

FOR LEASE > RETAIL

LAWSON SQUARE MALL

UNIT 4 202 PRIMROSE DR, SASKATOON, SK



Prime retail space located along Primrose Drive, one of the main arteries serving Saskatoon's north end. Lawson Square Mall is situated across from BJM High School, the soccer centre and down the street from Lawson Heights Mall. This space can be demised into smaller bays, as it includes three store fronts.

BUILDING PARTICULARS

- > New T-bar ceilings and LED lighting
- > Patched, primed/leveled walls and floors ready for tenant paint and flooring
- > Front open concept retail space, back storage and office space
- > Three man doors at the back of the space
- > HVAC unit
- > Washroom
- > 3 x 200 amp electrical panels
- > 9 foot roofline
- > Signage available above space and on pylon sign
- > Building is fully sprinklered

AREA FOR LEASE

Up to 3,321 SF
Unit 4A - 2,274 SF
Unit 4B - 1,047 SF

ZONING

B4

LEASE RATE

\$22.00-\$26.00 PSF

OCCUPANCY COSTS

\$11.20 PSF

POSSESSION

Immediate

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

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

CONCORDE
PROPERTIES

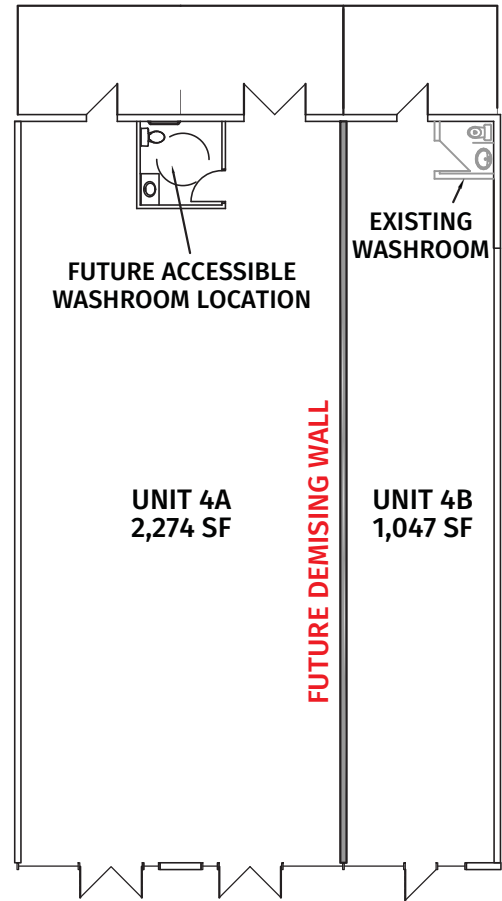
INTERIOR PHOTOS



EXTERIOR PHOTO



FLOOR PLAN



HIGH PROFILE MALL/AREA BUSINESS

- > Kentucky Fried Chicken
- > Critters Pet Health Store
- > Subway
- > Edward Jones
- > Pizza Hut
- > DQ Grill & Chill
- > Husky
- > TD Canada Trust
- > RBC Royal Bank

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UNIT 4 202 PRIMROSE DRIVE



LOCATION SPECS

Lawson Square Mall, located on Saskatoon's north end, is surrounded by three dynamic neighbourhoods: Lawson Heights, Silverwood Heights and River Heights. These high-density neighbourhoods have a total combined population of 20,000 with an average household income ranging from \$78,000-\$94,000. Two high schools, B.J.M. and Marion Graham, as well as the Mall at Lawson Heights grace the area.



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