



Colliers



102 Cope Crescent, Unit 36, Saskatoon, SK MLS®

Flexible office space **for lease**

Located in the heart of Stonebridge, 102 Cope Crescent offers prime main floor access with excellent visibility in one of Saskatoon's most vibrant commercial hubs.

Positioned within a well-established mixed-use development, the property is surrounded by a diverse range of retail, dining and service amenities. Its strategic south-end location supports efficient daily operations while offering excellent accessibility and convenience for clients—an ideal setting for businesses looking to establish or expand their presence in Saskatoon.

The space features a bright, contemporary design with a flexible layout that suits a variety of professional uses. The unit also offers multiple exterior entrances, allowing for a range of demising options.

Asking:

\$28
PSF



Unit 36
6,677 SF



Turnkey
office

Mitch Fuchs

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Tom Deibert

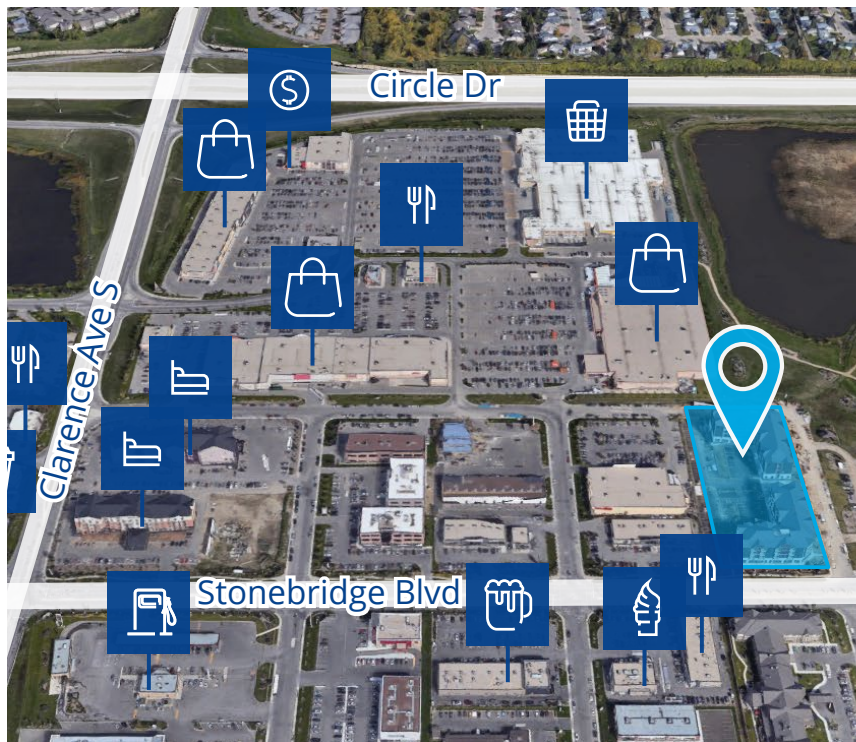
Vice President | Sales Associate
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Property Profile

Strategic Urban Positioning

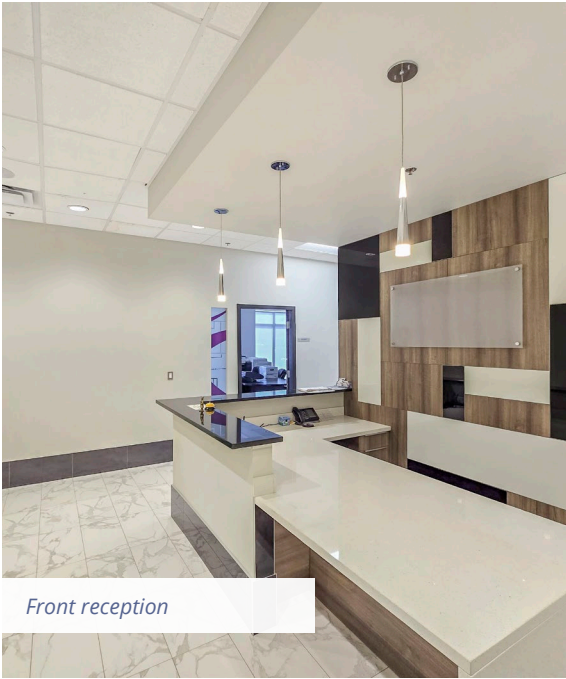
With excellent connectivity to major city thoroughfares, this high-profile location is well-suited for professional businesses seeking a strong presence in a dynamic community.

