



For Lease

Prime downtown location.

155 2nd Avenue South, Saskatoon, SK Excl.

Second floor office space in Saskatoon's Central Business District.

This charming 3-storey brick building located on 2nd Avenue North offers prime visibility and accessibility. The second floor office features large windows, two (2) private offices, a boardroom, kitchenette and washroom. With professional service tenants occupying the main and third floors, this location is perfect for businesses looking to thrive in a dynamic setting.

[View Matterport Imagery](#)

Net Lease Rate:

\$16
PSF



High
traffic



Pedestrian
artery



Office
space



Exposed
brick

Jason Wionzek

Senior Vice President | Sales Associate

+1 306 227 2408

jason.wionzek@colliers.com

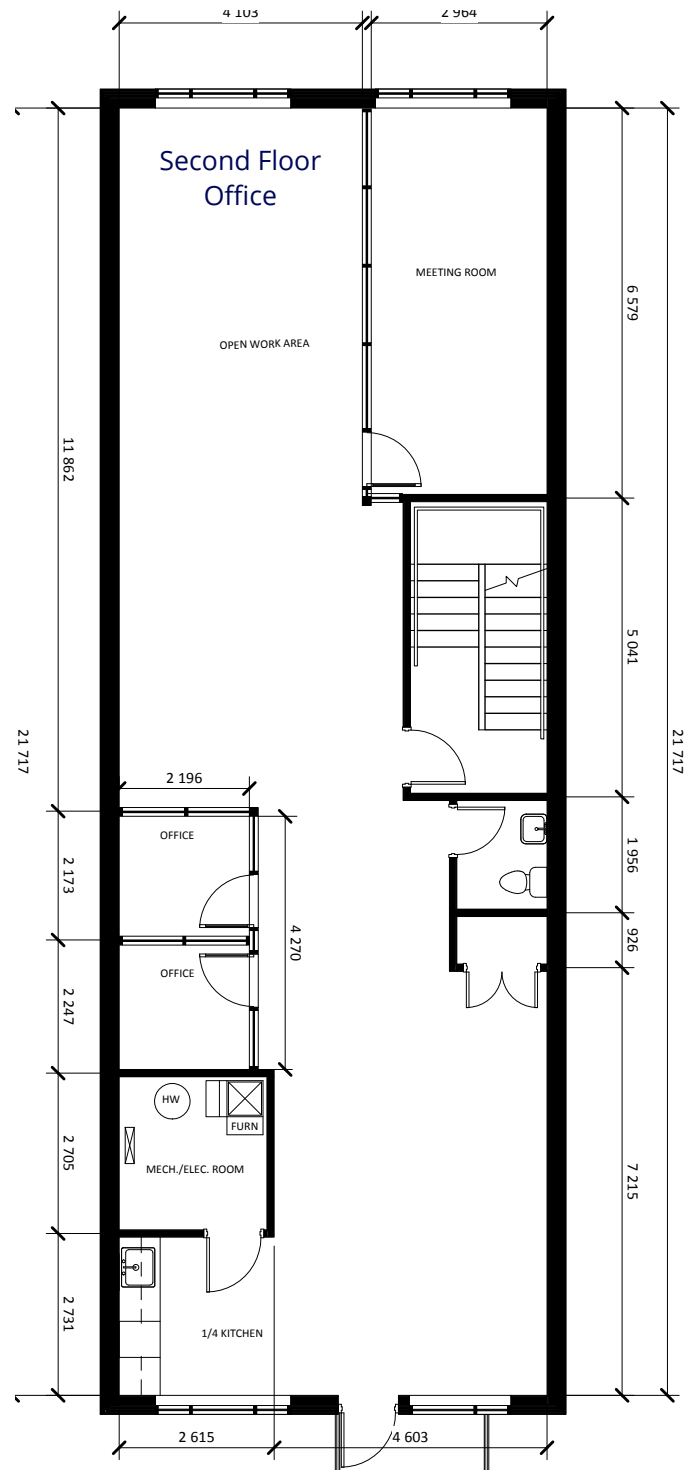


Property Profile

Prime Downtown Location

The second floor is available in this 2nd Avenue building with excellent exposure to pedestrian and street traffic.

