



2501 Jasper Avenue, Saskatoon Excl.

# Space in 3-storey medical building **for lease**

Newly constructed, state of the art office building located adjacent to Prairieland Park with ease of access to Jasper Avenue, Lorne Avenue and the Idylwyld Drive Freeway.

The building was designed by KSA Group Architecture and built by Graham Construction and the site features easy freeway access and an abundance of staff and client parking. Current tenants have a strong medical base including oral and maxillofacial surgeons, an ophthalmologist and an ENT specialist. The main floor unit is suitable for a diagnostic imaging center, chiropractic clinic and medical office users.

Accelerating success.

Asking Rate Starting At:

**\$36**  
PSF



± 1,300 SF to  
2,667 SF



Ample  
parking

**Ward Edwards**

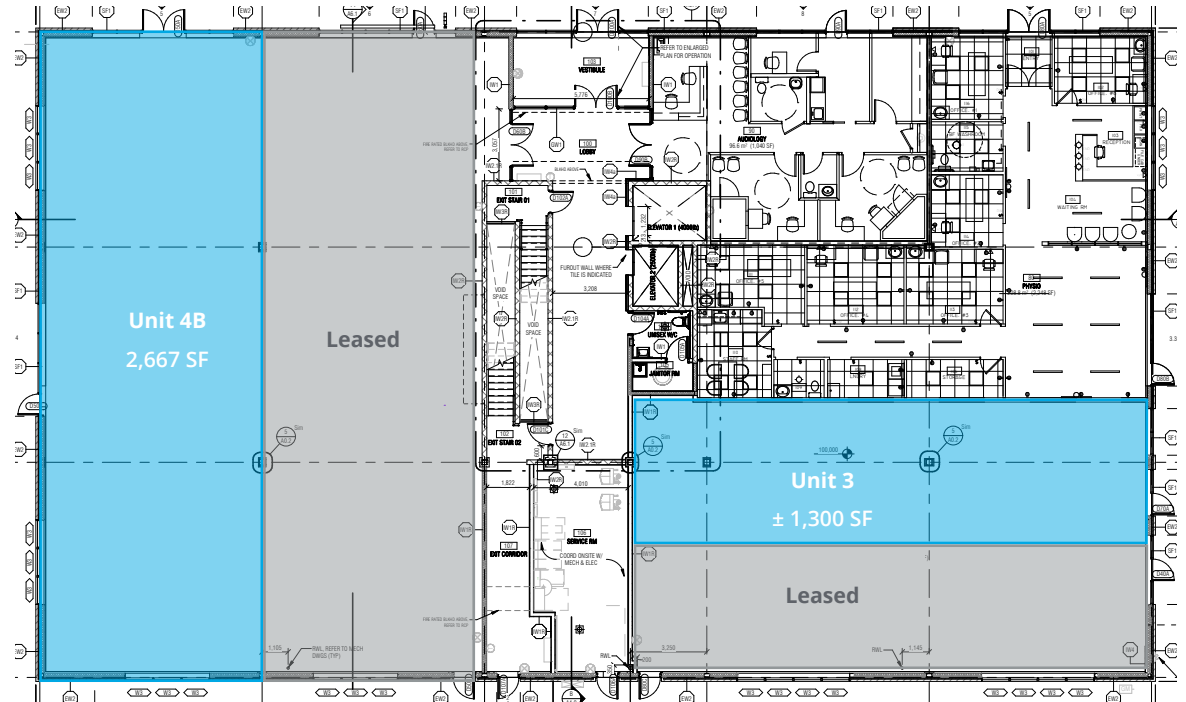
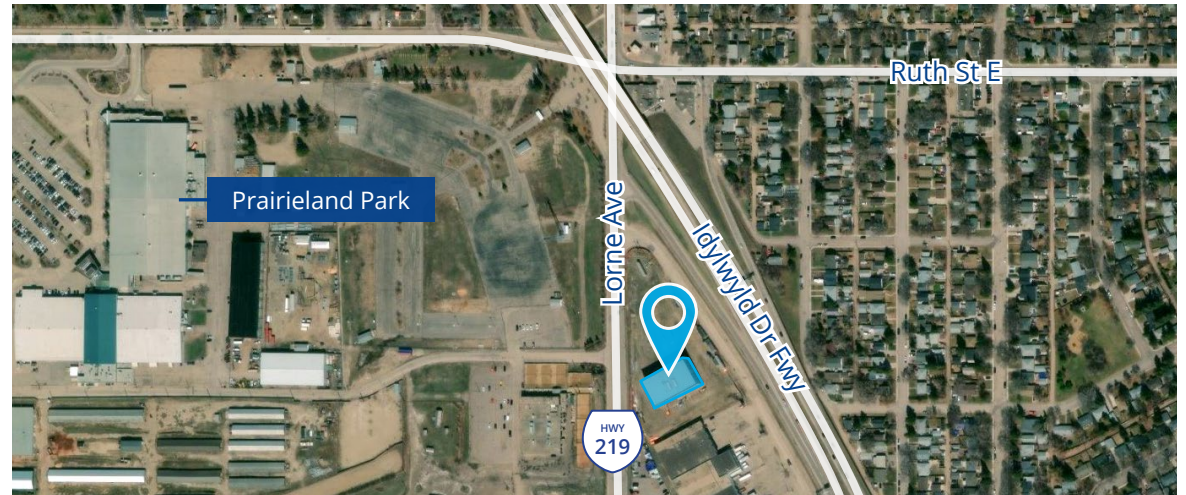
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# Property Overview

<b>Available</b>	Unit 3 ± 1,300 SF Unit 4B 2,667 SF
<b>Building</b>	± 40,992 SF
<b>Site Area</b>	2.92 AC
<b>Zoning</b>	IL1 (Light Industrial)
<b>Parcel</b>	164912553
<b>Possession</b>	Immediate
<b>Occupancy Costs</b>	\$14.00/SF (est.)
<b>Net Lease Rate Starting At</b>	\$36.00/SF

- Ideal for a diagnostic imaging center seeking space in a medical building
- Abundance of windows creating natural light with the new building modern design
- Electrified parking stalls can be available, free on-site client parking
- Ease of access from Idylwyld Drive Freeway
- Contact listing agent for a detailed site plan



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