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1503 Fletcher Road, Saskatoon, SK Excl.

Suburban office space **for sale/lease**

Exploration Place offers immaculate suburban office space with ample parking in the south west corner of the city.

The modern, open-concept layout includes demountable walls, premium Herman Miller furnishings, Milliken flooring, and a raised floor system for power and communications. Flooded with natural light and supported by sound-masking and security systems, the space provides exceptional comfort and functionality. With convenient access from all areas of the city and less than 25-minute drive times to major centers—plus potential for warehouse conversion or future expansion—Exploration Place delivers outstanding quality and flexibility.

Net Lease Rate:

\$18
PSF

Asking Price:

\$6.75 m



Turnkey
ready



Parking
on site

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Property Profile

Premium Office Space

A professionally equipped modern office with premium furnishings, natural light, and exceptional adaptability.

Building Area	± 24,709 SF
Site Area	2.42 AC
Zoning	IL1 (Light Industrial)
Parcels	119977183, 203483493
Possession	Immediate
Property Tax	\$49,722.57 (2025)
Occupancy Costs	\$7.97/SF (est.)
Net Lease Rate	\$18.00/SF
Asking Price	\$6,750,000.00



Freshly paved parking lot



Sunlit courtyard area

Property features

- Leased to a high covenant tenant
- Open concept
- Carpet tile flooring
- Raised floor system
- Electronic sound masking system
- Programmable lighting
- 3-phase, 800 amp main electrical
- Security system and cameras
- Access card system with glass break detectors
- Kitchen, dining area and reception
- Multiple large meeting rooms
- 120 electrified parking stalls
- Secure bike storage
- Demountable wall system and furniture included
- Freshly paved parking lot



Reception



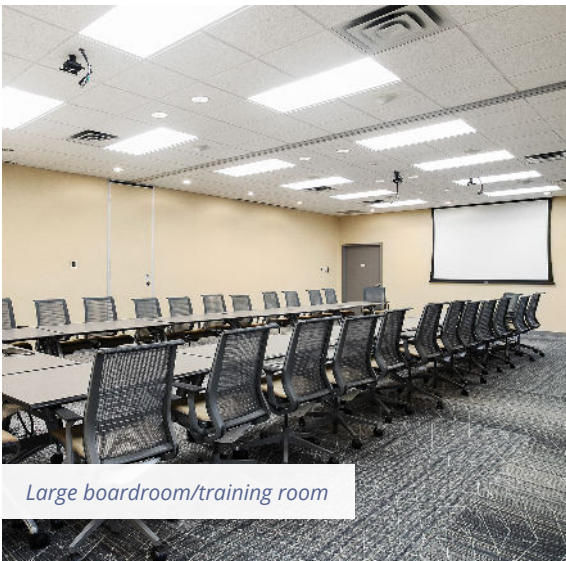
Waiting room



Offices



Workstation



Large boardroom/training room



Kitchen

FLEXIBLE ACQUISITION STRUCTURE

- Available for lease, purchase with stable in-place income, or vacant possession—offering versatility for both investors and owners-users.

STABLE INTERIM CASH FLOW

- Existing tenancy provides reliable income of \$30,886.25/month through April 2027, creating immediate yield with future upside.

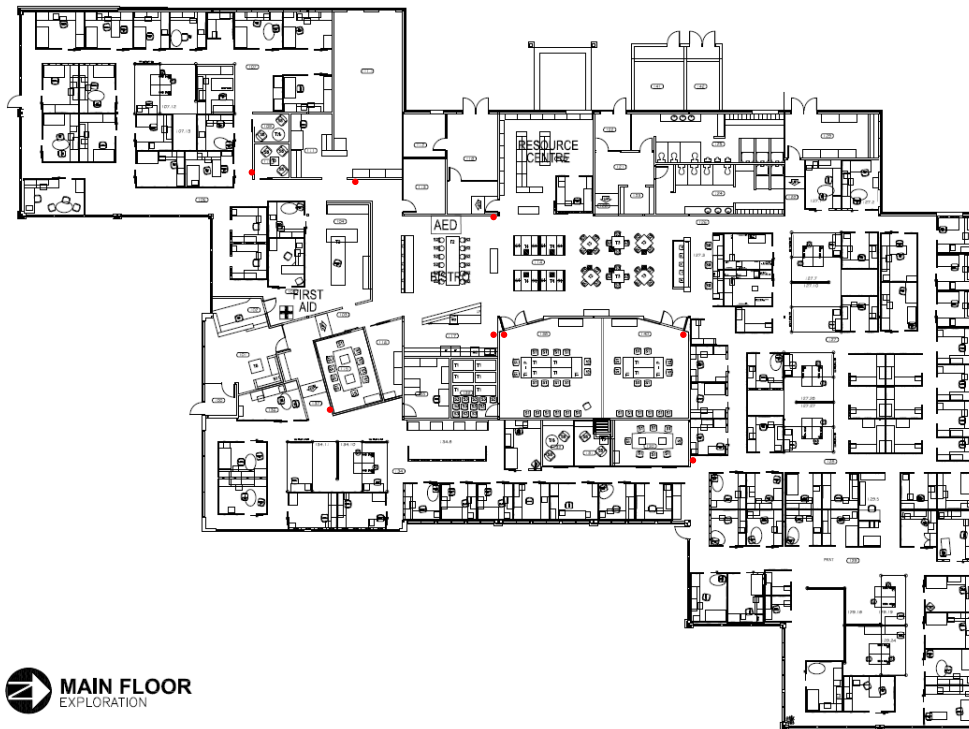
STRATEGIC OCCUPANCY TIMELINE

- Opportunity to secure space for owner-occupation or new tenancy in Q3 2026, allowing for business planning and transition certainty.

LARGE-SCALE OFFICE CONFIGURATION

- Well-suited for institutional users or multi-tenant conversion, with capacity to accommodate a range of office layouts and operational needs.

Floor Plan



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