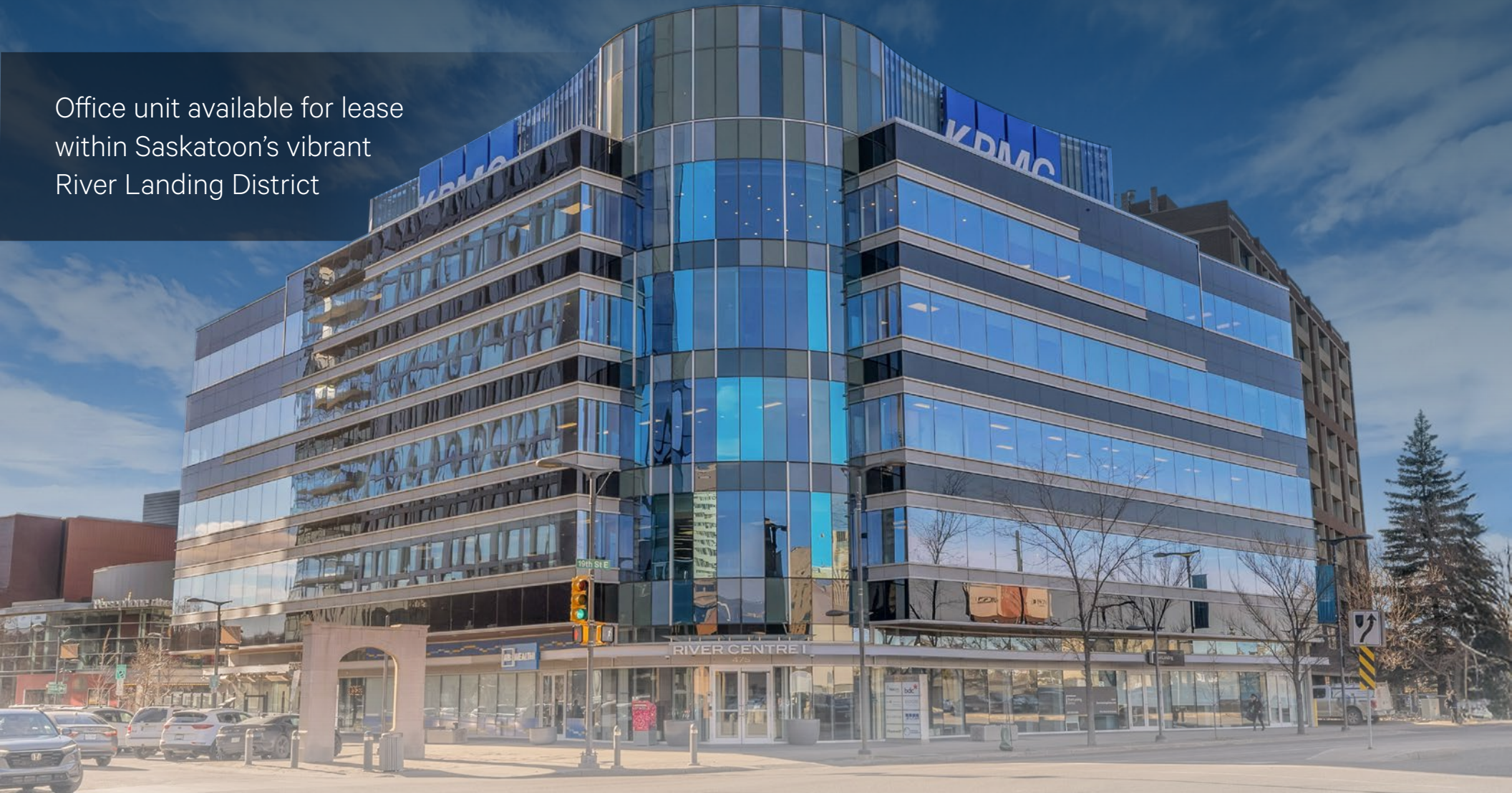


River Centre

FOR LEASE | 475 2ND AVENUE SOUTH, SASKATOON, SK

Office unit available for lease
within Saskatoon's vibrant
River Landing District



Turn-Key Office For Lease

Third Floor Availability

UNIT 300 – 475 2ND AVENUE SOUTH

Unit 300 is currently available for lease at River Centre, an A-class office building at the heart of Saskatoon’s Central Business District.

Located at **475 2nd Avenue South**, the building features modern architecture, upgraded building systems, and advanced building security. Amenities include underground parking, a best-in-class fitness facility, and excellent environmental efficiency having achieved **LEED Gold** status.

River Centre is situated within Saskatoon’s **River Landing District**, Saskatoon’s newest and most amenity-rich downtown development area. It is just a 3-minute walk from key landmarks including **Nutrien Tower, River Landing East Tower, the Alt Hotel, No. 1 River Landing, Persephone Theatre**, and Saskatoon’s acclaimed **Remai Modern Art Gallery**. Existing major tenants include NexGen Energy, BMO Nesbitt Burns, BDC, and ATB Financial, as well as the building’s dominant tenant, KPMG.

