

FOR LEASE > OFFICE

# CIRCLE CENTRE TOWER

FIFTH 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.

## BUILDING PARTICULARS

- > Building identification signage available for qualified tenants
- > Pylon signage along 8th Street available
- > Fourth and fifth floors have new HVAC distribution and controls, T-bar ceilings, LED lighting and are ready for tenant build-outs
- > 360 views of 8th Street, the U of S and Circle Drive
- > Great medical tenant mix
- > Newly renovated lobby
- > Ample surface or underground parking (\$100/month)
- > Underground parking ratio is 1 stall per 600 SF
- > Free rent and tenant improvement allowance available for qualified tenants

## AREA FOR LEASE

7,825 SF

## ZONING

B4

## POSSESSION

Immediate

## OCCUPANCY COSTS

\$16.24 PSF

## LEASE RATE

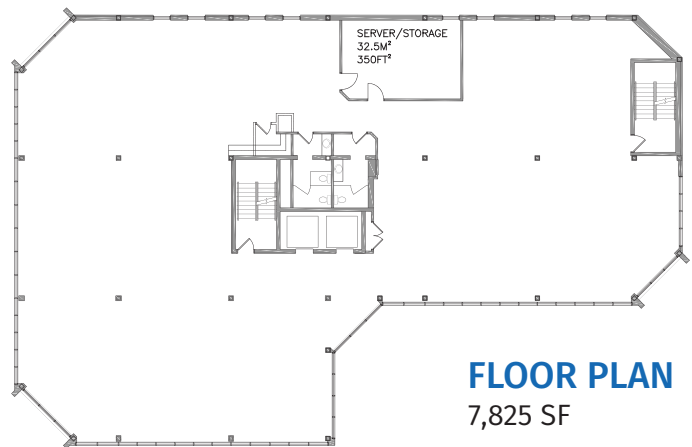
\$16.00 PSF

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**CONCORDE**  
PROPERTIES

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