

FOR LEASE > OFFICE

1171 8TH STREET EAST

SASKATOON, SK



Located on the corner of 8th Street and Munroe Avenue, 1171 has great exposure to one of Saskatoon's busiest streets. Location is surrounded by various office users and residential neighbourhoods. Location also has great access to Broadway and College Drive Bridge.

BUILDING PARTICULARS

- > 17 designated stalls behind the building for employee or client parking
- > Ample street parking along Munroe Avenue
- > Built-out offices
- > Modern boardroom and executive wing
- > Mailroom and delivery door
- > Spacious lunchroom and lounge
- > Washrooms located on both floors

AREA FOR LEASE

Total - 9,852 SF
Main Level - 4,926 SF
Lower Level - 4,926 SF

ZONING

M1

LEASE RATE

Main Level \$20.00 PSF
Lower Level \$6.00 PSF

OCCUPANCY COSTS

Main Level \$9.70 PSF
Lower Level \$9.00 PSF

POSSESSION

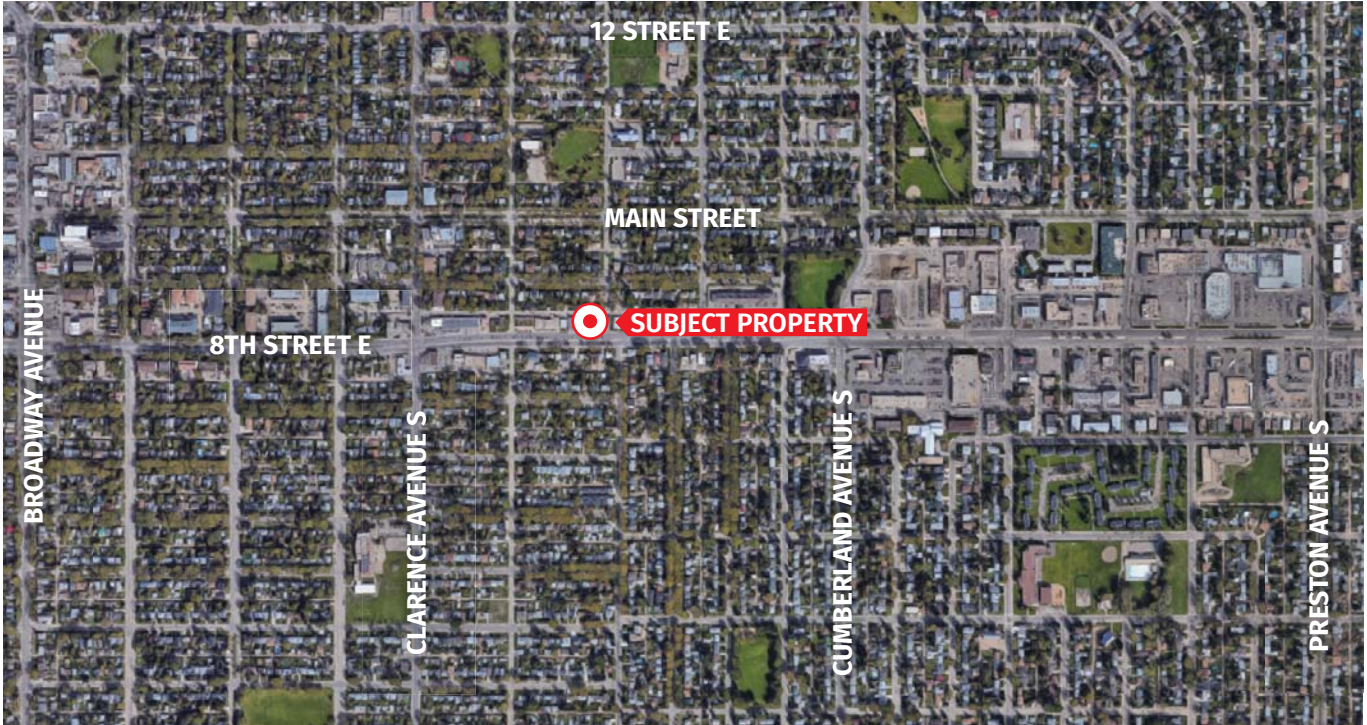
Spring 2022

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306 715 8700
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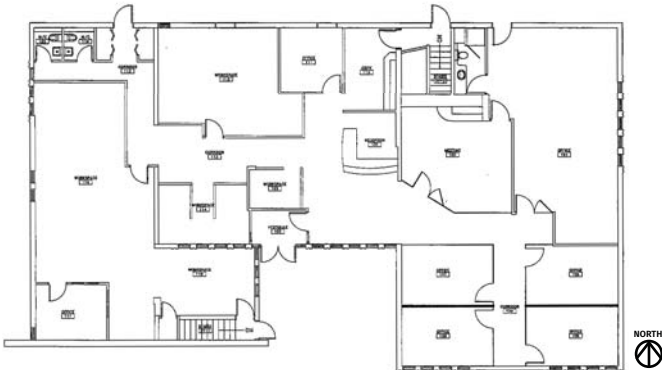
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CONCORDE
PROPERTIES

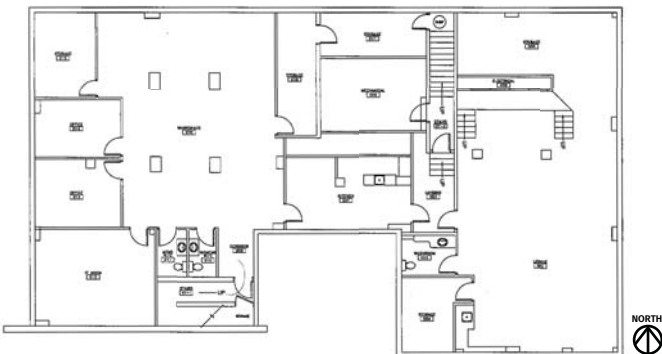
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MAIN FLOOR PLAN 4,926 SF



LOWER FLOOR PLAN 4,926 SF



 Building  Designated Parking



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