



Colliers



Acera BENEFITS & INSURANCE

1249 8th St E

1249 8th Street East, Saskatoon, SK Excl.

Lower level office for lease

Situated in a recently renovated office building on
8th Street East.

This lower level office space boasts an excellent location
with exposure to a high traffic commercial corridor. The
space features an abundance of natural light and is ready
for tenant fit-up.

Asking:

\$5,500
per month



8th Street East
exposure



1,756 SF
Lower level

Cam Bristow

Associate Vice President | Sales Associate

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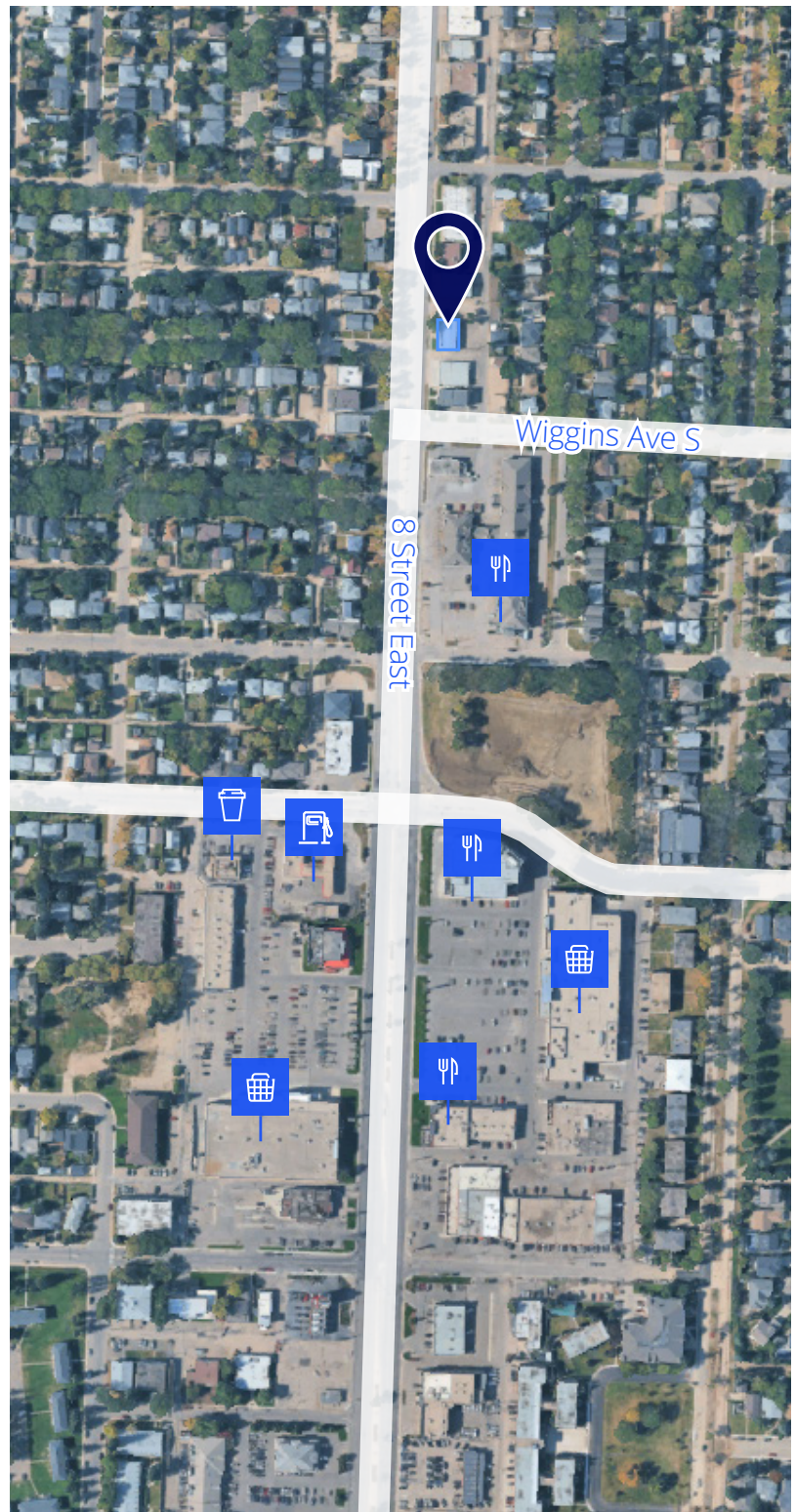
Property Profile

High-Visibility Location

High-profile office opportunity featuring abundant natural light and exposure to over 26,000 vehicles per day.