PROPERTY DETAILS	
STOREYS	5
YEAR CONSTRUCTED	2012
PARKING	1 per 1,000 SF
ASKING NET RENT	\$30.00 PSF
OPERATING COSTS	\$19.47 PSF
AVAILABLE UNIT AREA	1,910 SF
LEED CERTIFICATION	Gold

1,910 SF

UNIT 300 AREA

\$30.00

ASKING NET RENT (PSF)

\$19.47

OPERATING COSTS (PSF)



Current Availability

1 UNIT REMAINING

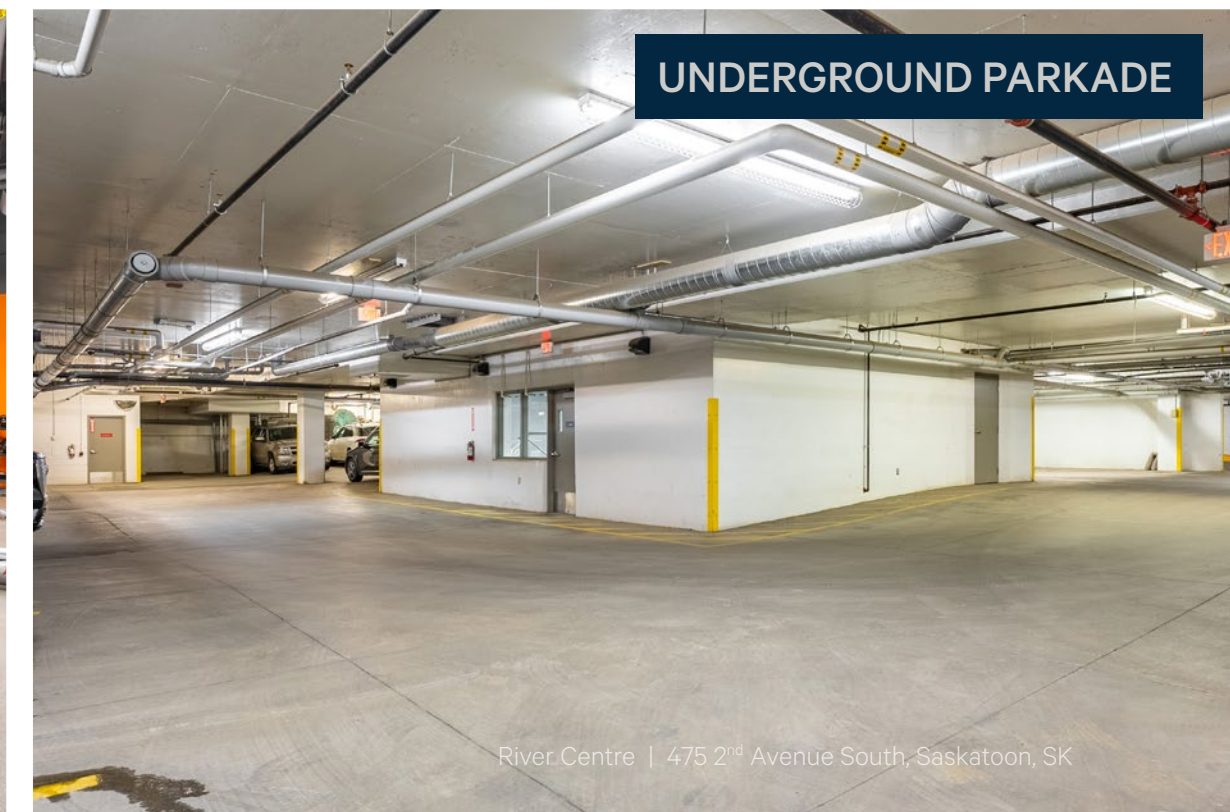
UNIT 500 OCCUPIED 16,661 SF		
UNIT 405 OCCUPIED 8,455 SF	UNIT 410 OCCUPIED 8,390 SF	
UNIT 300 VACANT 1,910 SF	UNIT 305 OCCUPIED 7,025 SF	UNIT 310 OCCUPIED 7,957 SF
UNIT 200 OCCUPIED 16,887 SF		
UNIT 100 OCCUPIED 5,273 SF	UNIT 105 OCCUPIED 1,769 SF	UNIT 110 OCCUPIED 2,009 SF



DOWNTOWN OFFICE

Premium Third Floor Opportunity

Unit 300 is on the third floor of River Centre, one of the newest office buildings in Saskatoon. It is a premium-quality, best-in-class office building constructed in 2012, featuring modern construction and top-tier finishes. River Centre received LEED Gold Certification in 2014 through sustainable development, innovative design, and energy-efficient building systems, providing multiple advantages unmatched outside of the River Landing District.





Contact Us

Michael Bratvold
Senior Vice President
+1 306 803 5977
Michael.Bratvold@cbre.com

Ben Kelley
Vice President
+1 306 803 5979
Ben.Kelley@cbre.com

Dallon Kuprowski
Senior Financial Analyst
+1 306 803 5983
Dallon.Kuprowski@cbre.com

Shane Endicott
Senior Associate
+1 306 803 5978
Shane.Endicott@cbre.com

Luke Jansen
Sales Associate
+1 306 803 5981
Luke.Jansen@cbre.com

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www.cbre.ca/saskatchewan

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