



Colliers



Asking:

\$32
PSF

For Lease | 210 Avenue P South, Saskatoon Excl.

Medical space across from St. Paul's Hospital.

High-end medical office space in a newly
constructed building in Pleasant Hill.

Strategically located near St. Paul's Hospital, this state-of-the-art facility is ideal for a variety of medical practices including clinics, laboratories and specialist centers.



Medical
building



New
construction



Ready for
build-out



Parking
on site

Ward Edwards

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Opportunity

Built in 2016, there are four (4) medical office units in shell condition and one (1) former coffee shop/small restaurant available in this building.

Specifications

Available

Unit 110	1,315 SF
Unit 120	2,855 SF
Unit 125	± 1,300 SF
Unit 220	5,433 SF
Unit 310	5,228 SF
Unit 320	5,159 SF

Building
45,090 SF

Site Area
1.01 AC

Zoning
M3 (General Institutional Service)

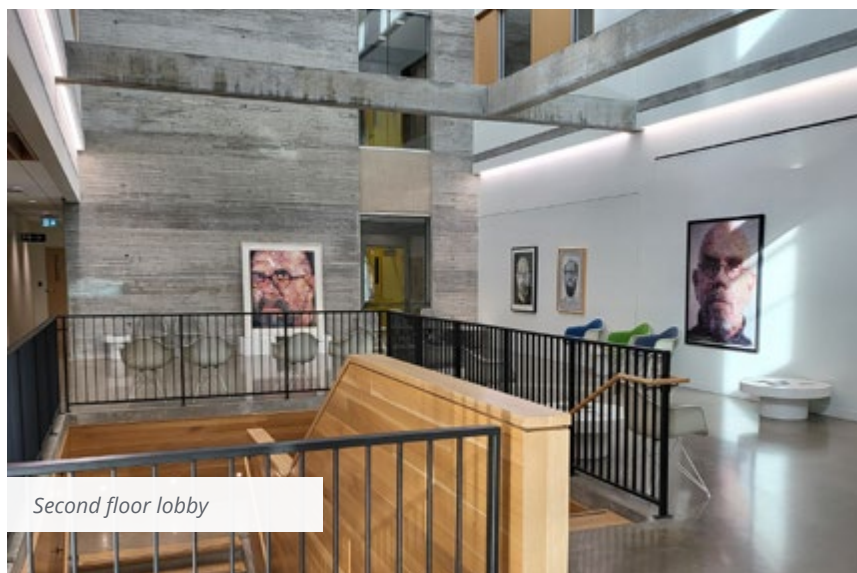
Parcels
**119857225, 119858934,
119858945, 119858956,
119858967**

Possession
Immediate

Occupancy Costs
\$16.00/SF (est.)

Net Lease Rate
\$32.00/SF

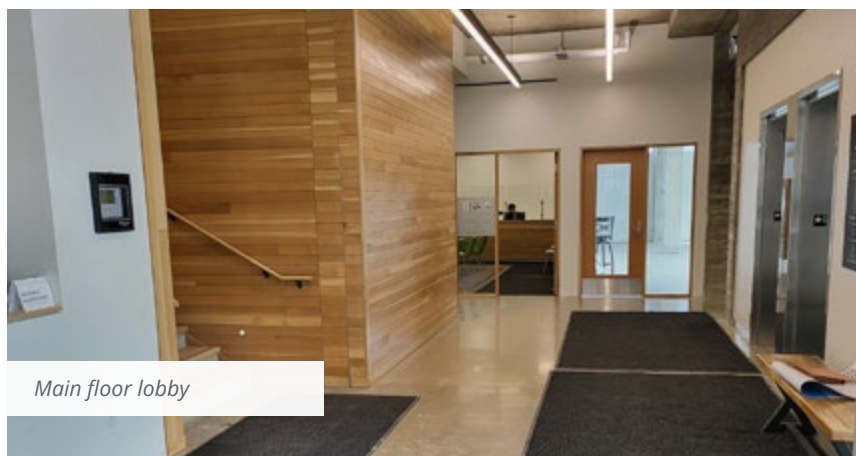
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Second floor lobby

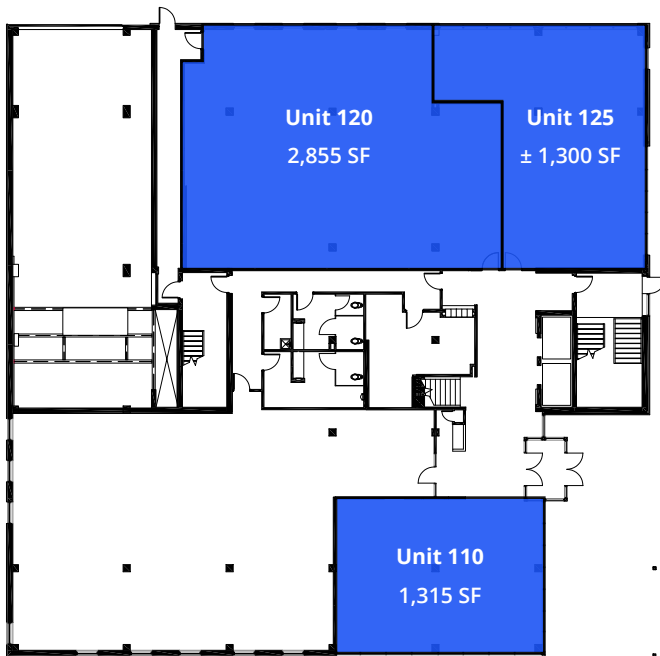
Property features

- High-profile location with excellent visibility and close to St. Paul's Hospital
- Space for specialized medical fit-outs that can include private consultation rooms, patient waiting areas, procedure rooms and staff offices
- On-site security to ensure the safety and well-being of patients and staff
- Seventy-three (73) underground parking stalls and fifty-one (51) surface parking stalls