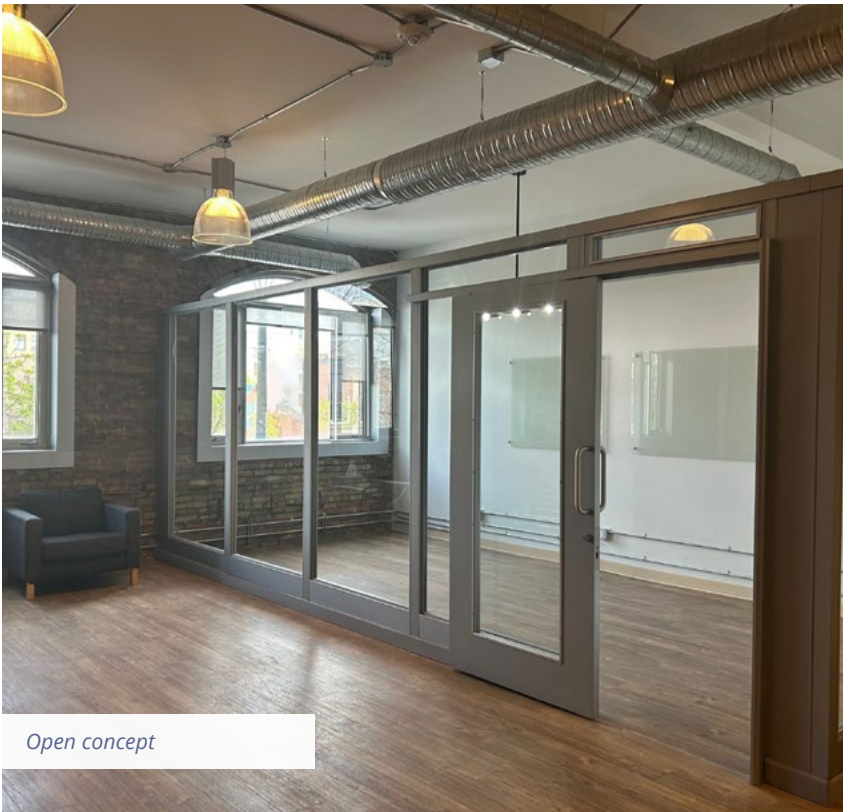
Available	Second Floor Office 1,427 SF
Building Area	5,345 SF
Site Area	0.08 AC
Zoning	B6 (Downtown Commercial)
Parcel	120164408
Possession	Immediate
Occupancy Costs	\$8.00/SF (est.)
Net Lease Rate	\$16.00/SF



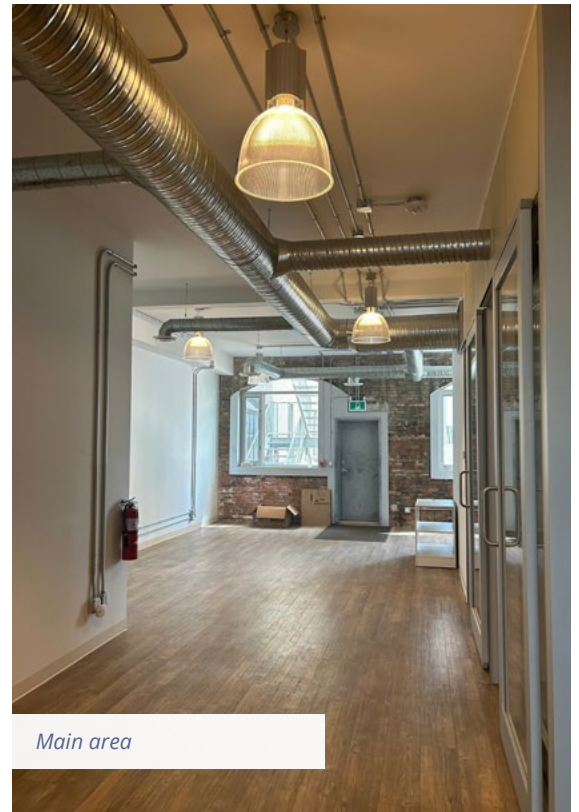
Second Floor Features

- Bright, open office space with exposed brick, high ceilings and large windows
- Two (2) offices/meeting rooms
- Glass partitioned boardroom
- Open work area
- Kitchenette and staff area

