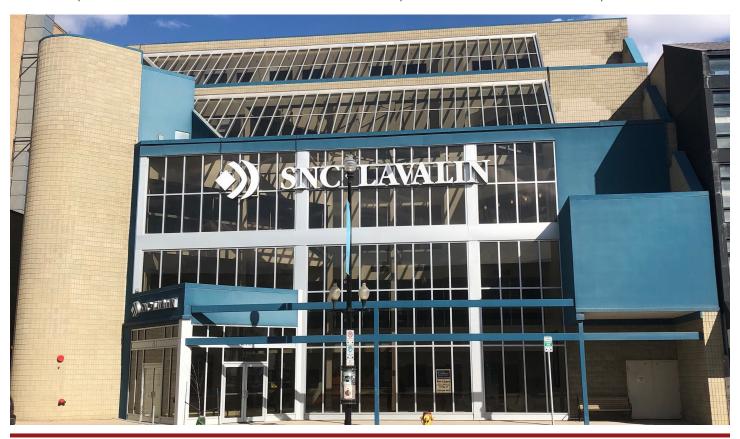


216, 1st Avenue South, Saskatoon, SK



Available Space:

Main Floor Retail/Foyer 1,500 - 3,250 SF

2nd floor office available B6 Downtown Commercial Parcels 120161270, 120161281, 120161291 Possession Negotiable

Agents Protected
Occupancy Costs \$9.50/SF (est)

LEASE PRICE \$26.00/SF

Building Features

- > Ideal quick service food location
- > Zoned for retail/restaurant use
- ➤ Landlord will provide independent street sign
- > Impressive amounts of natural light
- > State of the art architecture
- > On-site custodian
- > Landlord will modify space for tenant

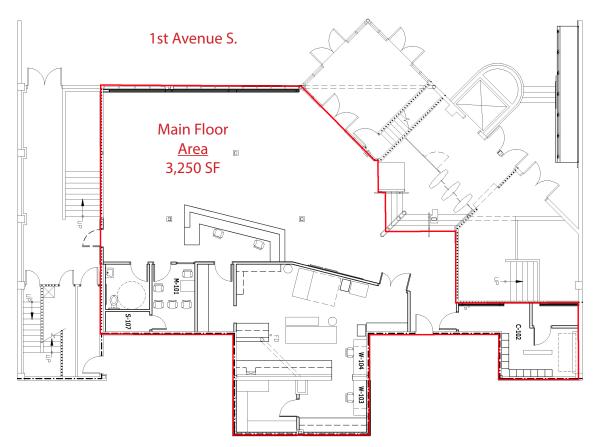
Location

- > Directly opposite Midtown Plaza
- Located on main artery to River Landing, Meewasin Valley Trails and Remai Modern
- > Subsidized parking available



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