



Discovery Plaza

130 3rd Avenue South



130 THIRD AVENUE SOUTH

Nestled in the vibrant heart of downtown Saskatoon, Discovery Plaza offers best-in-class office spaces designed for forward-thinking businesses. This four-storey LEED Silver-certified building combines clean, modern aesthetics with high-performance construction, making it an ideal address for companies seeking visibility, efficiency, and comfort. With full-floor availability and flexible demising options, Discovery Plaza can accommodate a wide range of tenant needs — from boutique firms to large corporate operations.





PROPERTY DETAILS

| | |
|----------------|----------------------------------|
| Address | 130 3 rd Avenue South |
| Location | Saskatoon, SK |
| Year Built | 2010 |
| Storeys | 4-Storey Building |
| Available Area | 6,500 SF - 54,103 SF |
| Building Area | 54,103 SF |
| Possession | Immediate |



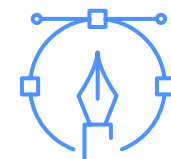
65 underground parking stalls



30 outdoor parking stalls



Steps from the incoming Bus Rapid Transit



Best-in-class design



LEED Silver certified, sustainable construction



Core downtown location near all amenities

NEW TENANT OPPORTUNITY

Experience best-in-class, modern design with stunning natural light, a spacious open concept, private boardrooms on every floor, and two stylish staff lounges with full kitchens—all built to LEED Silver standards.

This building provides demisable options from 6,500 SF to full floor spaces.

Four Storeys:

| | |
|--------------|-----------|
| Main floor | 13,291 SF |
| Second floor | 16,564 SF |
| Third floor | 16,564 SF |
| Fourth floor | 7,704 SF |

PROPERTY HIGHLIGHTS

- **Design:** Open-concept floorplans, clean modern finishes, excellent natural light
- **Parking:** 65 underground stalls + 30 outdoor stalls (ample on-site parking)
- **Location:** Core downtown, excellent visibility, walkable, access to transit
- **Branding:** Prominent signage opportunities, attractive exposure



PROPERTY DETAILS

| | |
|-----------------|----------------------|
| Site Area | 0.65 AC |
| Zoning | B6 |
| Parcels | 120292084, 120288663 |
| Occupancy Costs | \$16.28/SF (est.) |
| Net Lease Rate | \$32.00/SF |

