

OFFICE FOR LEASE



230 22ND STREET EAST, SASKATOON SK FINANCIAL BUILDING

The Financial Building stands as an iconic 8-story commercial landmark in the heart of downtown Saskatoon. Perfectly positioned steps from City Hall, Midtown Plaza, and the upcoming Downtown Entertainment District, the property offers high-visibility street presence, excellent transit connectivity, and convenient access to the central business core. Featuring flexible floor plates from single-office suites up to full $\pm 6,400$ square-foot layouts, the building accommodates a diverse range of operational needs from corporate offices to ground-floor retail and medical services.

Combining classic architectural character with modern upgrades, the facility boasts 24/7 keycard access, secure elevator service, and abundant natural light throughout updated suites with dedicated kitchen facilities and glass-partitioned offices. With competitive lease terms and tenant improvement allowances available for qualified tenants, the property provides an adaptable, cost-effective space for businesses looking to establish a strong central footprint in Saskatoon's growing urban core.

LAYOUT AND FLOOR PLANS



PROPERTY DETAILS

BUILDING SIZE

±57,600 SF

NET LEASE RATES

See floor plans below

OCCUPANCY COSTS

\$13.00 PSF (estimate)

POSSESSION

Immediate

ZONING

B6 (Downtown Commercial District)

PARKING

Two-level parkade accessible from the rear lane:
bottom level is covered parking

LEGAL DESCRIPTION

Surface Parcel 120283422

AVAILABLE FOR LEASE

MAIN FLOOR

3,690 SF office

- direct street and main lobby access
- shares private stairwell to optional 2nd floor office for additional 2,740 SF

SECOND FLOOR

4,015 SF Total Available

- 2,740 SF office with private stairwell to optional main floor office for additional 3,690 SF
- 1,275 SF office (shell space: **tenant improvement allowance available for qualified tenants***)

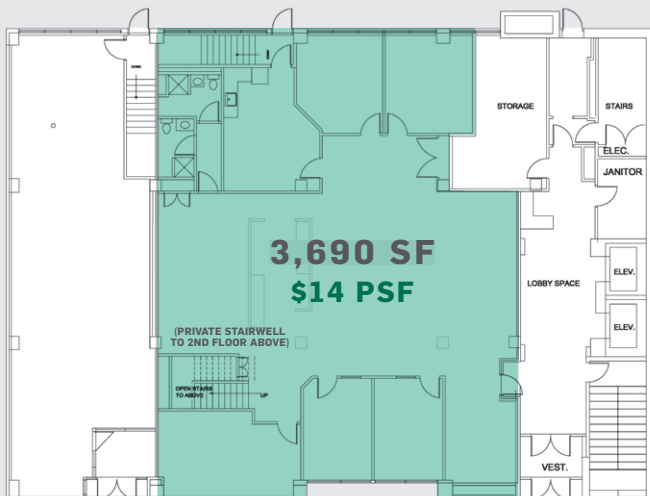
FOURTH FLOOR

3,680 SF Total Available

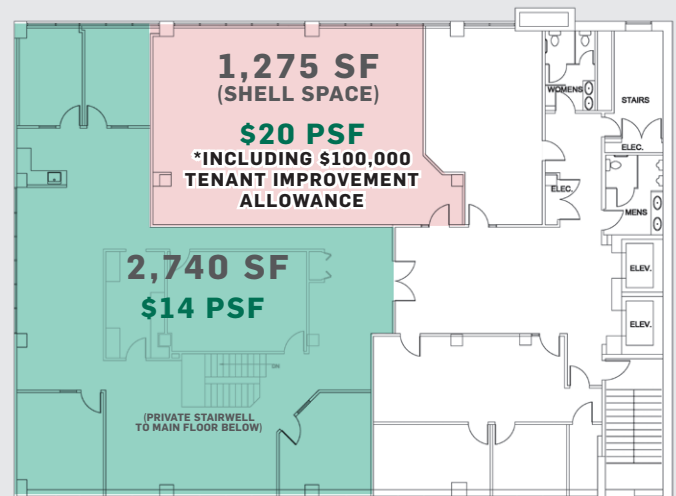
- 2,675 SF office (west)
- 1,005 SF office (south)

