

# MNP Place

**For Lease > Office**

**119 4<sup>th</sup> Avenue South**  
Saskatoon, SK Excl.

**LOTHAR JOSEPHS CCIM**  
+1 306 222 8744  
lothar.josephs@colliers.com

**ANDREW WELHAM**  
+1 306 281 3534  
andrew.welham@colliers.com



**COLLIERS INTERNATIONAL**  
+1 306 664 4433  
728 Spadina Crescent East  
Saskatoon, SK S7K 3H2  
www.collierscanada.com/16352

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SUITE 5



SUITE 5

## Central Business District

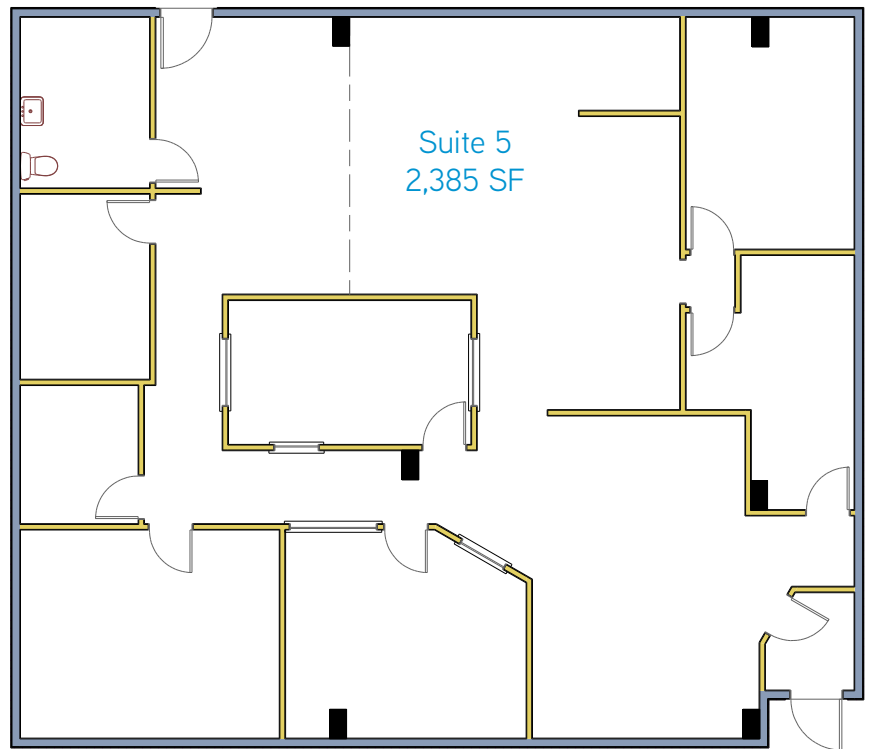
MNP Place is located near the northwest corner of 21<sup>st</sup> Street East and 4<sup>th</sup> Avenue South. The site is close to the South Saskatchewan River and near most major downtown office buildings, eateries and other amenities.

- > Main-floor retail/office
- > UPS Store located on the main floor
- > Fitness centre on-site
- > Parking allocated at 1:1,000 SF at market rate

Available	2,385 SF Suite 5 1,288 SF Suite 12 3,541 SF Suite 601
Building	128,792 SF
Site	47,313 SF
Zoning	B6 (Downtown Commercial)
Parcel	120292073
Possession	Immediate
Occupancy Costs	\$13.96/SF (est.)
	<b>\$18.00/SF Suite 5</b>
<b>Net Lease Rate</b>	<b>\$15.00/SF Suite 12</b>
	<b>\$18.00/SF Suite 601</b>