Available	Unit 36 6,677 SF
Building Area	31,438 SF
Site Area	2.57 AC
Zoning	M3 (General Institutional)
Parcels	164087398, 165102139
Possession	Immediate
Occupancy Costs	\$13.55/SF (est.)
Net Lease Rate	\$28.00/SF

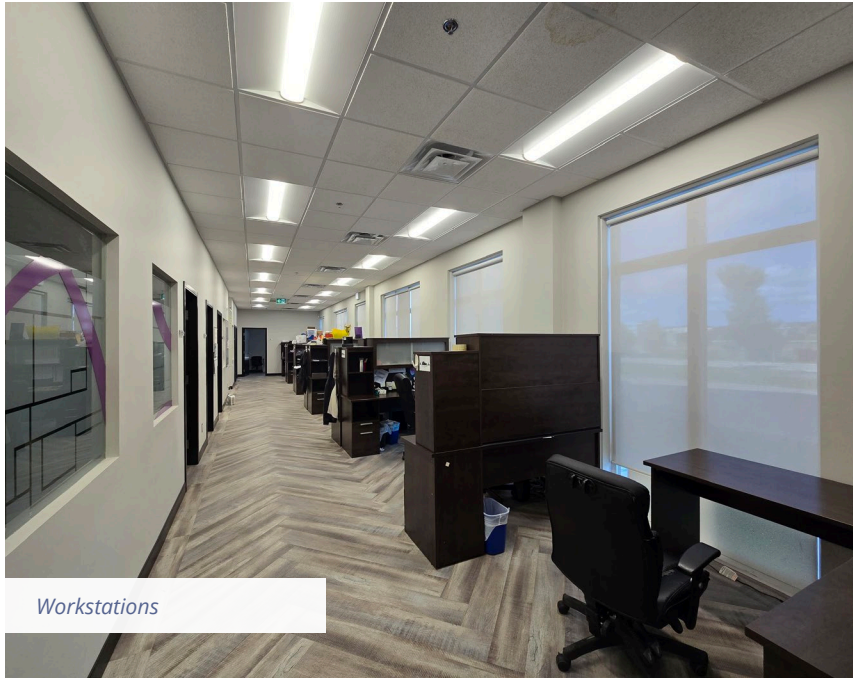


Property features

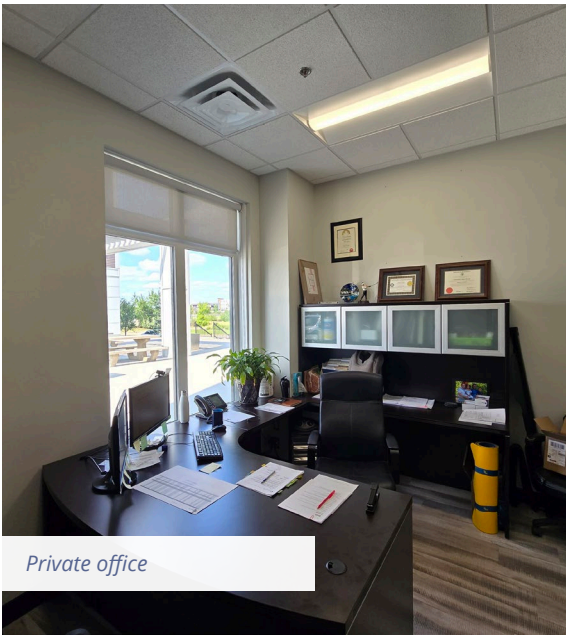
- Reception area, fifteen (15) workstations, ten (10) private offices, breakout rooms and conference rooms, kitchen/staff lounge and storage
- Excellent visibility and access to major arteries including Clarence Avenue, Circle Drive and Preston Avenue
- Five (5) exterior entrances, plus one (1) interior entrance from within the building
- Shared outdoor courtyard
- Ample surface parking for clients, plus dedicated tenant stalls



