

FOR LEASE > OFFICE

# CIRCLE CENTRE TOWER

SECOND FLOOR - 3301 8TH STREET E, SASKATOON, SK



This high profile location is adjacent to the 8th Street & Circle Drive intersection which serves as one of Saskatoon's most vital thoroughfares, handling over 40,000 cars per day. The positioning of the property provides excellent exposure to this daily traffic flow and ease of access to Circle Drive freeway as well as Highways 11 and 16. Surrounding affluent neighbourhoods include: Greystone Heights, Wildwood, College Park and Briarwood.

## BUILDING PARTICULARS

- > Ample surface or underground (\$100/month) parking  
Underground parking ratio is 1 stall per 600 SF
- > Second floor space with excellent views
- > Open floor plan with modern office build-outs
- > Common second floor washrooms
- > Kitchen area
- > Upgraded elevators and renewly renovated building lobby
- > Pylon signage available

## AVAILABLE

Total - 4,632 SF  
Unit 201 - 2,014 SF  
Unit 202 - 2,618 SF

## ZONING

B4

## POSSESSION

Immediate

## OCCUPANCY COSTS

\$16.25 PSF

## LEASE RATE

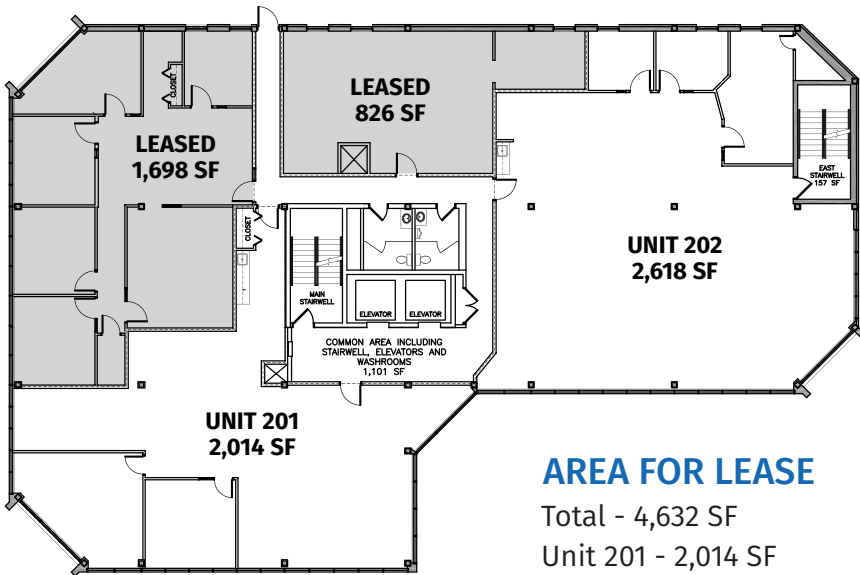
\$16.00 PSF

**MARY HIPPERSON**  
Commercial Sales & Leasing  
306 715 8700  
mhipperson@concordegroupp.com

1171 Eighth Street East  
Saskatoon SK S7H 0S3  
306 668 3004  
www.cgproperties.com

**CONCORDE**  
PROPERTIES

# SECOND FLOOR - 3301 8TH STREET E



## AREA FOR LEASE

Total - 4,632 SF  
 Unit 201 - 2,014 SF  
 Unit 202 - 2,618 SF



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