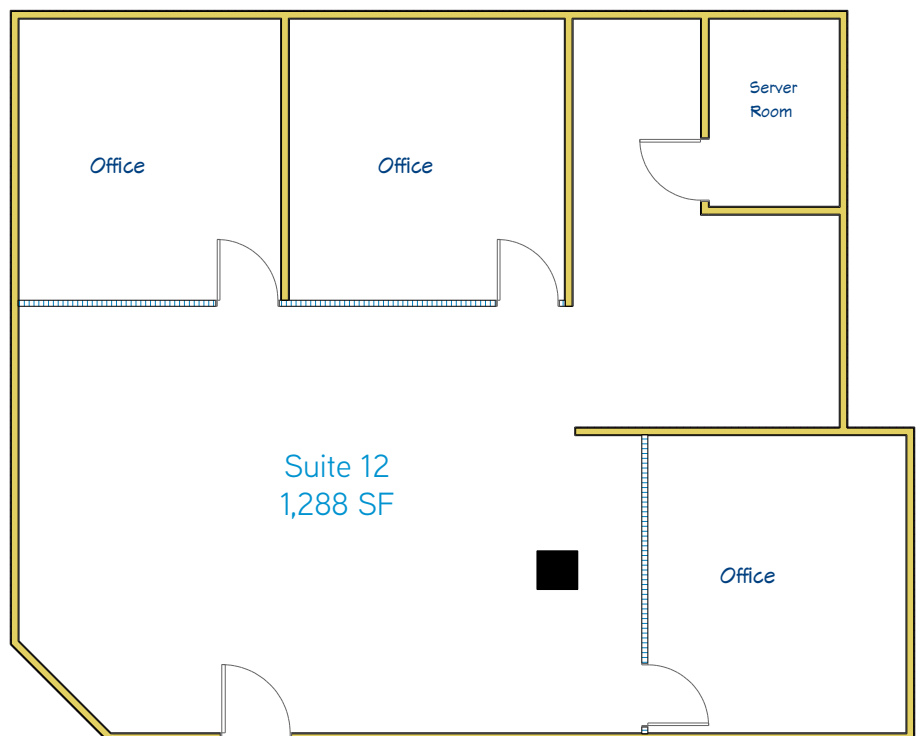
## Suite 5 | Main Floor

- > Entrance on 4<sup>th</sup> Avenue South
- > Exterior signage
- > In-suite washroom



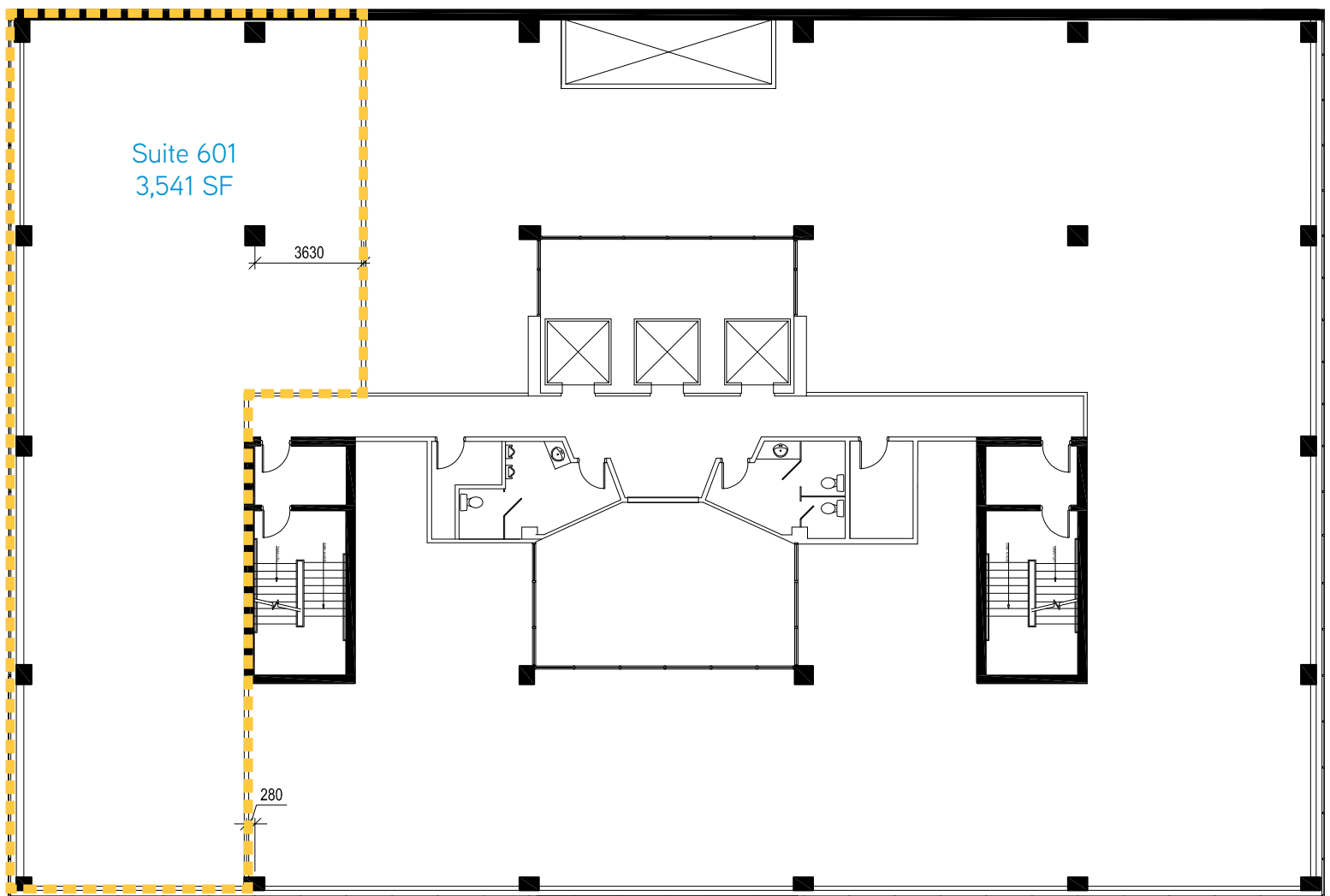
## Suite 12 | Main Floor

- > System built office partitioning
- > Three (3) private offices
- > Open work area
- > Kitchenette