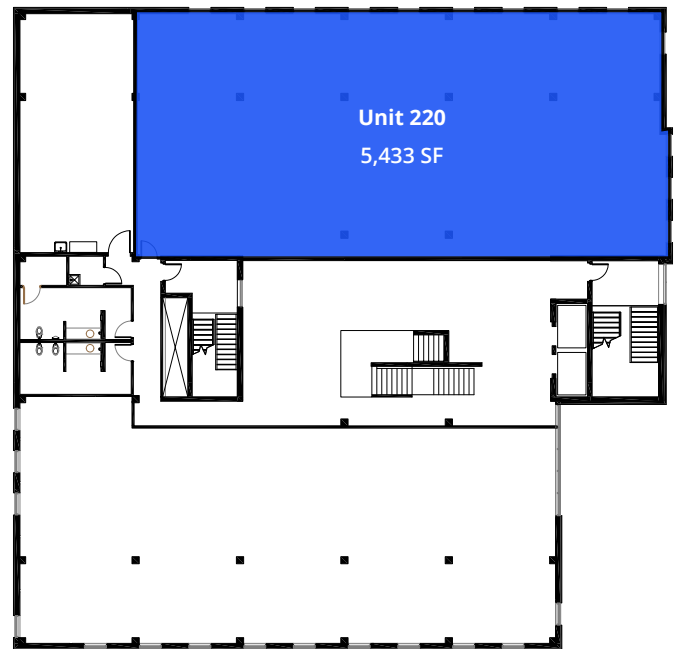


Main floor lobby

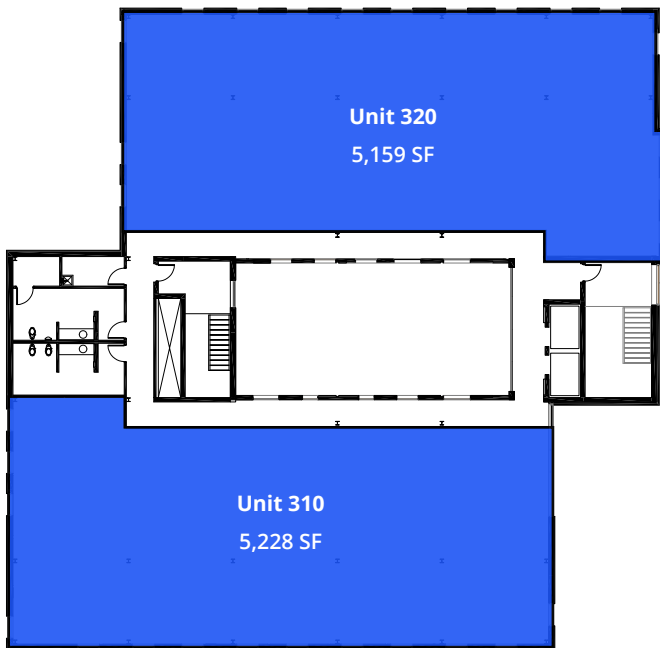
Floor plans



Main floor



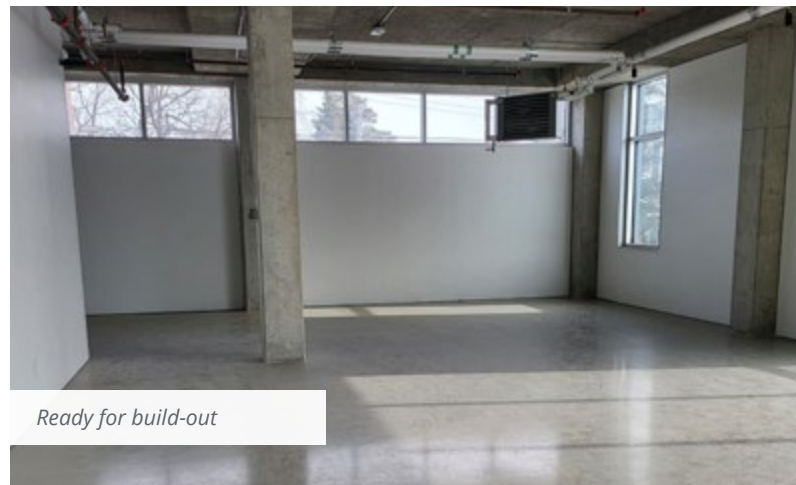
Second floor



Third floor



Main level



Ready for build-out



Open space with lots of light



22nd St W

Avenue P S



20th St W



[View Online Listing](#)

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