



1131 Avenue W South, Saskatoon, SK

LEED Office Building for Sale

Turnkey Occupier Opportunity

Lisa Oberding

Vice President | Sales Associate
+1 306 380 4812
lisa.oberding@colliers.com

Andrew Welham

Senior Sales Associate
+1 306 281 3534
andrew.welham@colliers.com

Mike Walch

Sales Associate
+1 306 716 1147
mike.walch@colliers.com





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Sharefile Data Room content available upon signing
Confidentiality Agreement

Investment Overview

Colliers is pleased to announce we have been retained to act as the exclusive agent in the sale of 1131 Avenue W South. Located in the southwest quadrant of Saskatoon with easy access, this building is available for vacant possession immediately. The existing improvements are exceptionally functional, efficient and amenity focused for any incoming occupier or office user. The building is LEED designed with DIRT wall systems, **lending itself to quick occupancy.**

Civic Address	1131 Avenue W South, Saskatoon, SK
Building Size	63,807 SF
Available Size (including parkade, mechanical & storage)	83,669 SF
Floor Plate	First floor is 22,870 SF Second and Third floors are 20,468 SF each
Storeys	3
Parking	164 electrified stalls on-site (41 heated underground stalls)
Site Area	2.06 acres
Zoning	IL1 - General Light Industrial
Parcels	119975394, 119975406
Realty Tax	\$234,992.46 (2025)
Realty Tax Assessed Value	\$13,837,200.00 (2025)
Availability	Immediately
Financing	Treat property as free and clear of financing and encumbrances

Offering Basis:
\$18,800,000

Investment Highlights



Design & Awards

- BOMA Building of the Year Award for 2025
- LEED Gold designed building
- Energy Star Rating of 91 (LEED standard is 69)
- 2009 Premier's Design Award of Merit
- 2009 Consulting Engineers of Saskatchewan – Brian Eckel Award of Excellence
- 2010 ASHRAE Region XI Technology Award – New Commercial Building
- 2010 ASHRAE Region XI Ralph Robson Plaque, Best Overall Technology Award



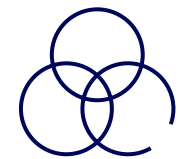
Interior

- Open Concept design with DIRT demountable wall and Herman Millar furniture systems located on the 1st and 3rd floor
- Excellent natural light throughout
- Ability to setup 274+ work spaces with 110 work spaces currently in place
- Nine (9) boardrooms of varying sizes including a boardroom that can be demised into two with an automated accordion wall system
- 3 large staff lounges with additional collaboration space throughout
- Shower facilities
- Interior bike storage
- Sound masking
- Programmable lighting
- Automated blinds
- Dock Level Bay door with shipping & receiving bay



Building

- Poured concrete construction
- Parkade in-floor heating
- Ceiling tile radiant heated and cooled Building
- 100% Fresh air building with heat wheel to minimize heating and cooling consumption
- Security access card system
- Brick exterior
- Steel truss beam roof
- High reflective thermofusible SBS membrane roof with certified anchor systems
- Extensive preventative maintenance program
- Parking ratio (1:384 SF) with 166 parking stalls on site including 41 underground stalls



Excellent Suburban User Building Opportunity

- The building is currently optimized for a single occupier with an efficient layout providing a competitive opportunity for large tenants.
- With three main staircases reaching each level and an elevator located in the central atrium, there is potential for demising each level if the incoming purchaser does not require the full footprint.
- Significant building branding opportunity.

