



**3333 8<sup>th</sup> Street East, Saskatoon, SK Excl**

# High-exposure 8<sup>th</sup> Street office **for lease**

Second floor office located along Saskatoon's premier retail and service corridor with a  $\pm$  50,000 daily traffic count.

The space includes dedicated parking stalls and ample customer parking. Tenants in the professional building include a medical clinic, pharmacy, physiotherapy and law firm.

- Reception/waiting room
- Large private treatment room
- Open work area
- Lab space
- Private washroom
- Storage room
- Pylon signage available at market rates
- Two (2) designated parking stalls provided
- Occupancy costs include gas and common area janitorial; electrical is metered separately
- Contact listing agent for floor plan

Asking:

**\$26**  
PSF



Unit 222  
1,000 SF



On-site  
parking

**Jason Wionzek**

Senior Vice President | Sales Associate

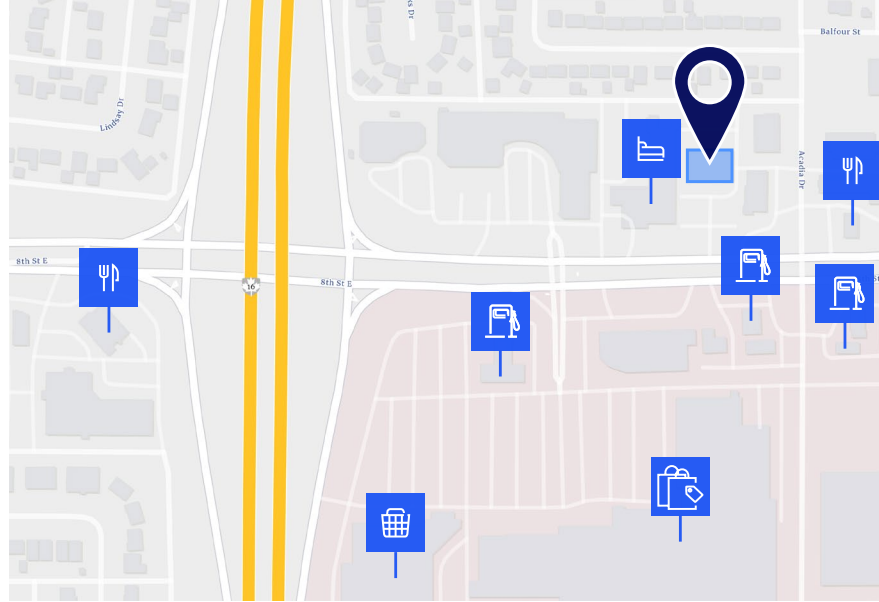
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# Property Profile

## 8<sup>th</sup> Street Office

Well maintained facilities ideal for healthcare professionals seeking high-exposure and easy accessibility.



Available	Unit 222	1,000 SF
Building Area	20,700 SF	
Site Area	0.96 AC	
Zoning	B4 (Arterial and Suburban Commercial)	
Parcel	162047381	
Possession	Negotiable	
Occupancy Costs	\$11.00/SF (est.)	
Net Lease Rate	\$26.00/SF	



Reception/waiting room



Lab space



Private treatment room

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