



Colliers

For Lease | 423 Cornish Road, Saskatoon Excl.

Prestigious office space in Stonebridge.

Excellent location for financial services, engineering and professional uses including medical, dental and chiropractic.

The building will feature a bold design with an abundance of glazing, exposed concrete ceilings, sophisticated styling and spectacular views from each office suite. Centrally located in the Stonebridge business district, the site is close to amenities including transit, hotels and multiple retail and service outlets including Sobeys, McDonalds, Starbucks, Shoppers Drug Mart and Canadian Brew House.

Asking:

\$30 - \$35
PSF



4,500 SF to
18,000 SF



Office
space



Close to
amenities



70+ parking
stalls

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Specifications

Available

4,500 SF to 18,000 SF

Building

18,000 SF

Site Area

1 AC

Zoning

**M2 (Community
Institutional Service)**

Parcel

203945755

Possession

TBD

Occupancy Costs

\$9.50/SF (est.)

Net Lease Rate

\$35.00/SF/Suite 100

\$30.00/SF/Suite 200

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Opportunity

Construction of this two-storey office building, designed for multiple tenancies or a single occupant, will commence upon substantial pre-leasing of the development.

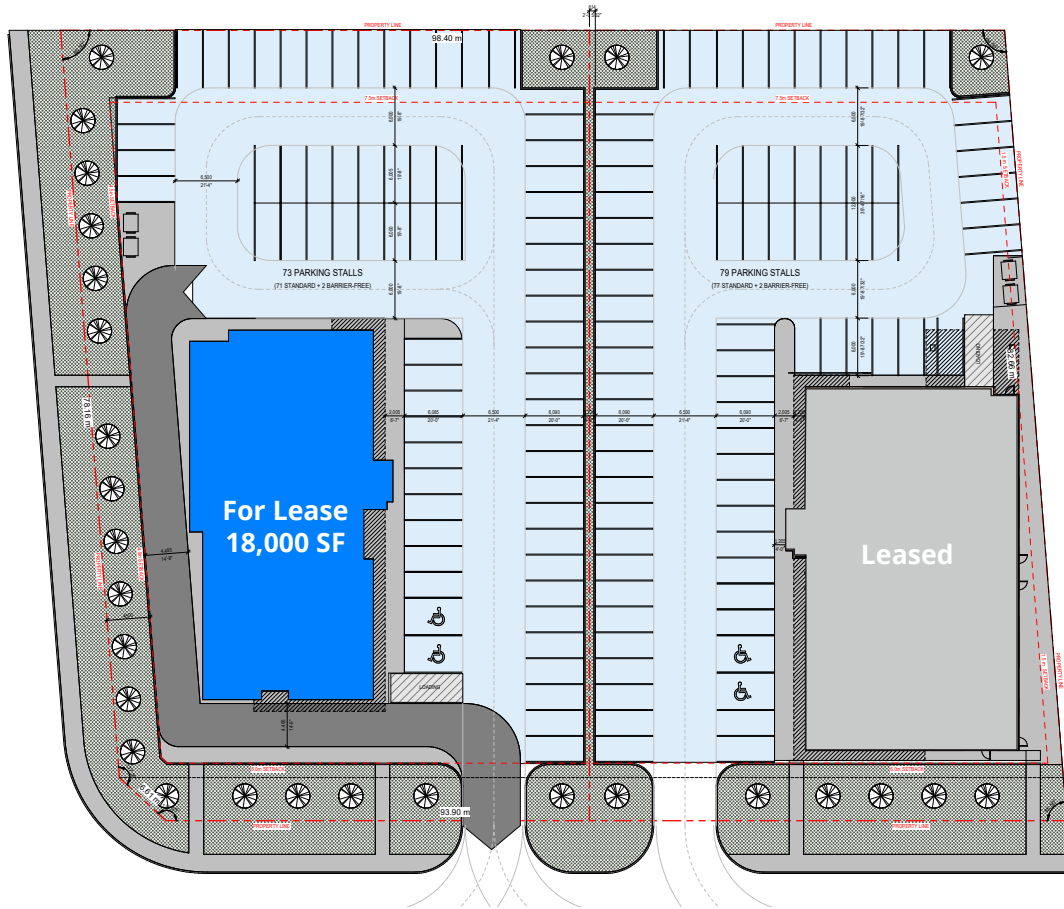


Property features

- Distinct and prominent professional office building with high-end, modern finishes
- Suites can be demised to tenant's specifications
- Energy modeling as per the national building code
- Professionally designed, developed and managed by Valentino Developments



Site plan





Colliers

Shoppers Drug Mart

Rock Creek Grill

Sobeys

Starbucks

Canadian Brewhouse

McDonalds

[View Online Listing](#)

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