

Midtown Tower

Office Space for Lease

Midtown Tower
201 1st Avenue South
Saskatoon, Saskatchewan
www.cbre.com/saskatchewan

Lease Rate: \$19.50 PSF



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For Lease



Leading Office Space

Located in Saskatoon's Destination Shopping Mall

In the heart of Downtown Saskatoon, Midtown Plaza is Saskatchewan's premier fashion destination. The property is comprised of a 9-storey office tower and enclosed shopping centre; anchored by well-known stores including Aritzia, H&M, Michael Kors, Lululemon, Sephora, Victoria's Secret, Lush, MAC, and more.

This building comes with considerable and convenient underground parking for both clients and tenants. Units were updated with new paint and carpets in 2019, and a tenant improvement allowance will be allocated to new tenants. Additionally, Midtown has plenty of security measures to protect patrons and workers alike.

Saskatoon's Prime Retail & Business Hub

Boasting over 130 iconic and unique stores, Midtown Plaza further enriches the lively culture of Downtown Saskatoon, making it one of the city's business hotspots. Midtown Common food hall anchors the shopping centre's upper level with a striking contemporary design and over 20 vendors in a vibrant and casual dining atmosphere.

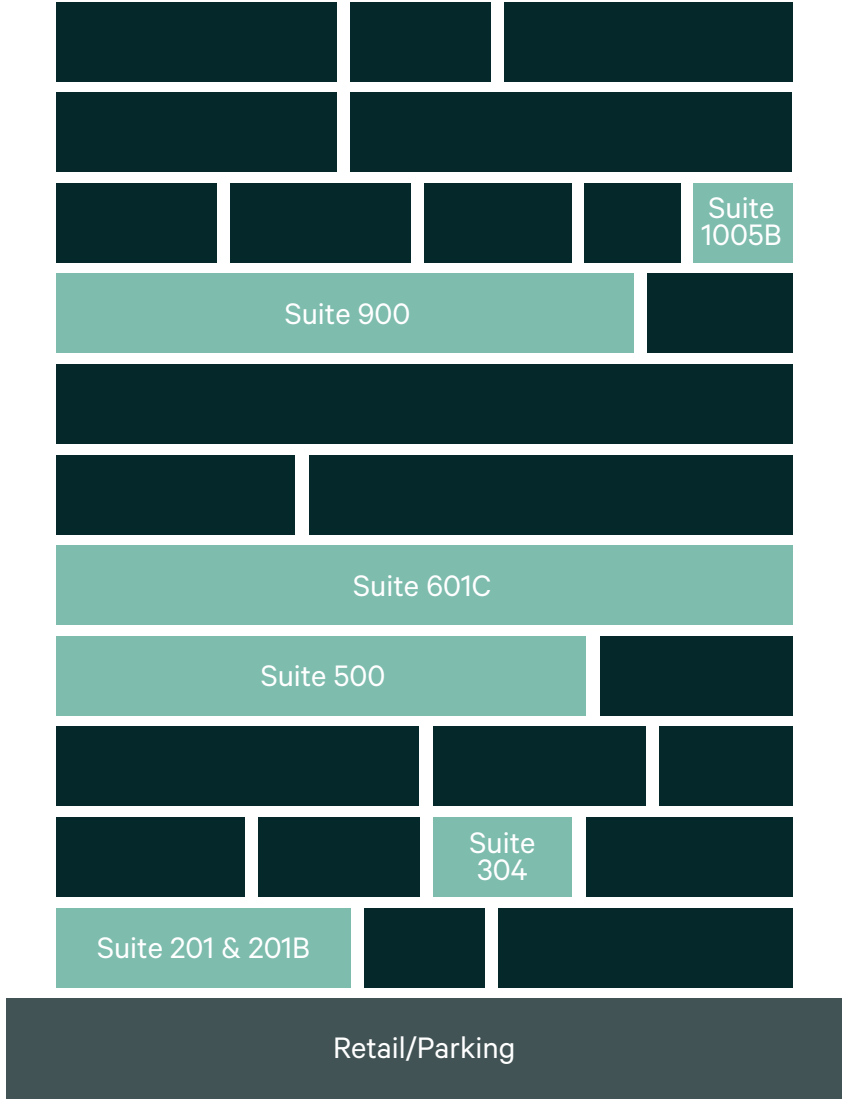
Located within our shopping centre and spanning over 12 floors, Midtown Tower is a landmark location in Downtown Saskatoon with spectacular views of the South Saskatchewan River and the city skyline. Midtown Tower is home to a mix of business; medical; dental; and other professional offices, serving the Downtown and Saskatoon communities. Conveniently, underground parking is also available with express pay stations within the shopping centre as well as surface parking with exit pay stations on each lot.



Current Availability

Available Units

- + Suite 1005B
1,190 SF
- + Suite 500
6,655 SF
- + Suite 900
7,069 SF
- + Suite 304
1,002 SF
- + Suite 601C
8,259 SF
- + Suite 201 & 201B
2,518 SF



Tower Information

- + Building Size: 90,873 SF
- + Zoning: B6
- + Year Built: 1970
- + Net Rent: \$19.50 PSF
- + Last Renovated: 2019
- + Additional Rent: \$17.57 PSF
- + Number of Floors: 12
- + TI Allowance: Negotiable
- + Current Vacancy: 26,693 SF
- + Owner: KingSett Capital





Building Information

The current tenant composition offers a diversified group of Potash companies, medical practitioners, and retail businesses. Major tenants include North Atlantic Potash, Sask Liquor, Pembroke Capital, Midtown Dental, and the College of Dental Surgeons.

Surrounding developments are predominantly high-rise and mid-rise office structures with ancillary retail. The office space is conveniently located above Saskatoon's most prominent retail mall, anchored by Midtown Common's brand-new food hall. Midtown Plaza and Common recently underwent significant renovations in 2019. The upgrades had an \$80 million budget to revamp and modernize Saskatoon's largest shopping centre.

\$19.50

Asking Net Rent PSF

\$17.57

Operating Costs PSF

80M

Recent Renovations to
Midtown Common/Plaza

Additional Details

201 1st Avenue South

Midtown Tower is an attractive option for tenants looking to position themselves in central downtown Saskatoon with all the convenient and enjoyable amenities of Midtown Plaza. In addition to these qualities, Midtown provides a multitude of security features to ensure a safe and smooth experience for all workers and visitors within the building.

These security features include:

- + 24-hour security coverage
 - Foot patrols, exterior patrols, & marked vehicles
 - State-of-the-art CCTV system (200 cameras)
 - System alerts on all stairwells and corridors on site
- + Staff
 - 14 full-time officers, 2 supervisors, & 1 uniformed manager
- + Saskatoon Police Service
 - Daily proactive site support through recurring site tours
- + Services
 - Vehicle escorts, battery boosts, & vehicle assistance
 - Emergency medical calls & location of lost children
 - Lost & found
- + Upcoming Plans
 - Increasing head count of the security team
 - Expanding camera system to include 4 additional locations & 2 camera upgrades
 - Implementing enhanced tenant communication platform



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