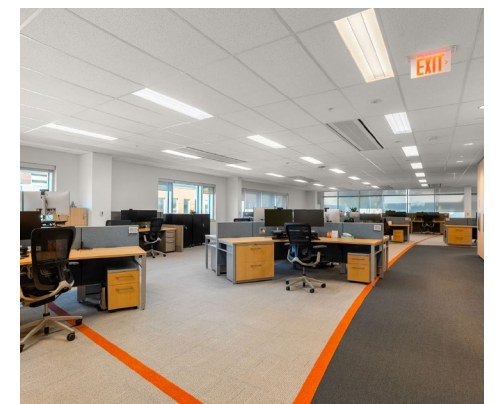
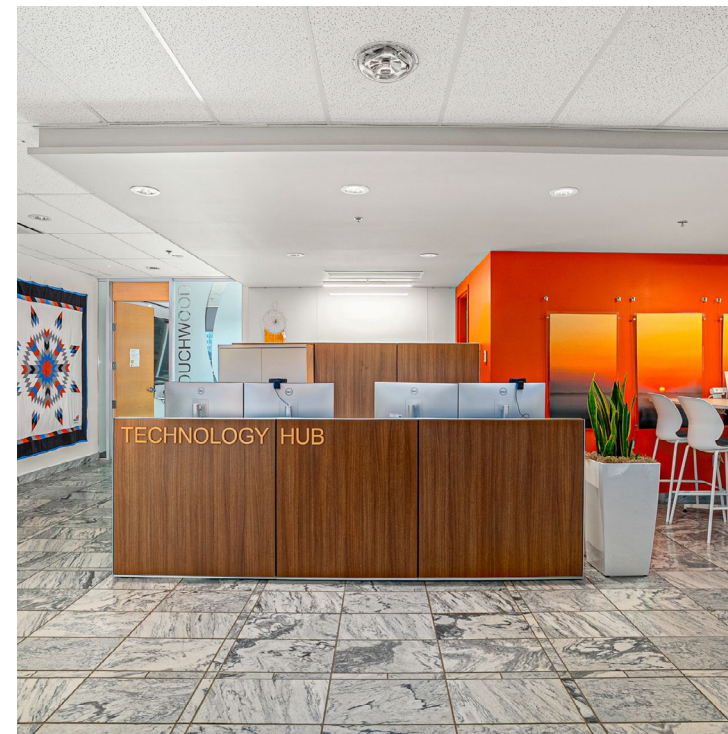
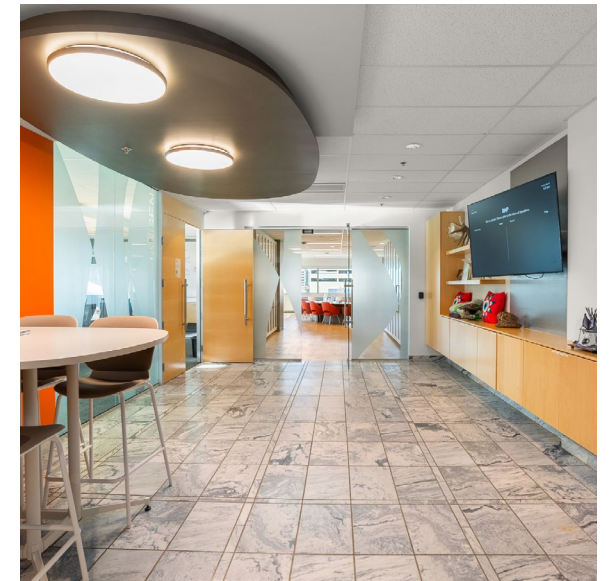
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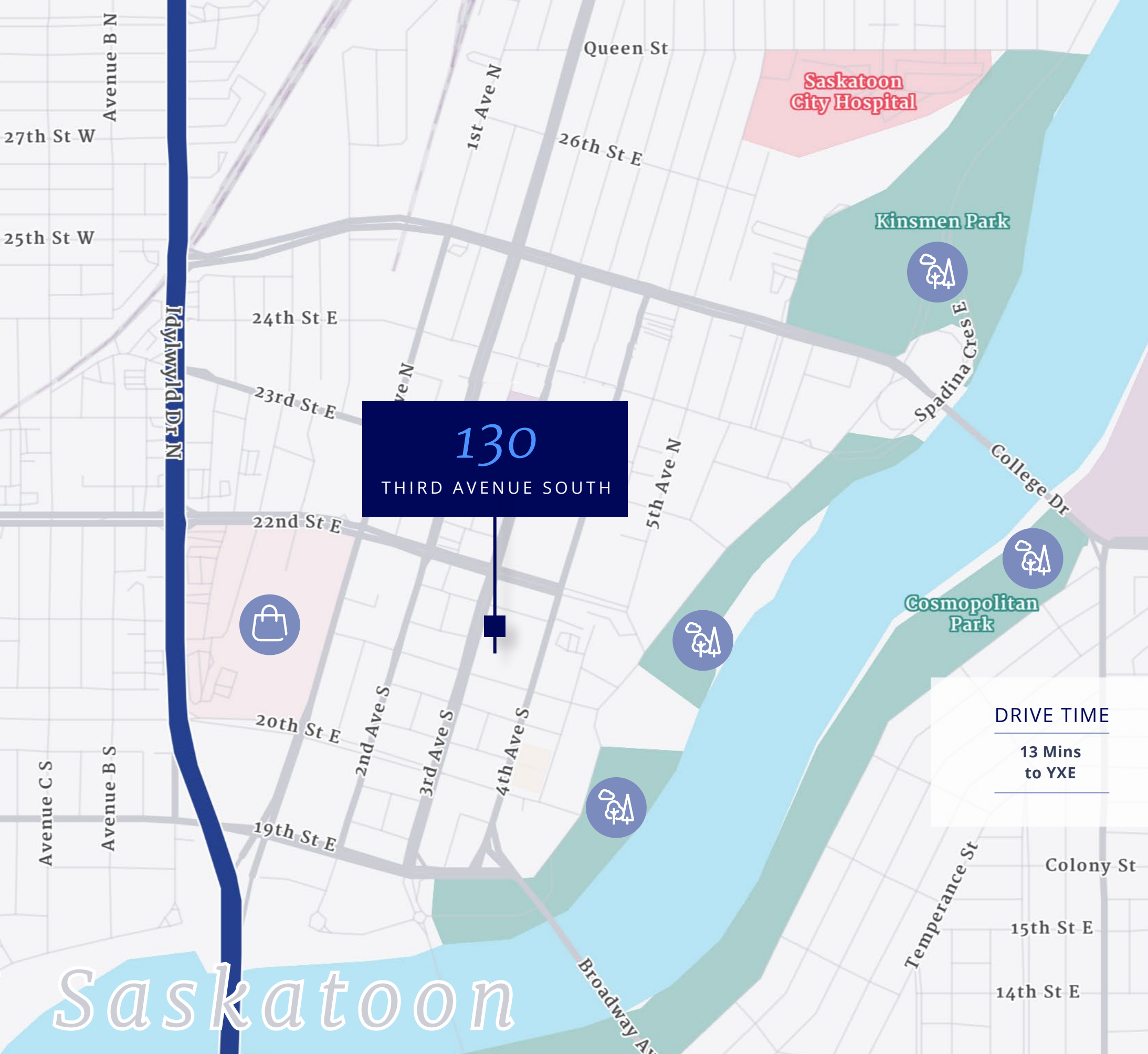
THIRD AVENUE SOUTH
GALLERY



