

# Princeton Tower

Downtown Office Space For Lease

123 2<sup>nd</sup> Avenue South  
Saskatoon, SK S7K 7E6  
[www.cbre.ca/saskatchewan](http://www.cbre.ca/saskatchewan)

145,601 SF Quality Downtown Office Tower



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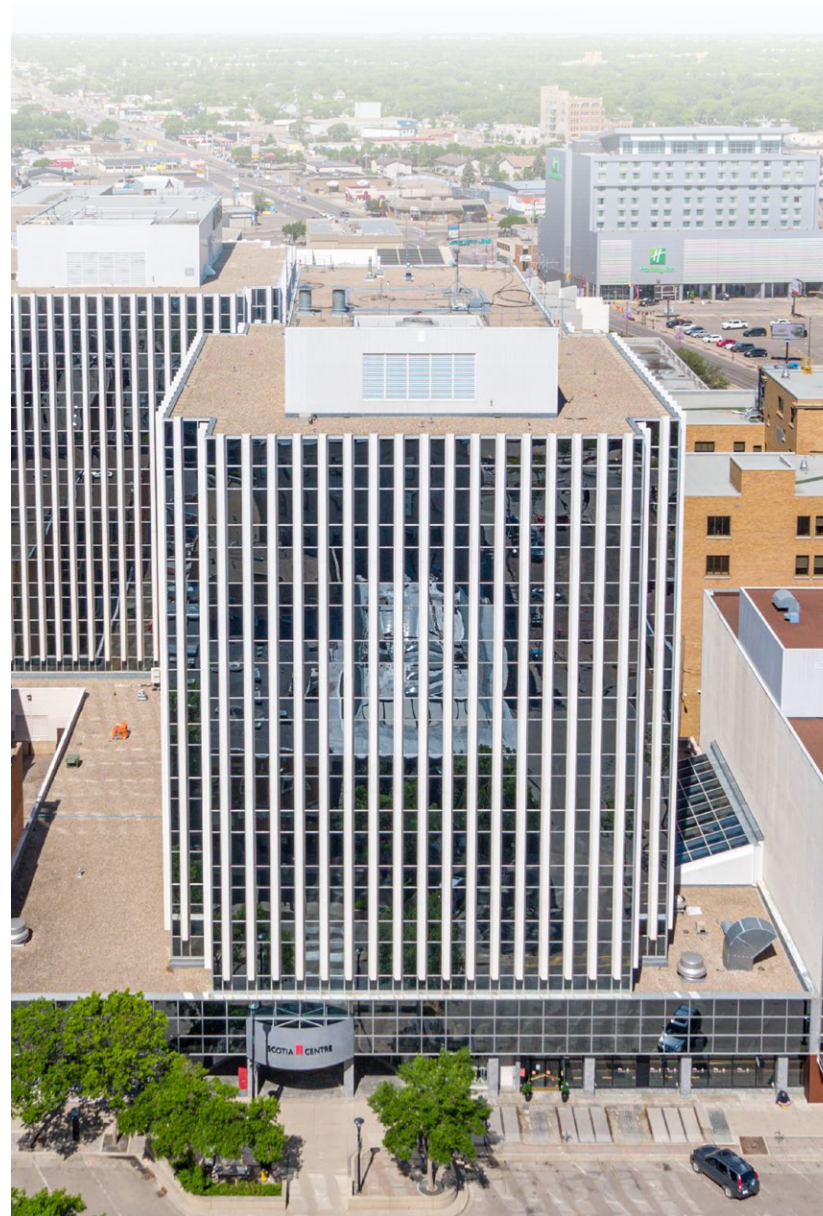
The Princeton Tower is an office building located in the heart of Saskatoon's Central Business District at 123 2<sup>nd</sup> Avenue South. It offers 128,692 SF of quality built-out office space over 10 storeys. Floor plates are ±12,869 SF, with an option of contiguous space up to ±40,000 SF, providing a quality cost-effective option for users looking to secure large pockets of contiguous space in the core of Saskatoon's downtown.

With several large pockets of space, this building can support the needs of a large tenant, including floor 9 and 10 that can be combined for a total of 25,738 SF.

The Scotia Plaza retail corridor offers 15,179 SF of rentable retail space on the property's main floor. This corridor serves as the only sheltered connection between 1<sup>st</sup> and 2<sup>nd</sup> Avenue. Midtown Plaza generates plenty of foot traffic, amplifying the organic reach of retailers in the centre.