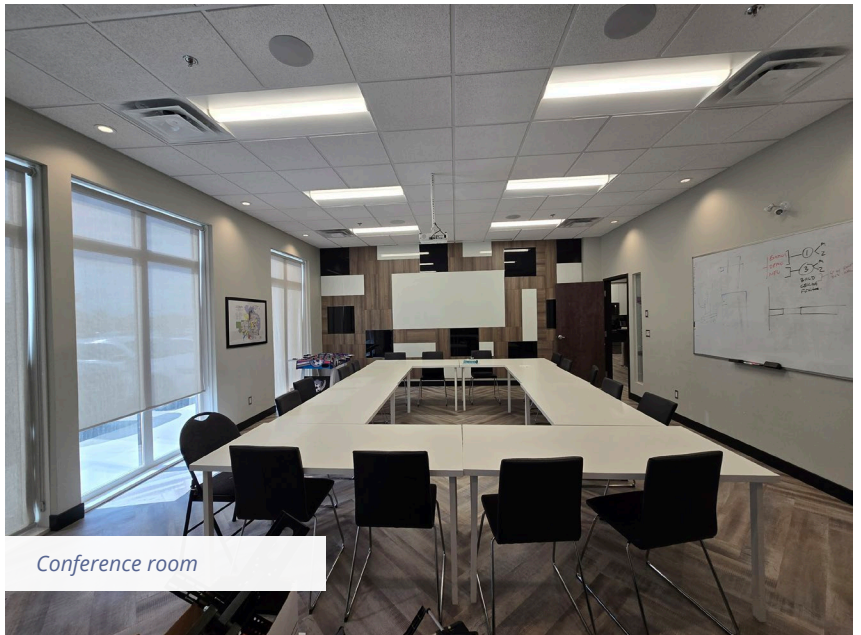
Front reception



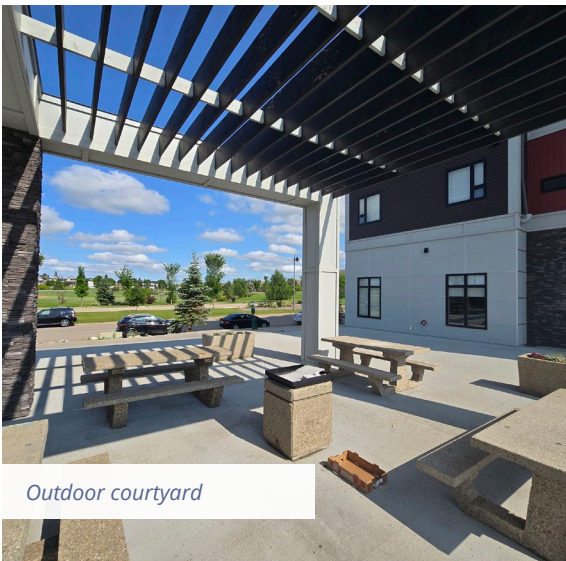
Workstations



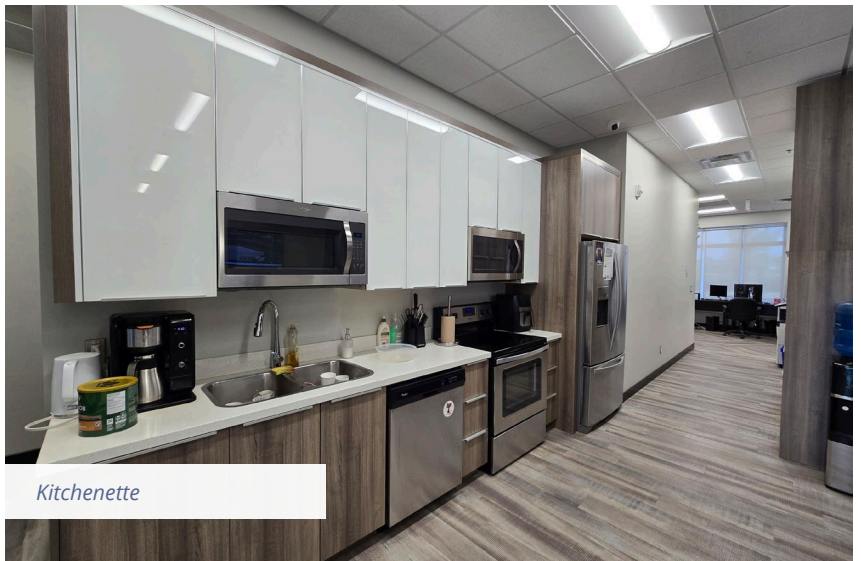
Private office



