



Cartwright Street, Saskatoon, SK Excl.

Willows Business Park for lease

Flexible, purpose-built spaces offering shell or turnkey delivery, seamless access, and zoning for commercial and light industrial use—where presence meets performance.

Located at the corner of Lorne Avenue and Cartwright Street, the site is directly across from the future West Willows neighbourhood expansion. It is just a short golf cart ride from The Willows Club Golf Course, the Saskatoon Golf and Country Club, and the future Willows Nordic Spa & Wellness Hotel.

Building 3 comprises 10,720 SF and represents the first phase of a planned ~110,000 SF commercial development on 10.65 acres. Available in November 2027, the offering includes 5,360 SF of shell space with 20' clear sidewalls, two (2) 9' x 8' overhead doors (upgradeable to 12' x 14'), and a ±5,360 SF secured fenced compound, with the option to add two (2) additional overhead doors. Phase I will also deliver two additional 10,720 SF buildings, providing flexible unit sizes ranging from 2,680 SF to 10,720 SF.

Asking:

\$19 to \$21
PSF



High
visibility



Overhead
doors

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Property Profile

Industrial, Office & Retail Space

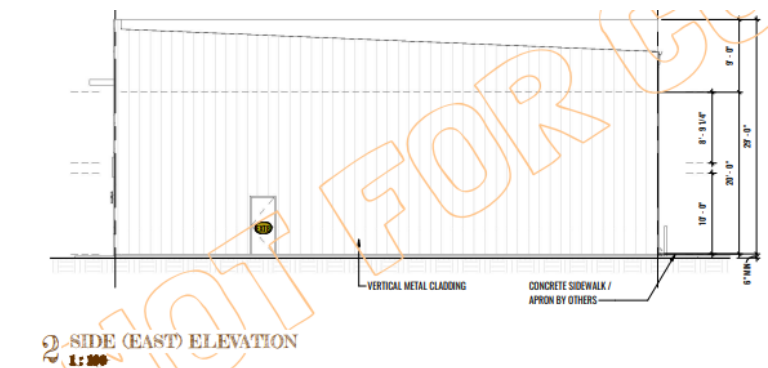
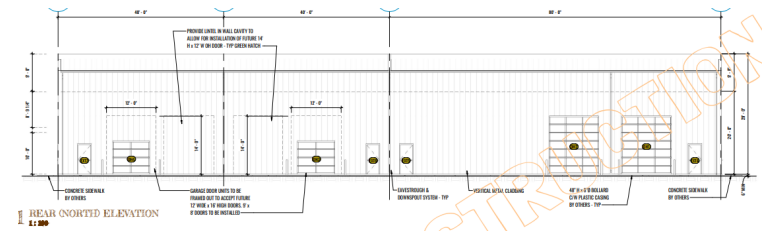
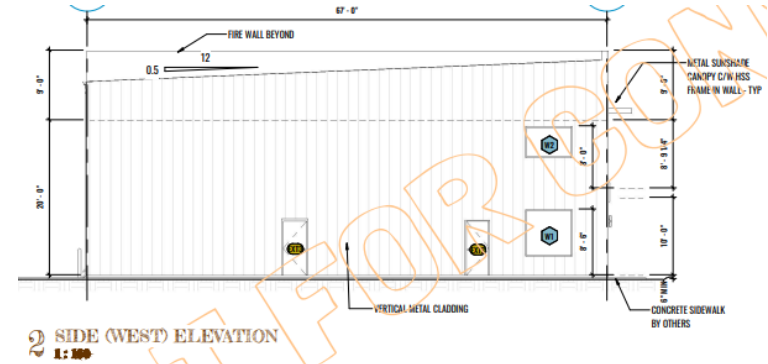
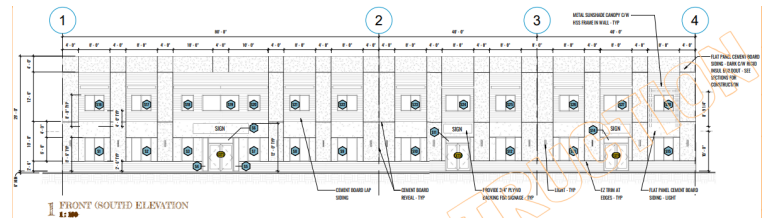
Phase I offers between 2,680 SF and 10,720 SF of modern, flexible space with turn-key options, high-clearance design, dual overhead doors, and a fenced compound in a prime location.