## Building Information

Legal Description	PlanC195Lot#26to31inc
Site Size	0.55 acres
Office NRA	137,227 SF
Min. Available	2,147 SF
Net Rent	\$22.00 PSF
Operating Costs	\$19.50 PSF
Year Built	1988
No. of Tenants	7
Zoning	B6
Parking	250 underground stalls



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# \$22.00

Net Rent PSF

# \$19.50

Operating Costs PSF (2025 est.)

# 145,601

Total Office/Retail SF

# City of Saskatoon

Comprised of an affluent demographic mix, the Saskatoon area is home to more than 340,361 people – almost 30% of the province's total population. The local economy benefits from an average annual income of \$116,650, significantly higher than the provincial average of \$101,328. The low cost-of-living coupled with high employment rates and low personal tax rates result in higher-than-average discretionary spending and an attractive proposition for incoming employees. With Saskatoon's population projected to increase by 21.5% in the next 10 years, and a projected household income of \$157,732 by 2030, Saskatoon will continue to host a growing, reliable, and prosperous demographic group, while keeping pace with growing employment opportunities.



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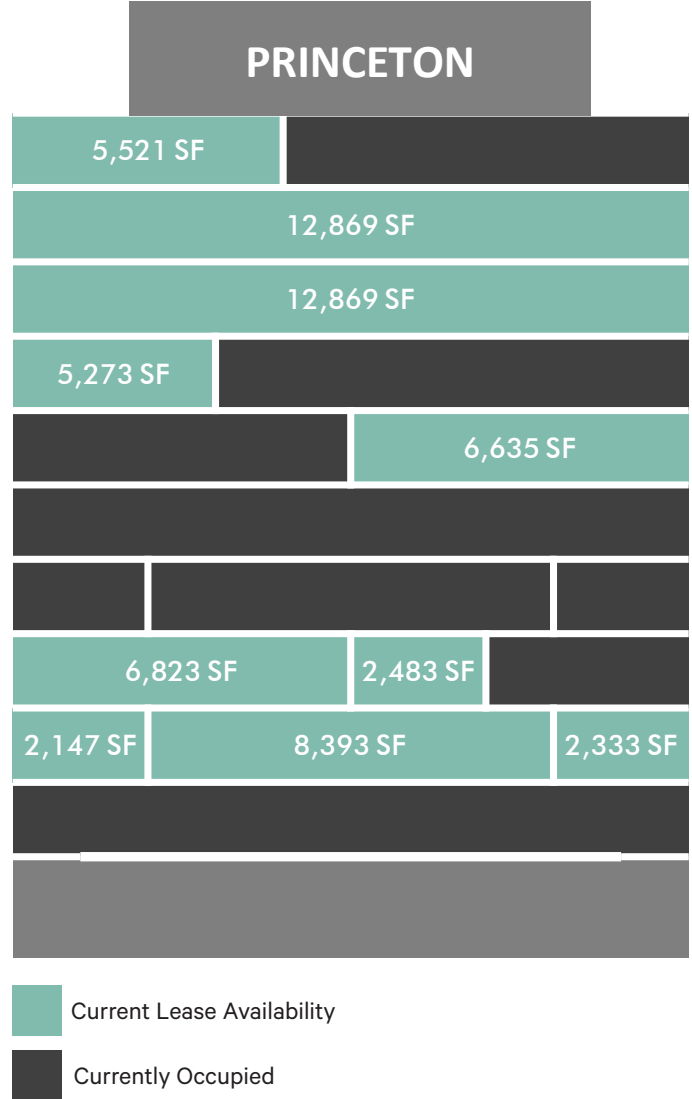
For Lease

## Building Details

The Princeton Tower is comprised of an office and retail portion, as well as an underground parkade amenity. The city’s major arterial roadways, including Idylwyld Drive North and Senator Sid Buckwold Bridge, offers easy access to and from this location. Walkable downtown amenities include the Remai Modern Art Gallery, the Delta Bessborough, Friendship Park, and a variety of local restaurants all within a kilometre of the tower.

### Available Units

- + Unit 301 - **2,147 SF**
- + Unit 302 - **8,393 SF**
- + Unit 303 - **2,333 SF**
- + Unit 401 - **6,823 SF**
- + Unit 402 - **2,483 SF**
- + Unit 701 - **6,635 SF**
- + Unit 801 - **5,273 SF**
- + Unit 900 - **12,869 SF**
- + Unit 1000 - **12,869 SF**
- + Unit 1101 - **5,521 SF**



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