

FOR LEASE > OFFICE

# BEDFORD SQUARE

UNIT 6 3110 8TH STREET E, SASKATOON, SK



Bedford Square is located on 8th Street, Saskatoon's busiest commercial thoroughfare. This premium location allows for easy access to Circle Drive, Highways 16, 11 and 12. Surrounding affluent neighbourhoods include: Greystone Heights, Grosvenor Park, Wildwood, College Park and Eastview.

## BUILDING PARTICULARS

- > Bright & welcoming front reception area
- > Three (3) built-out offices
- > One washroom
- > Lunchroom/storage area
- > Back rear man door
- > RTU unit above space
- > Pylon Signage: Available for \$75.00 per month
- > HVAC Program Available for \$125 per month
- > Parking: Common to site

## AREA FOR LEASE

1,407 SF

## ZONING

B4

## LEASE RATE

\$27.00 PSF

## OCCUPANCY COSTS

\$8.95 PSF

## POSSESSION

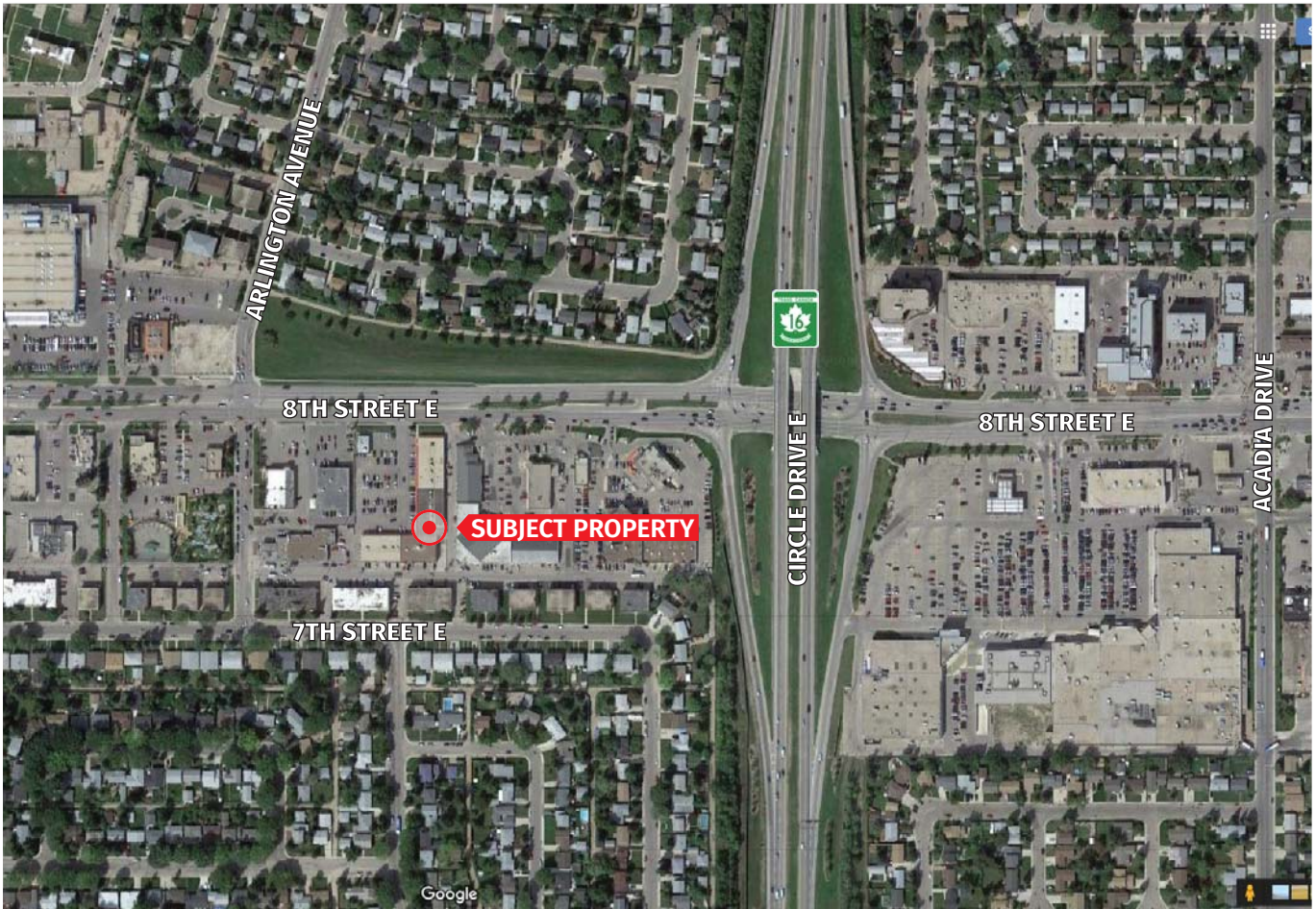
March 1, 2022

\*Potential Q4 2021 Possession\*

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**CONCORDE**  
PROPERTIES



**CURRENT TENANTS INCLUDE:**

- > CAA Motor License Issuer
- > Saskatoon Medical Imaging
- > Bedford Square Dental
- > Pizza Hut
- > UPS



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