Available	2,680 – 26,800 SF
Building Area	32,160 SF
Site Area	10.65 AC
Zoning	IL1 (General Light Industrial)
Parcel	153854118
Possession	Fall 2027*
Occupancy Costs	\$5.52/SF
Net Lease Rate	\$19.00-\$21.00/SF (shell)

* Pending construction/permit delays

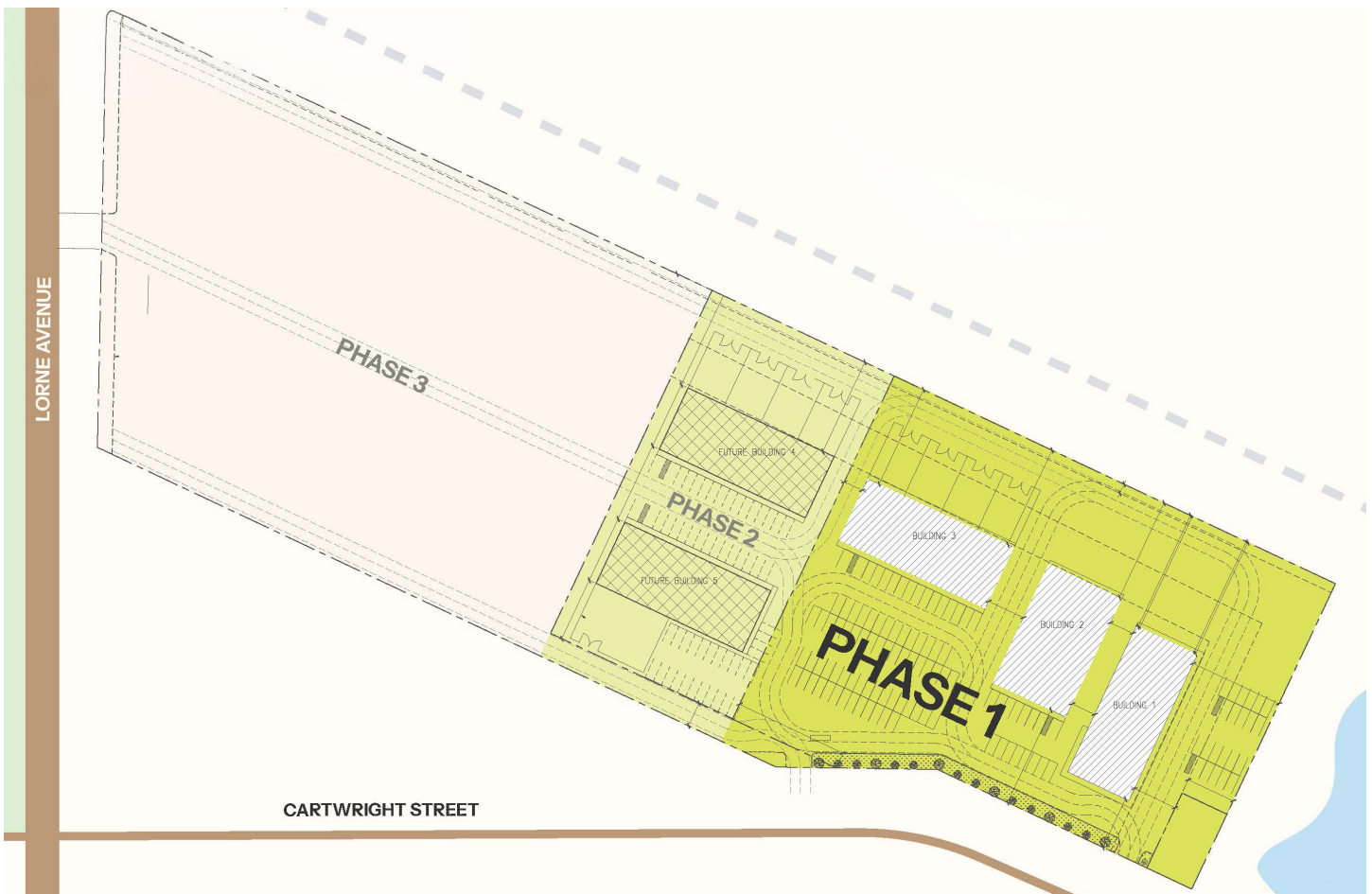
Property features

- Located only two (2) blocks South of Circle Drive and just minutes away from downtown and Stonebridge
- Concept drawings available for a fully developed second floor, potentially doubling the size of the available space for an office user
- Fenced compound
- 20' sidewalls
- 9' x 8' overhead doors (12' x 14' available)
- Developer will provide turnkey space as part of the rent structure
- Parking ratio 1:312 SF
- Interceptor pit and 5' concrete aprons in front of each overhead door
- 208 volt, 3-phase electrical service



Site Plan

2,680-26,800
square feet available
(over three buildings)



Built for owners who plan long term

Willows Business Park is for leaders who see their space as part of their brand and part of their strategy. If you value a balance of polish and practicality, you're in the right place.