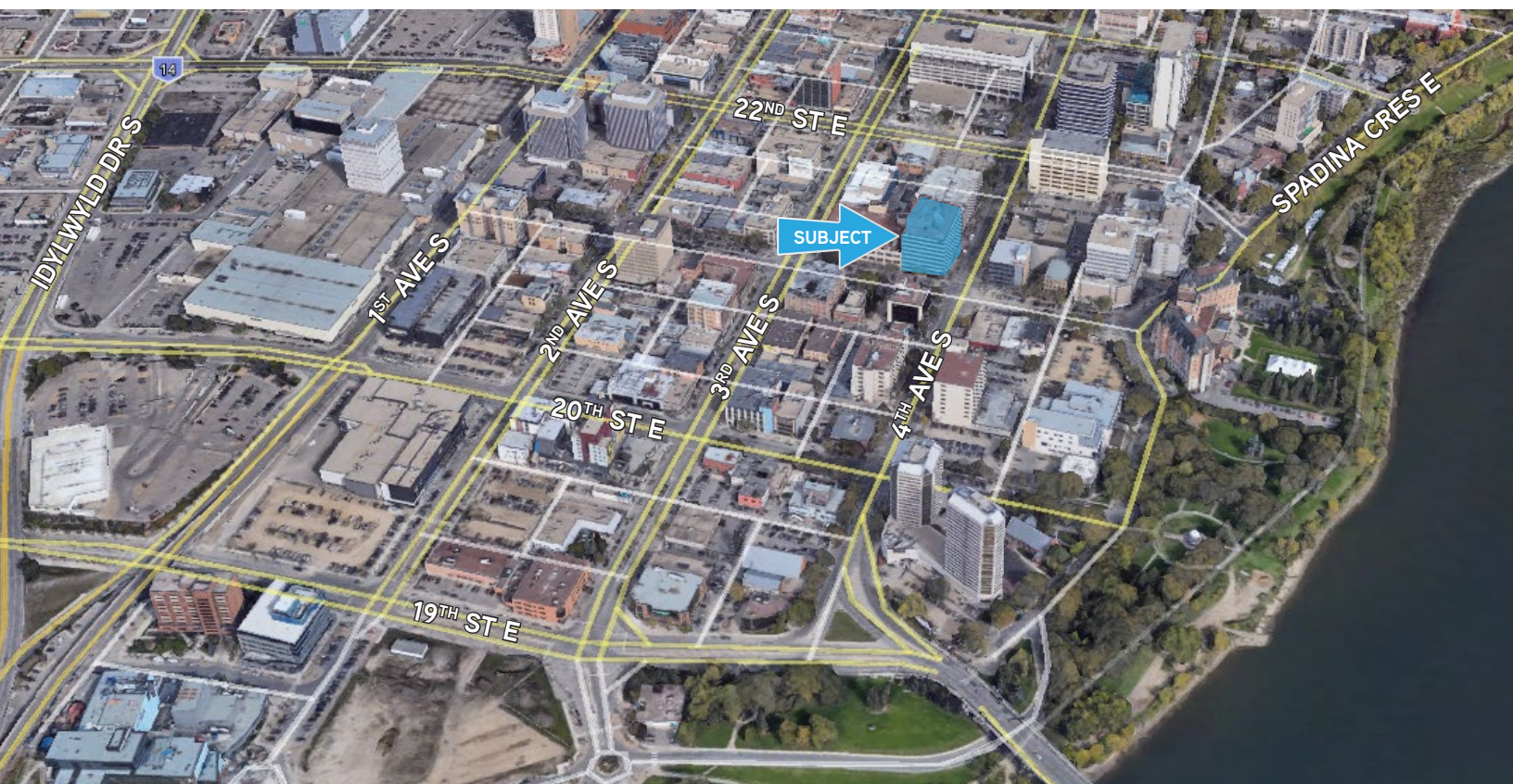


## Suite 601 | Sixth Floor

- > Premises have been returned to base building condition with no improvements
- > Tenant improvement allowance of \$20.00/SF available







SUITE 12



SUITE 12



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## Contacts:



LOTHAR JOSEPHS CCIM  
Vice President | Sales Associate  
+1 306 222 8744  
+1 306 664 1203  
[lothar.josephs@colliers.com](mailto:lothar.josephs@colliers.com)



ANDREW WELHAM  
Sales Associate  
+1 306 281 3534  
+1 306 664 1243  
[andrew.welham@colliers.com](mailto:andrew.welham@colliers.com)

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