



3333 8<sup>th</sup> Street East, Saskatoon Excl.

# High exposure professional office **for lease**

Located along Saskatoon's premier retail and service corridor with a  $\pm$  50,000 daily traffic count.

The space includes dedicated parking stalls and ample customer parking. Tenants in this professional building include a medical clinic, pharmacy, physiotherapy, nursing company and law firm; the building serves  $\pm$  70,000 medical clients annually.

Asking:

**\$28**  
PSF



Unit 210  
1,975 SF



Shell  
space

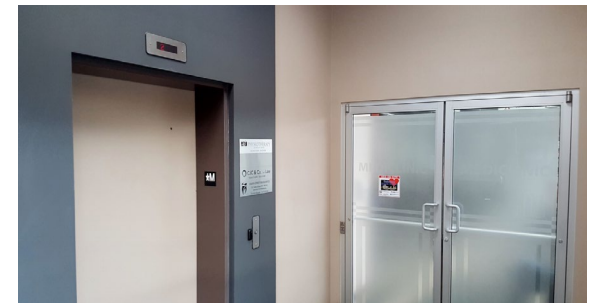
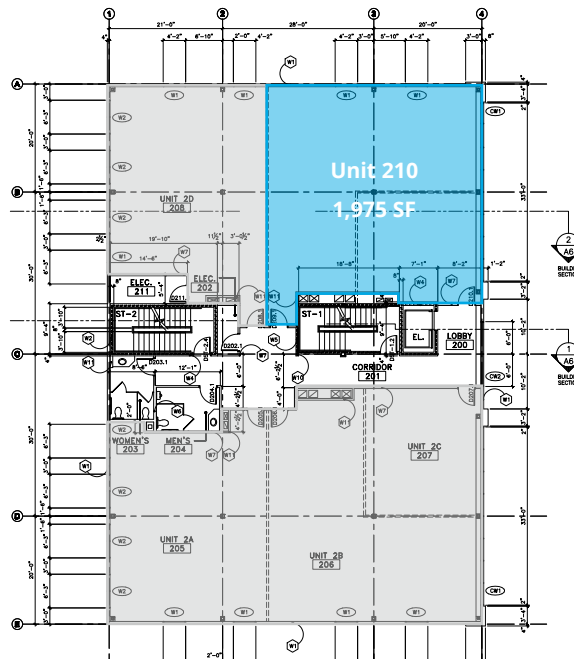
**Colliers**

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# Property Overview

<b>Available</b>	Unit 210	1,975 SF
<b>Building</b>	20,700 SF	
<b>Site Area</b>	41,712 SF	
<b>Zoning</b>	B4 (Arterial and Suburban Commercial)	
<b>Parcel</b>	135678000	
<b>Possession</b>	Immediate	
<b>Occupancy Costs</b>	\$11.00/SF (est.)	
<b>Net Lease Rate</b>	\$28.00/SF	

- Landlord to provide shell space with concrete floors
- Drywall finish on perimeter walls complete with primer and coat of paint
- HVAC units supplied for tenant distribution
- Electrical panel located within the premises for the tenant's installation
- Pylon signage available at market rates
- Occupancy costs include gas and common area janitorial; electrical metered separately



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