130

THIRD AVENUE SOUTH GALLERY





130
THIRD AVENUE SOUTH

DRIVE TIME
13 Mins
to YXE

PROPERTY LOCATION

Located in the heart of downtown Saskatoon, Discovery Plaza on 3rd Avenue South offers a prime office location with excellent accessibility and visibility. This vibrant corridor is surrounded by a mix of professional services, financial institutions, and popular dining establishments, making it a highly desirable area for businesses. The property benefits from high foot traffic and proximity to key landmarks such as the River Landing development, Midtown Plaza, and major hotels. With convenient access to public transit and ample nearby parking options, commuting is seamless for employees and clients alike.

The area continues to see strong commercial growth, attracting a diverse mix of tenants looking for a strategic and central business address. Whether establishing a new office or expanding operations, this location provides the perfect blend of convenience, connectivity, and professional appeal.

HIGHLIGHTS

- Premium downtown location with excellent visibility
- LEED Silver-certified, energy-efficient construction
- Best-in-class modern design, open concept, abundant natural light
- Full-floor or flexible demisable leasing options (from ~6,500 SF)
- 65 underground plus 30 outdoor parking stalls
- Prominent signage and branding opportunities
- Large staff lounges, boardrooms, shower facilities
- Secure access with fob system
- Built in 2008, well-maintained, professional appearance
- Easy access to public transit, walkable downtown environment

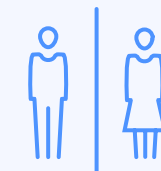
FEATURES & AMENITIES



Large welcoming
reception areas



Shower facilities
for active
commuters



Private
boardrooms on
each floor



Secure fob access
throughout



Two large staff
lounges with fully
equipped kitchens



Mail room and
storage areas



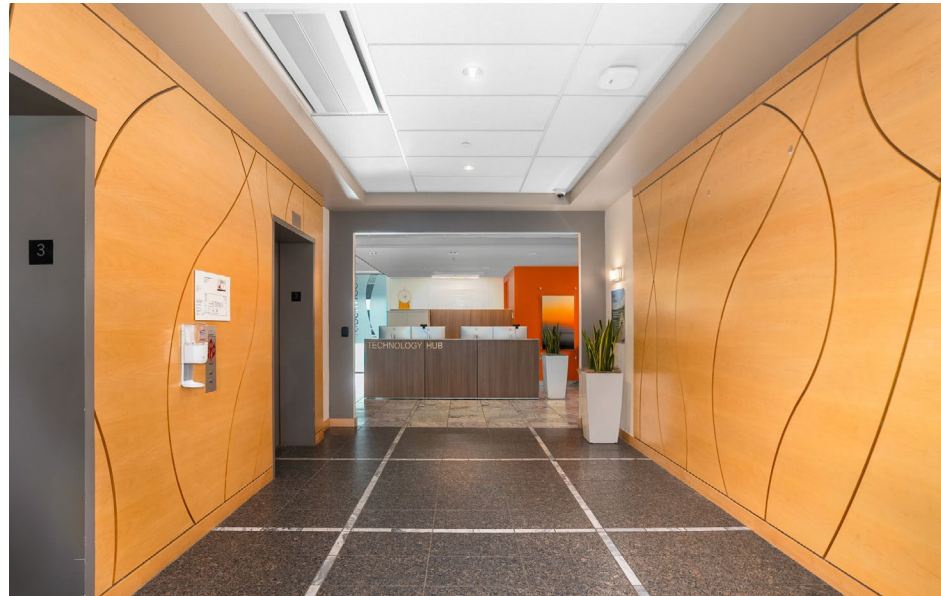
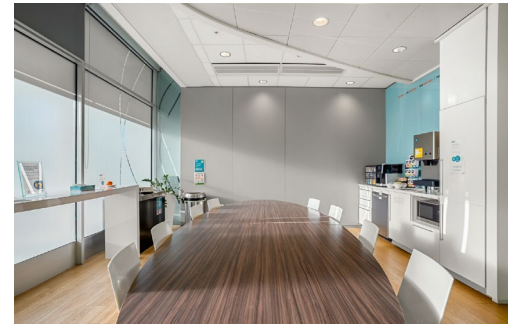
Sound masking
system for
enhanced privacy



