



2501 Jasper Avenue, Saskatoon Excl.

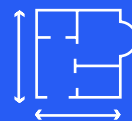
The Ave medical building **for lease**

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, an ENT specialist, a speech therapy clinic and a pharmacy.

Asking:

\$36
PSF



± 1,300 SF
available



Ample
parking

Ward Edwards

Senior Sales Associate

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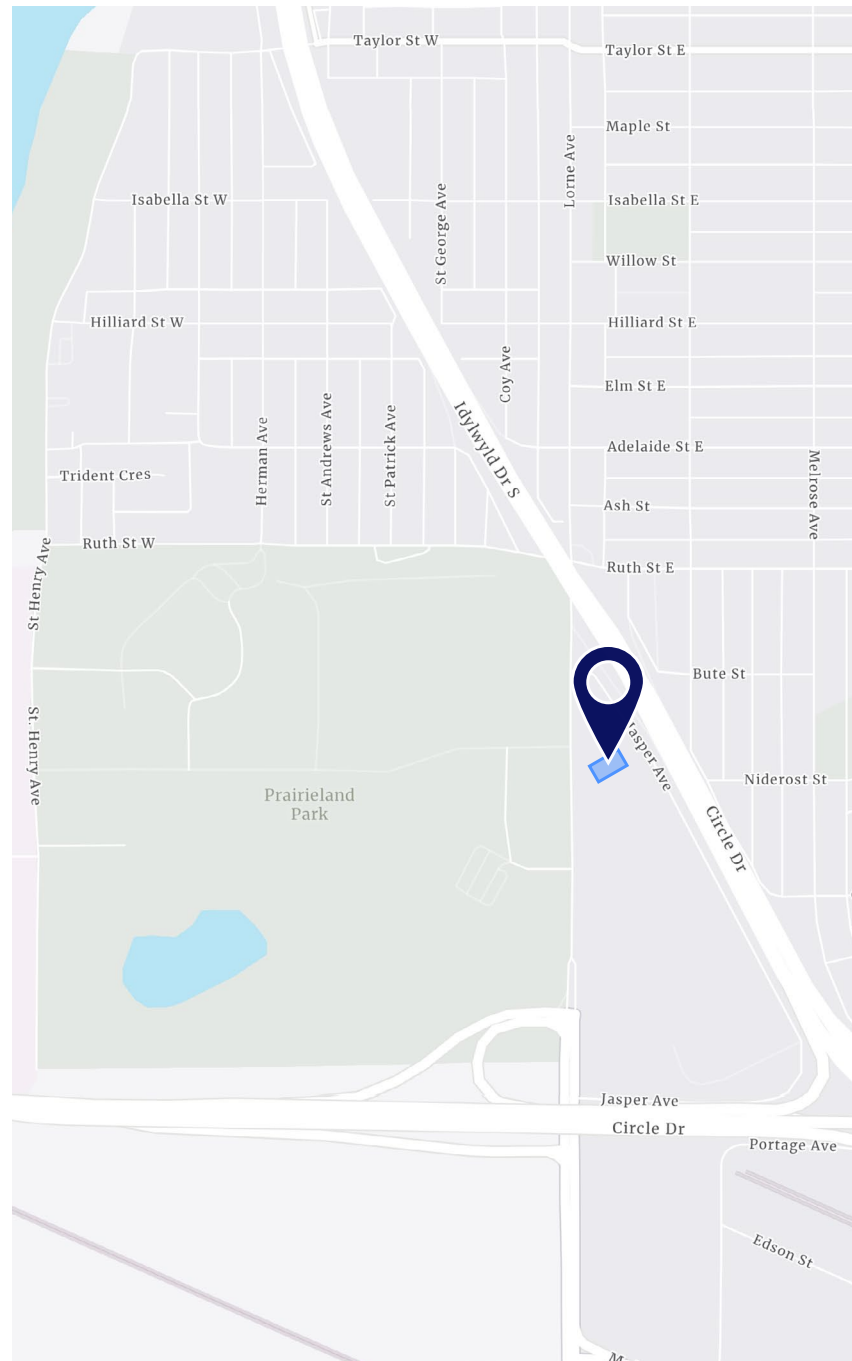
ward.edwards@colliers.com

Property Profile

The Ave Medical Building

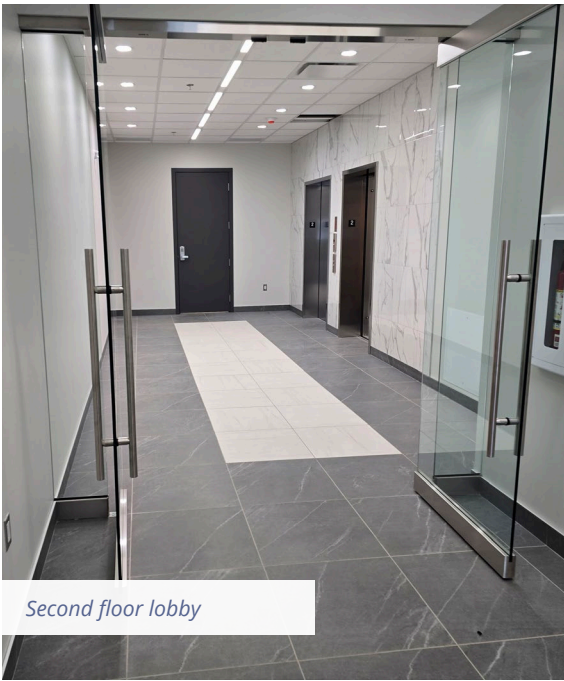
The smaller main floor unit is suitable for food service.

