



1415 Ontario Avenue, Saskatoon Excl.

# Second floor office space **for lease**

Second floor walk-up space is currently built-out as an open concept office.

The abundance of natural light combined with affordable pricing make this an ideal location for a dance studio, photography studio, martial arts studio, place of worship, call center and other professional services.

Accelerating success.

Asking:

**\$3.50**  
PSF



8,321 SF  
Unit 200



Open  
concept

**Jason Wionzek**

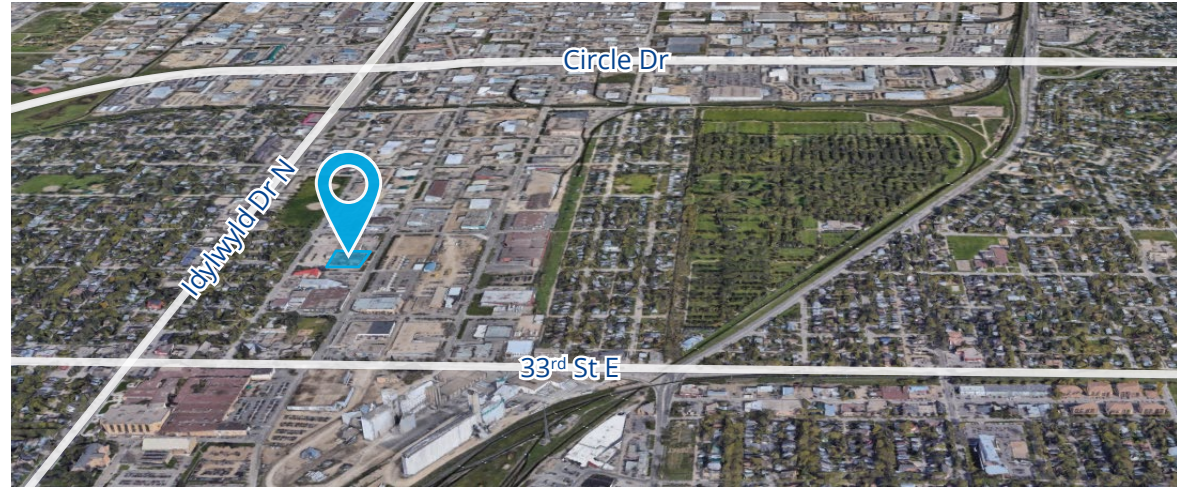
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# Property Overview

<b>Available</b>	Unit 200	8,321 SF
<b>Building</b>	54,778 SF	
<b>Site Area</b>	4.51 AC	
<b>Zoning</b>	IL1 (Light Industrial)	
<b>Parcels</b>	118956088, 118956112, 119011282	
<b>Possession</b>	Immediate	
<b>Utilities</b>	\$1.75/SF (est.)	
<b>Occupancy Costs</b>	\$4.00/SF (est.)	
<b>Net Lease Rate</b>	\$3.50/SF	

- Affordably priced with an all in monthly cost of \$6,414.00 + GST
- Open concept floor plan
- Lots of natural light from large north facing windows
- Ample on-site parking
- Tenant to confirm use with the City of Saskatoon prior to possession
- Landlord may consider demising into small units
- Tenant specific renovations to be amortized over lease term



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