Conference room



Outdoor courtyard

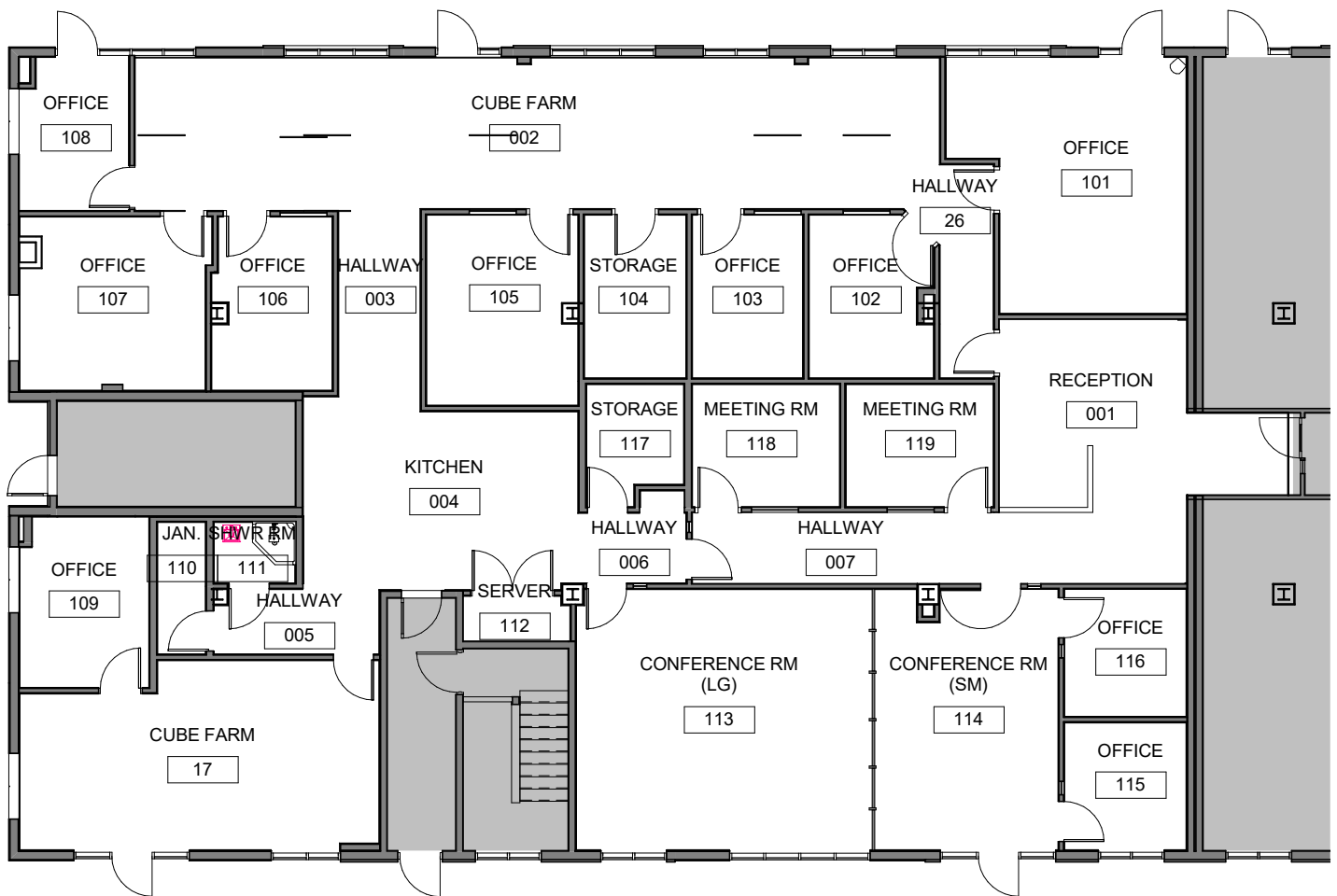


Kitchenette

Floor Plan



6,677
square feet
available



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