FIFTH FLOOR

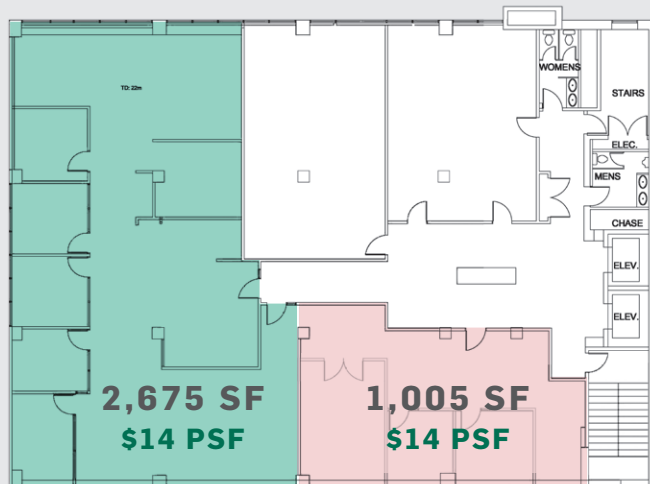
1,450 SF Fully-renovated suite



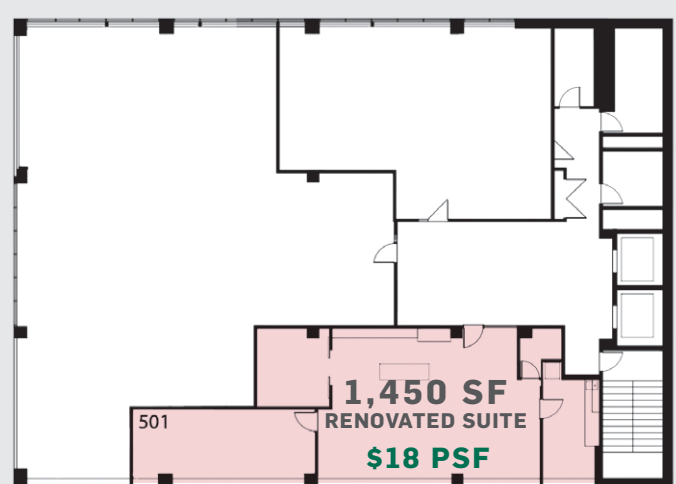
MAIN FLOOR



2ND FLOOR

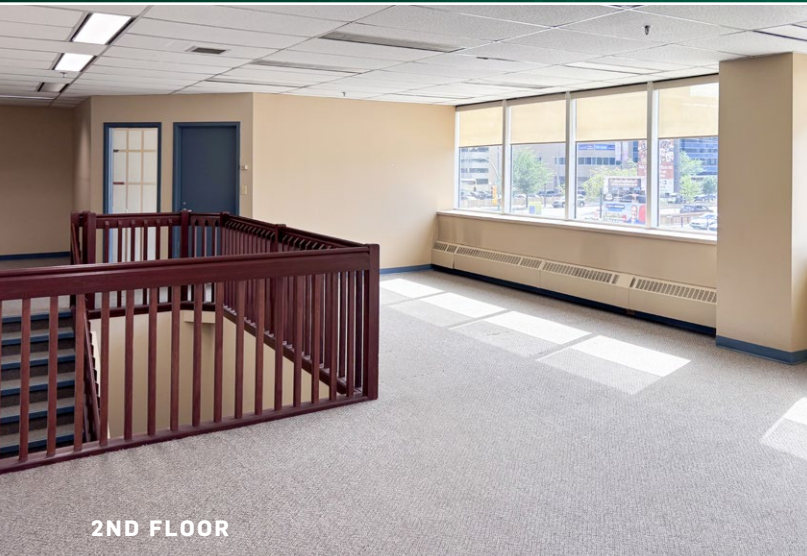


FOURTH FLOOR



FIFTH FLOOR

PHOTOS



2ND FLOOR



FOURTH FLOOR



2ND FLOOR CORRIDOR



4TH FLOOR CORRIDOR



FIFTH FLOOR



FIFTH FLOOR

230 22ND STREET EAST



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■ TRUST US TO PUT YOU ON THE MAP

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