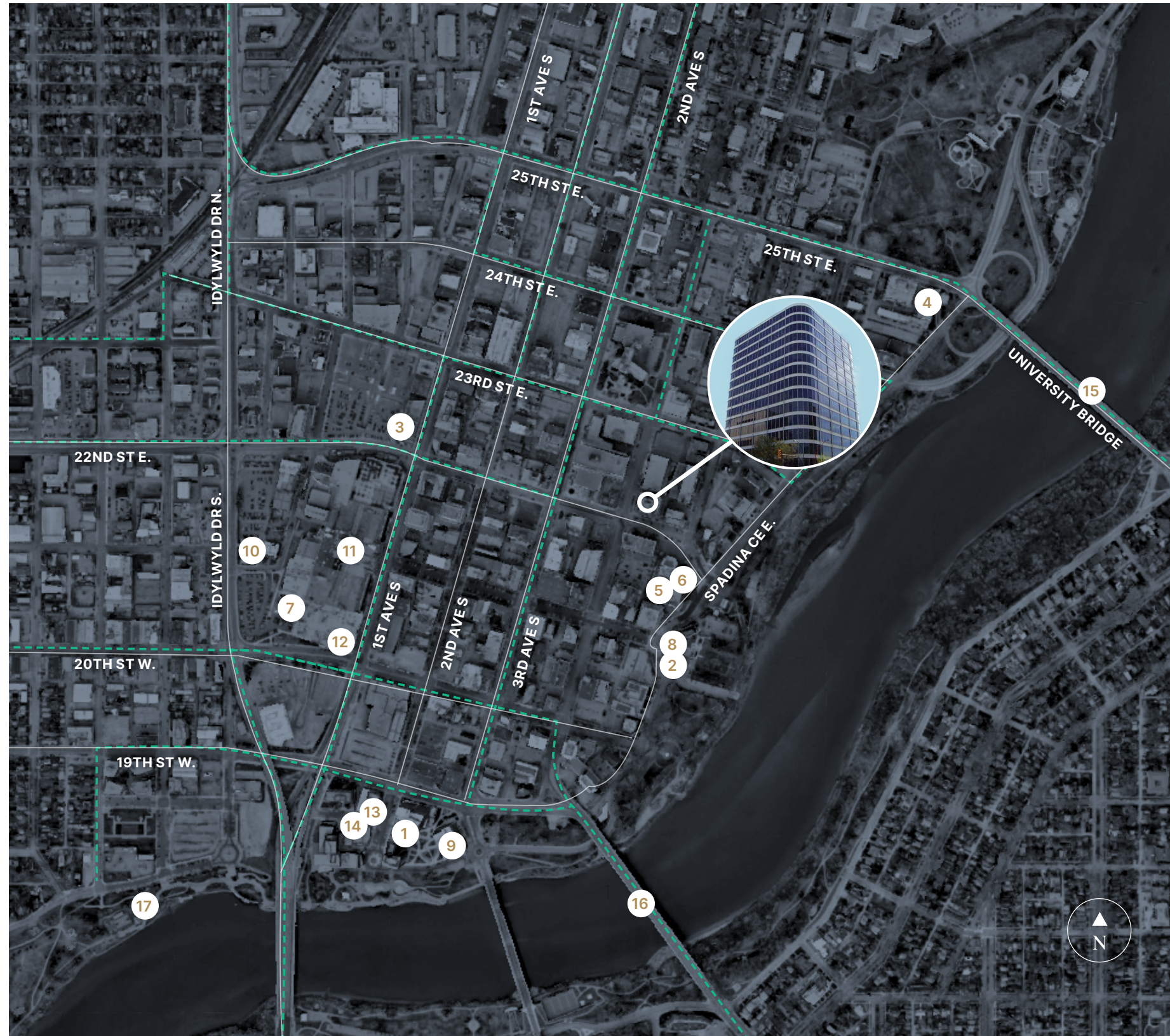
Numerous units are currently available with a variety of layouts and amenities, allowing you to choose the perfect space for your needs — join us today.

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 & Entertainment

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

Notable Destinations

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

5 min.

Downtown Transit Terminal

----- Bus Route



Ben Kelley*

Associate Vice President
ben.kelley@cbre.com
306 803 5979

Luke Jansen

Sales Associate
luke.jansen@cbre.com
306 803 5981

Dallon Kuprowski

Senior Financial Analyst
dallon.kuprowski@cbre.com
306 803 5983

Shane Endicott*

Senior Sales Associate
shane.endicott@cbre.com
306 803 5978

Michael Bratvold

Senior Vice President
michael.bratvold@cbre.com
306 803 5977



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

*Sales Representative