

FOR SUBLEASE



UNIT 132, 103 MARQUIS COURT SASKATOON SK

OVERVIEW

This fully built-out office and warehouse is second to none for fit and finish. High quality, durable materials are used throughout this building, including polished granite floors and glass and steel office construction on the main floor.

Located along the high-traffic Marquis Drive, this professional, move-in-ready space combines functional offices with well-equipped warehouse and storage area. Features durable finishes, modern utilities, secure fenced compound, and on-site parking.

PROPERTY PROFILE

AVAILABLE FOR SUBLEASE

Unit 132: 4,400 SF

NET SUBLEASE RATE

\$20.00 PSF

OCCUPANCY COSTS

\$6.51 PSF

CONDO FEES

\$2.22 PSF

POSSESSION

Immediate

LEGAL DESCRIPTION

Surface Parcel 202836933

ZONING

IL1

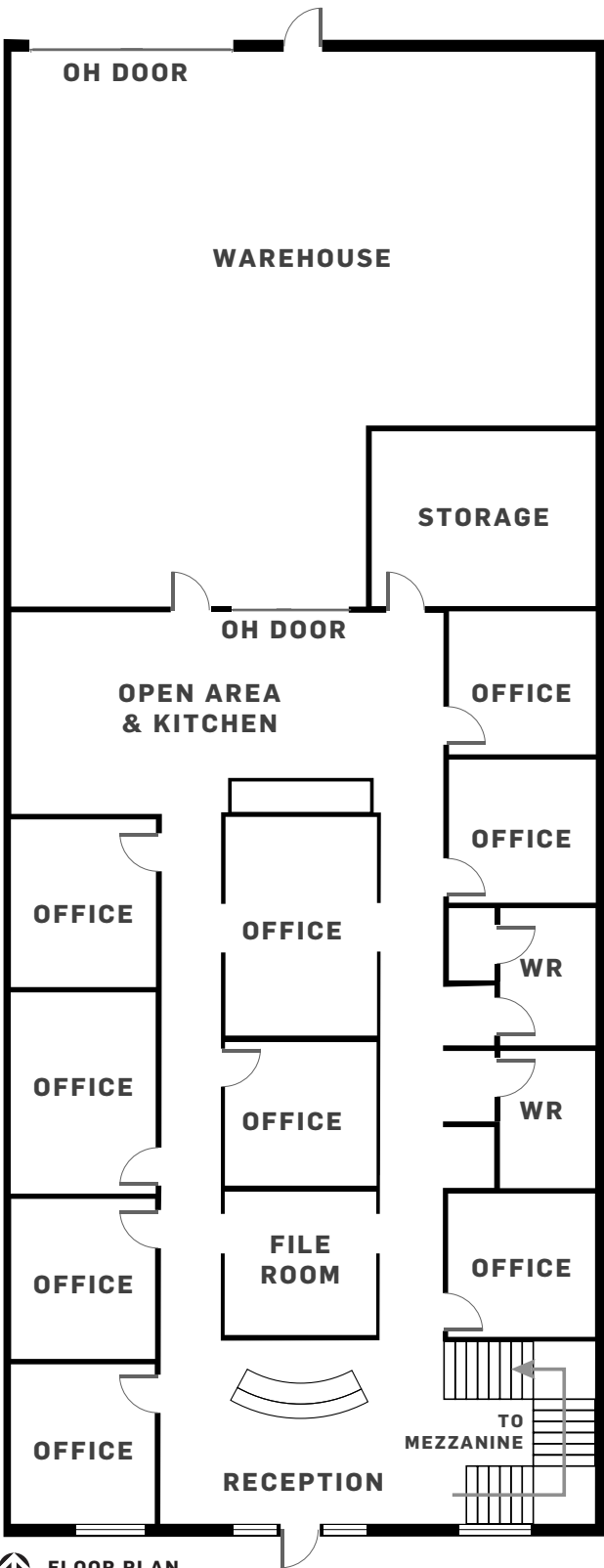
BUILDING DETAILS

- Eleven (11) offices
- Reception area
- Server/copy room
- Two (2) washrooms
- Overhead heat in warehouse
- OH grade door
- Floor drains
- Heavy loading floor
- 3-phase power
- 24' ceiling height
- Air conditioning
- Central vac
- Sprinkler system
- 40' x 60' secure, fenced compound
- Six (6) parking stalls

#132, 103 MARQUIS COURT



#132, 103 MARQUIS COURT



 FLOOR PLAN
(NOT TO SCALE)



#132, 103 MARQUIS COURT



PRIVATE SECURE COMPOUND



THIS INFORMATION HAS BEEN SECURED FROM SOURCES THAT ICR COMMERCIAL REAL ESTATE BELIEVES TO BE RELIABLE, BUT WE MAKE NO REPRESENTATION OR WARRANTIES – EXPRESSED OR IMPLIED – AS TO THE ACCURACY OF INFORMATION. KEN K

**SALES & LEASING
DOWNTOWN**
275 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6116
F: 306.664.1940

**PROPERTY MANAGEMENT
DOWNTOWN**
100 – 261 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6118
F: 306.664.1940

**SALES & LEASING
NORTH**
840 48TH STREET E
SASKATOON, SK S7K 3Y4
P: 306.933.2929
F: 306.931.0882

**SALES & LEASING
PROPERTY MANAGEMENT**
200 – 1055 PARK ST
REGINA, SK S4N 5H4
P: 306.721.6116
F: 306.721.1940