Available	1,756 SF
Building Area	3,261 SF
Site Area	0.21 AC
Zoning	M1 (General Institutional)
Parcel's	135668885, 120130579, 120130568, 120130557
Possession	Immediate
Gross Lease Rate	\$5,500/month

Access to the property is provided through a shared entrance with the upstairs tenant.

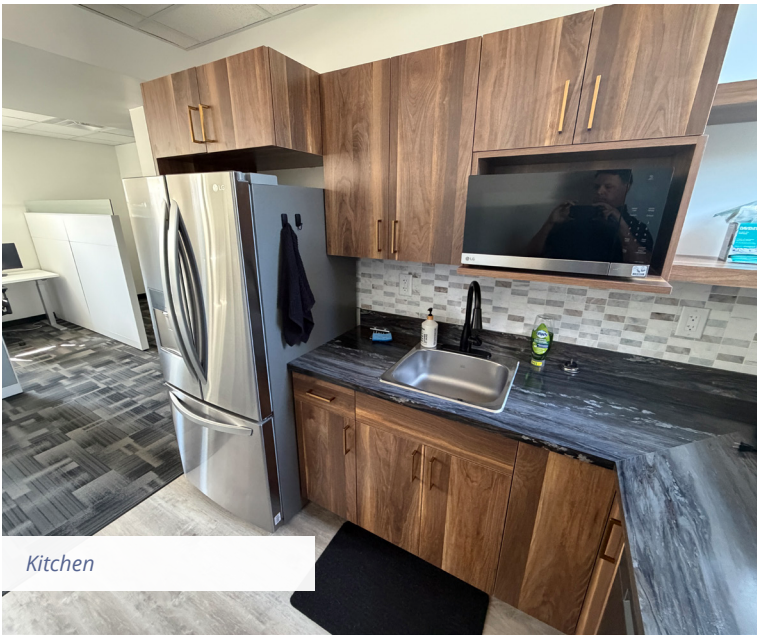


Property features

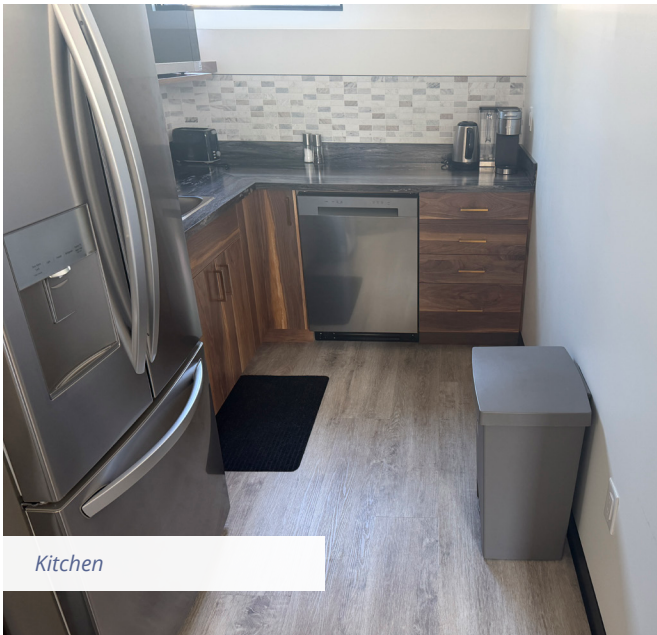
- Lower level space with large windows
- Open concept office
- Renovated in 2023
- Exposure to over 26,000 vehicles per day on 8th Street East
- Four (4) dedicated parking stalls