Excellent natural
light throughout all
spaces

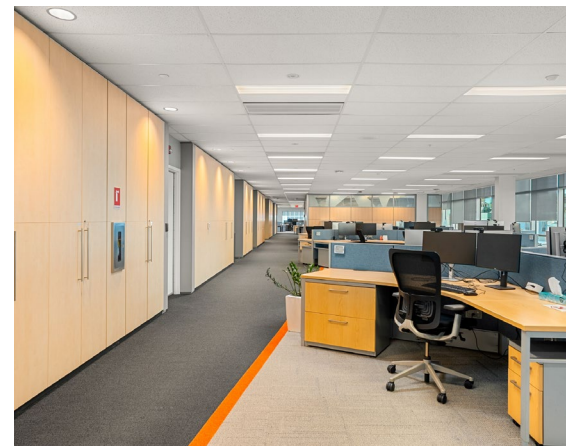
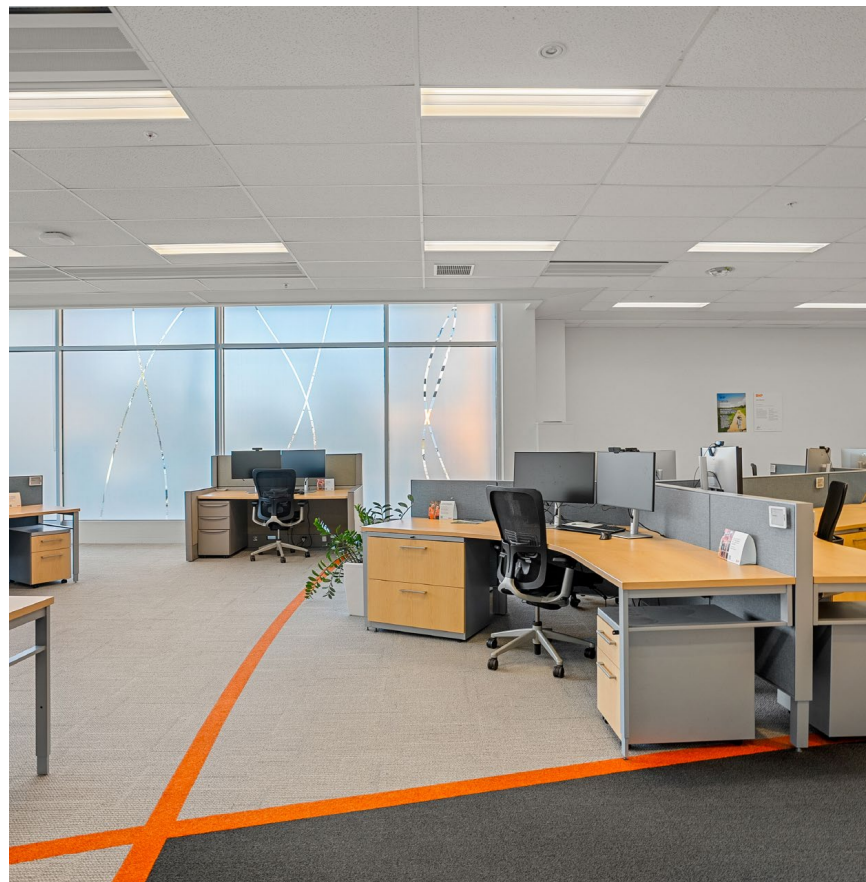
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THIRD AVENUE SOUTH
GALLERY



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THIRD AVENUE SOUTH GALLERY





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