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



Property features

- Unit 3 is ideal for a healthy options coffee shop/café
- Abundance of windows creating natural light
- High-visibility and ease of access from Idylwyld Drive Freeway
- Electrified parking stalls can be available, free on-site client parking



Second floor lobby



The Ave directory



Avenue ENT



Third floor waiting area



Avenue ENT



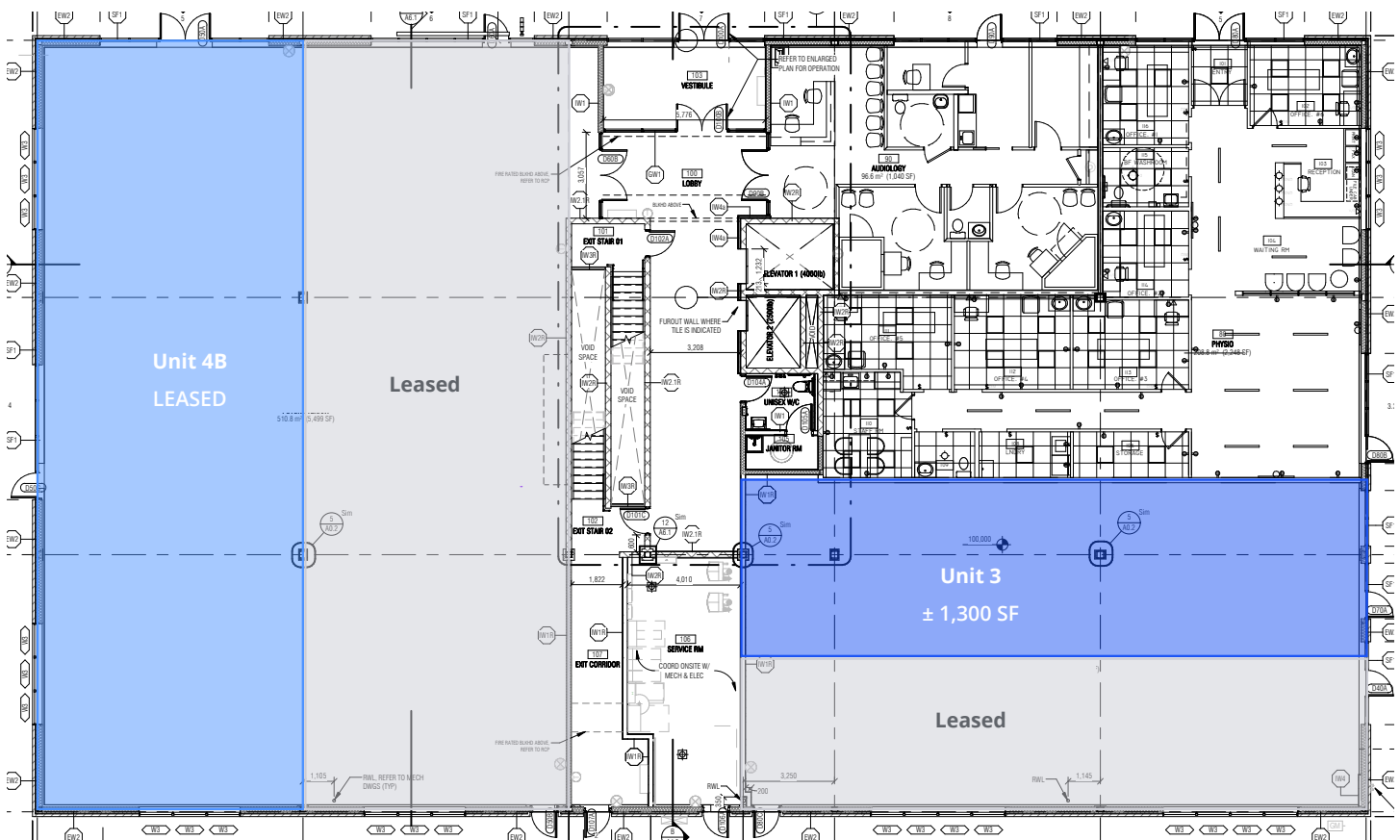
Exterior

Floor Plan



± 1,300

square feet available



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