FOR LEASE

ICR COMMERCIAL REAL ESTATE



HIGH EXPOSURE EAST SIDE OFFICE

3333 8TH STREET EAST, SASKATOON SK

Located on Saskatoon's high-traffic 8th Street corridor, 3333 8th Street East offers exceptional visibility, abundant parking, and immediate access to major retailers and Circle Drive. Anchored by medical and professional tenants, the property provides strong co-tenancy and consistent daily traffic, ideal for healthcare, wellness, or client-focused office users.

3333 8TH ST

AVAILABLE FOR LEASE
Unit 200: ± 3,129 SF
Unit 201: ± 2,073SF

BUILDING SIZE
± 20,700 SF

LAND SIZE
± 0.96 acres

NET LEASE RATE
$23.95 PSF

OCCUPANCY COSTS
$16.18 PSF (2026 estimated)

SIGNAGE
Pylon signage available

PARKING
74 paved, on-site parking stalls

ZONING
B4

LEGAL DESCRIPTION
Surface Parcel 135678000

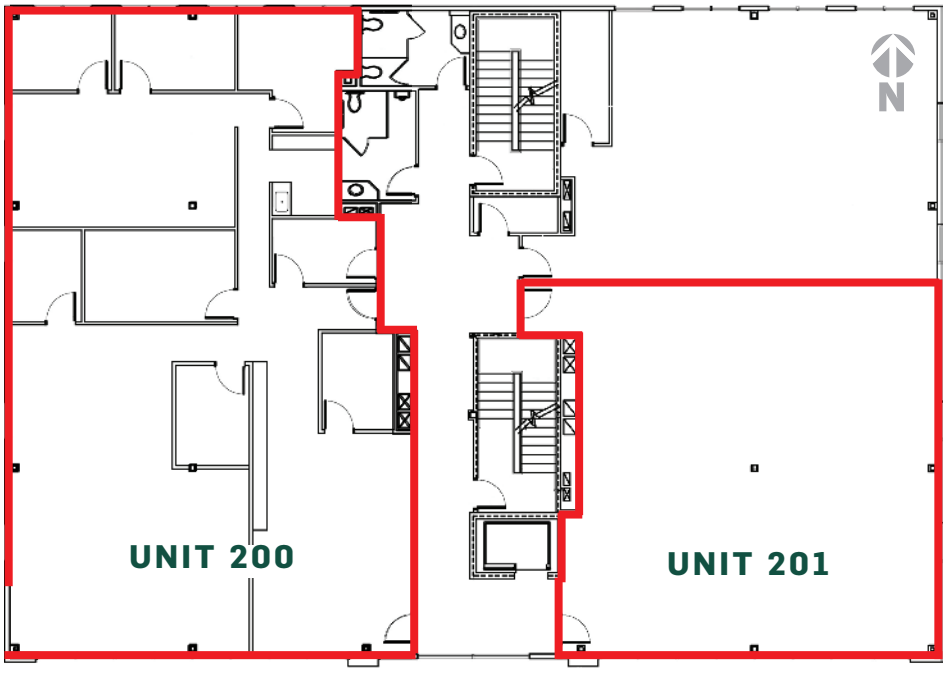
BUILDING DETAILS
- Common lobby with elevator and stairwell access to all floors
- Common washrooms on each floor
- Fully handicap accessible
- Fire alarm system
- Ample parking ratio of one stall per 280 SF
- On frequent stop transit line
- Across the street from major interior shopping centre

UNIT 200 DETAILS
- Turnkey office suite
- Built out includes four private offices, small meeting room, large open work space, staff room, laundry, storage, and reception

UNIT 201 DETAILS
- **NEWLY INSTALLED** flooring, primed finished interior drywall, and lighting
- HVAC and electrical panel provided for tenant distribution



UNIT 200 - RECEPTION



3333 8TH ST



UNIT 200 - BOARDROOM



UNIT 201



NEW PYLON SIGNAGE

3333 8TH ST



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