www.willowsbusinesspark.com

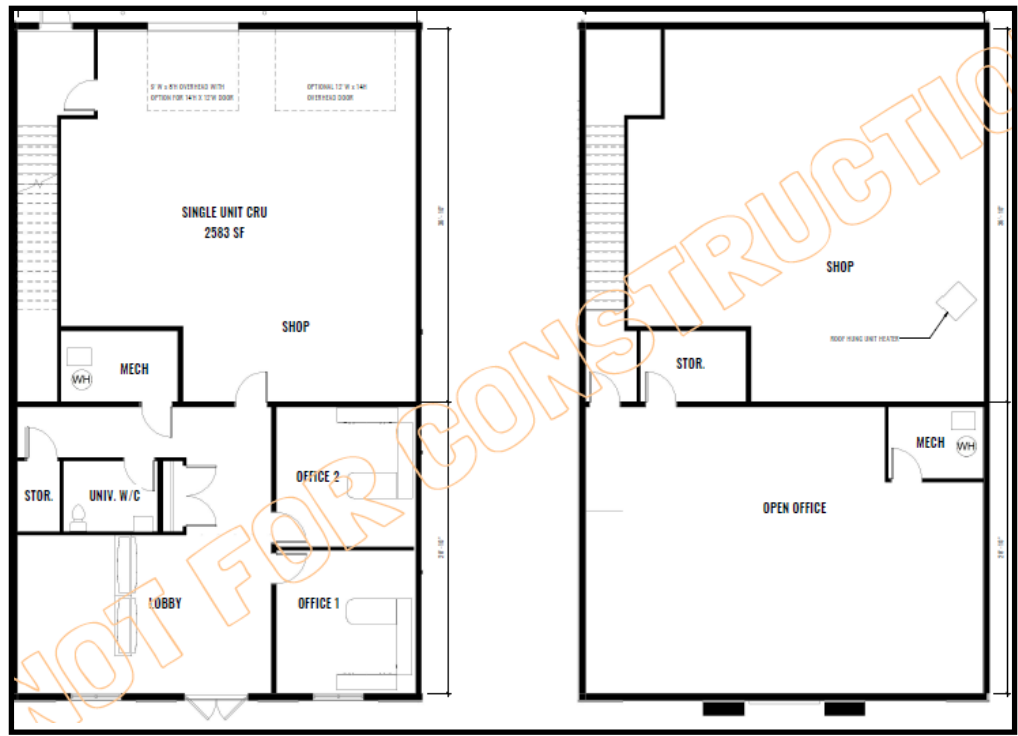
Building Floor Plans

The landlord is open to customizable build-to-suit options for tenants.

Pricing available upon request.

Option 1 - Main & Second Floors

- 2,680 SF
- Office, warehouse, and mezzanine



Sample floor plans

Option 2 - Main & Second Floors

- 2,680 SF
- First and second floor office with warehouse



Sample floor plans

**Main Floor -
Double Unit**

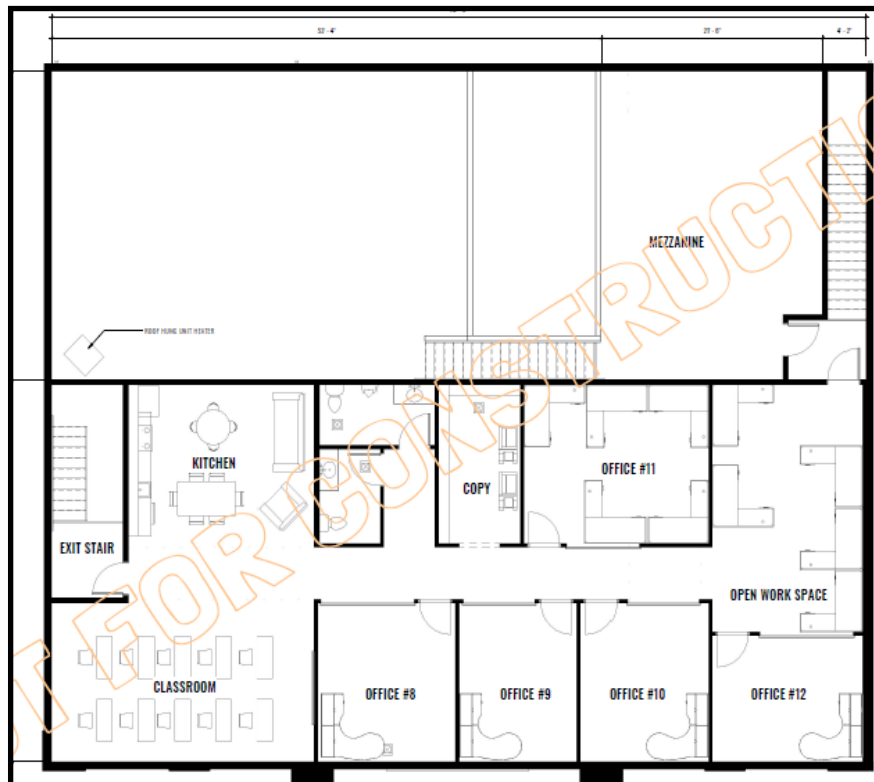
- 5,360 SF
- Office and warehouse



Sample floor plans

**Second Floor -
Double Unit**

- 5,360 SF
- Office



Sample floor plans