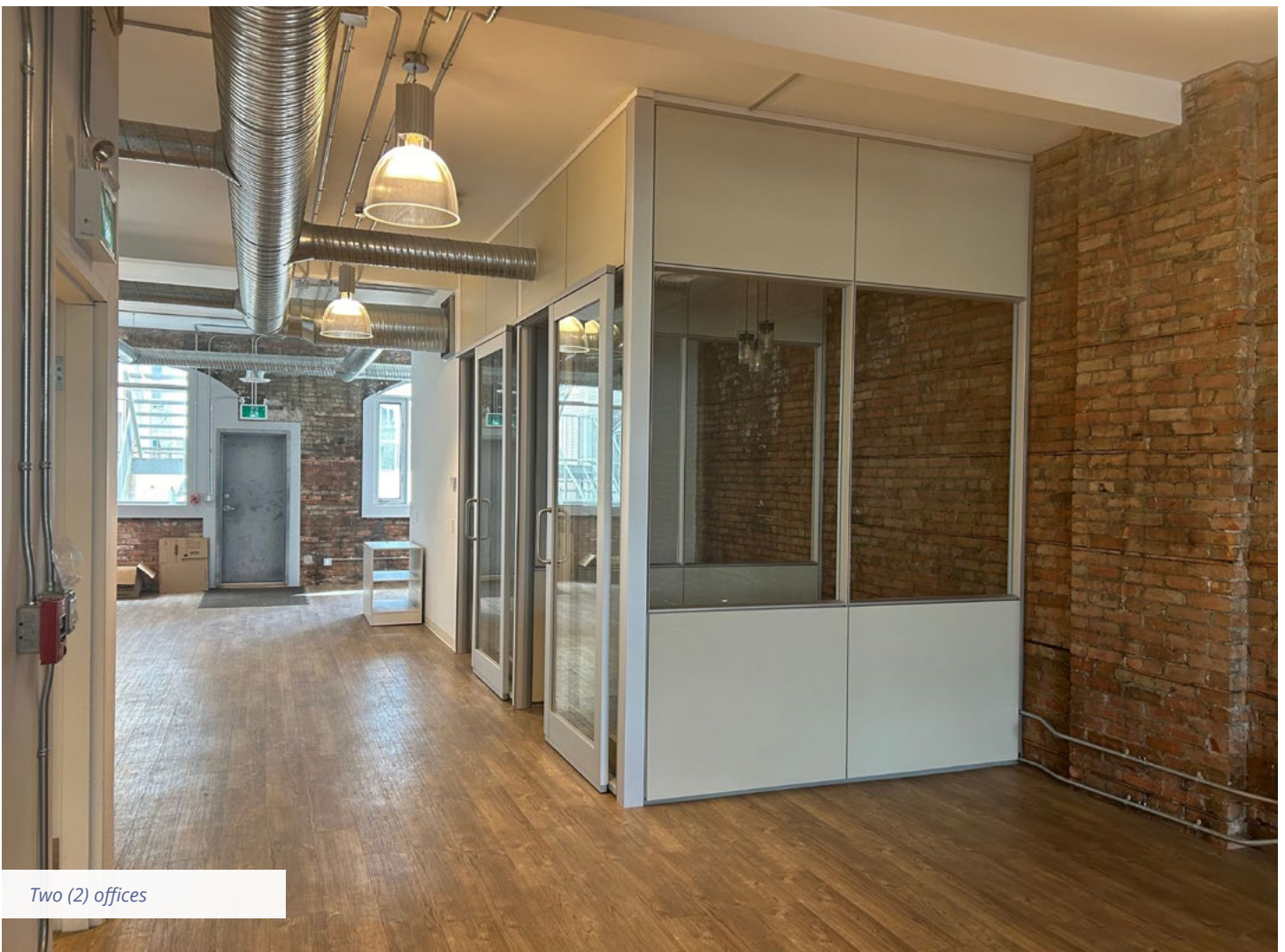
- HVAC recently upgraded
- Two (2) parking stalls available at \$100/stall/month
- Water included in occupancy costs, heat and electricity extra