Entry



Kitchen



Kitchen



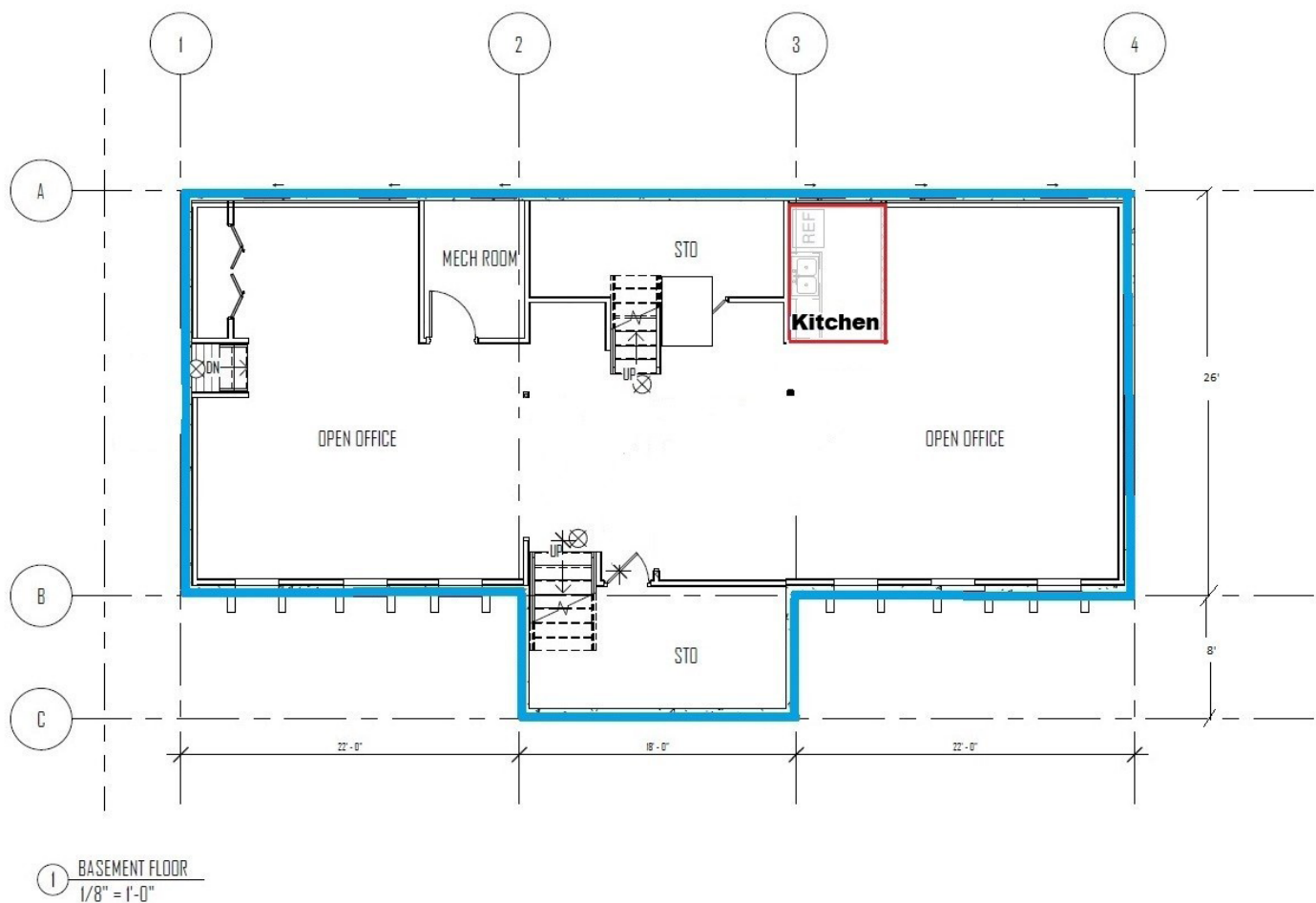
Work space

Floor Plan



1,756

square feet
available



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