Open concept

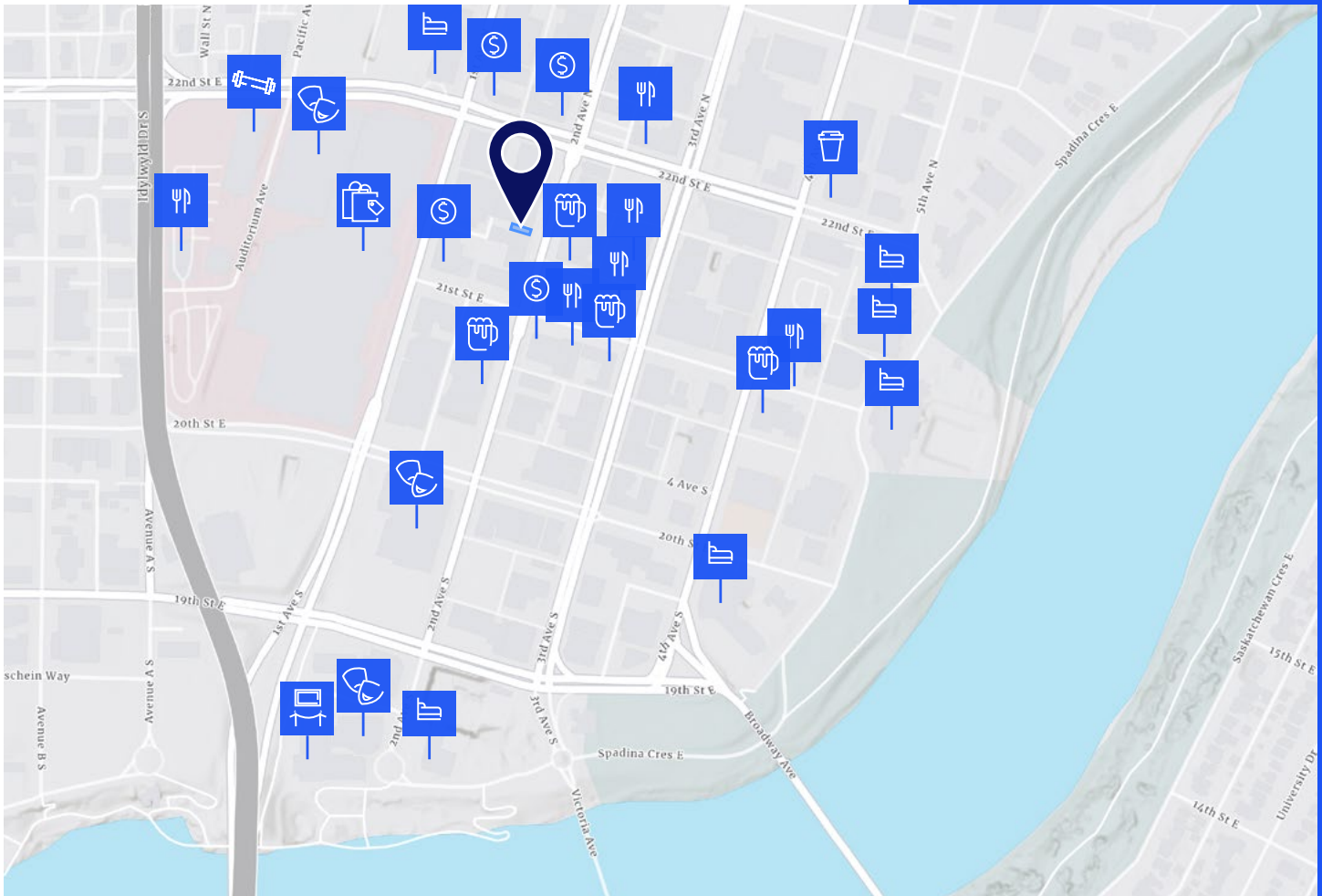


Main area



Two (2) offices

Easy access to local amenities



Local Amenities

Neighborhood businesses/attractions include BMO, National Bank, TD Bank, Scotia Bank, coffee shops, restaurants and pubs, Midtown Plaza mall, hotels, Remail Modern and more.

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers McClocklin Real Estate Corp.

Jason Wionzek
Senior Vice President | Sales Associate
+1 306 227 2408
jason.wionzek@colliers.com

collierscanada.com/p-can2015628