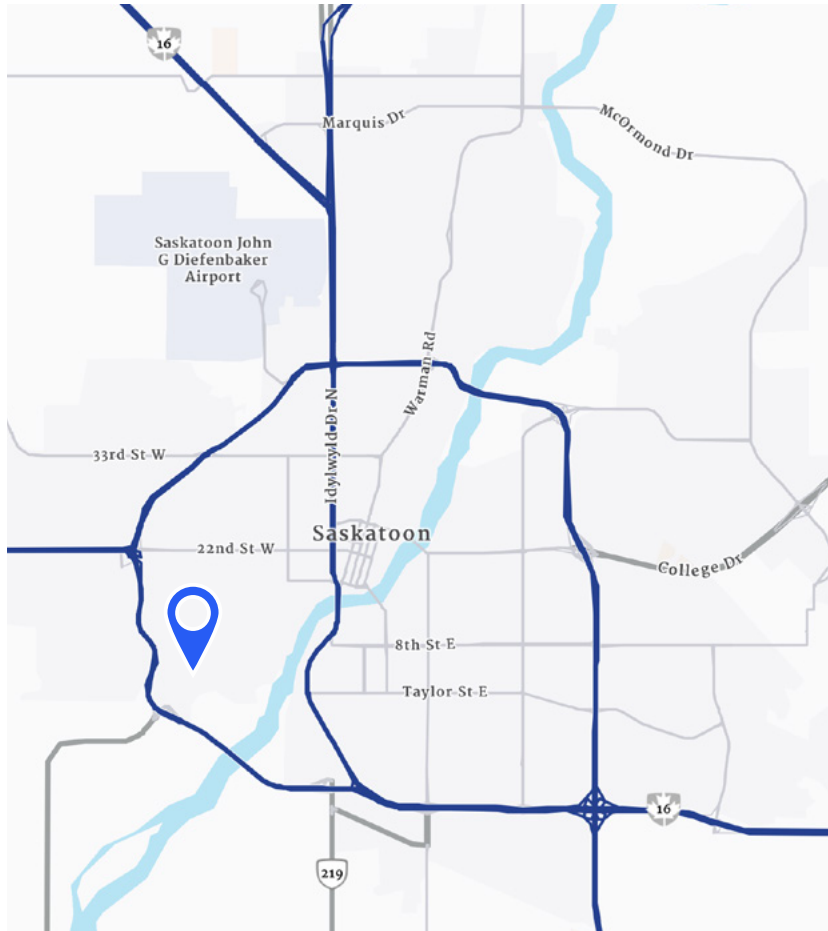
The **Location**

Location Overview

The Location

The building is in the South West Industrial area, an industrial subdivision located in the Confederation Suburban Development Area of Saskatoon, Saskatchewan. The South West Industrial area is bound by the Canadian National Railway track to the south, the Canadian Pacific Kansas City railway track and 11th Street West to the north, Holiday Park and the Gordie Howe Management Area to the east, and Dundonald Avenue to the west. The South West Industrial area is predominantly commercial industrial. Access and egress to the South West Industrial area is predominantly Circle Drive via 11th Street West.

The building is conveniently located half a block south of 11th Street West, two (2) blocks east of the Circle Drive South overpass and walking distance from the Gordie Howe Sports Complex and Holiday Park Golf Course.



Transit Available

Saskatoon Transit Route 9 Riversdale City Centre provides convenient transportation with bus arriving every 30 minutes beginning at 6:48 AM.



Circle Drive
2 minutes



Airport
16 minutes



Downtown
10 minutes



Drive Times

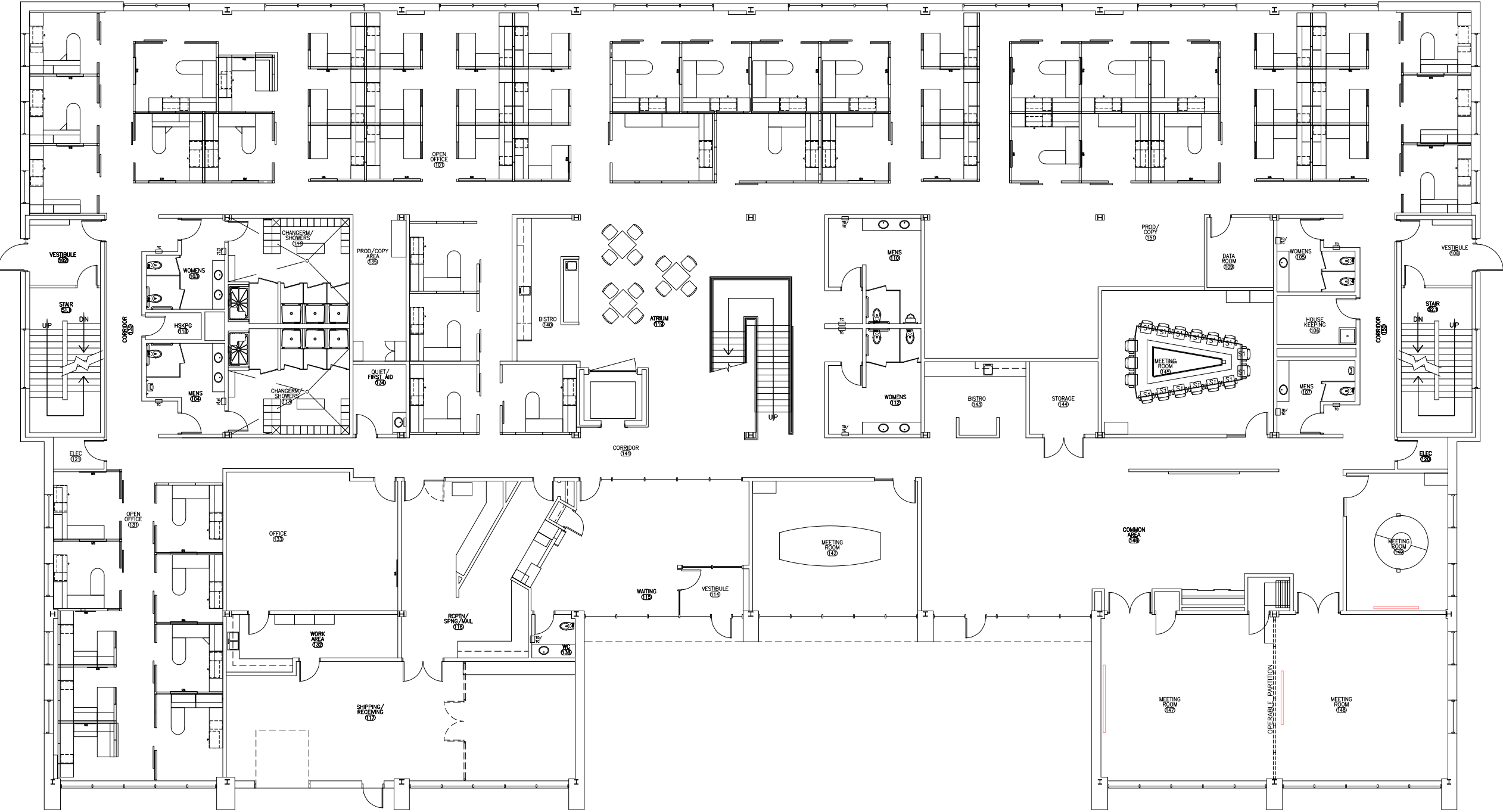
Broadway	9 mins	Innovation Place	14 mins	Preston Crossing	13 mins
Costco North	15 mins	Marquis Industrial	17 mins	Stonebridge	8 mins
Costco South	14 mins	North Industrial	12 mins	U of S	13 mins
Hudson Bay Industrial	13 mins				

The **Property**

Main Level

Current configuration:

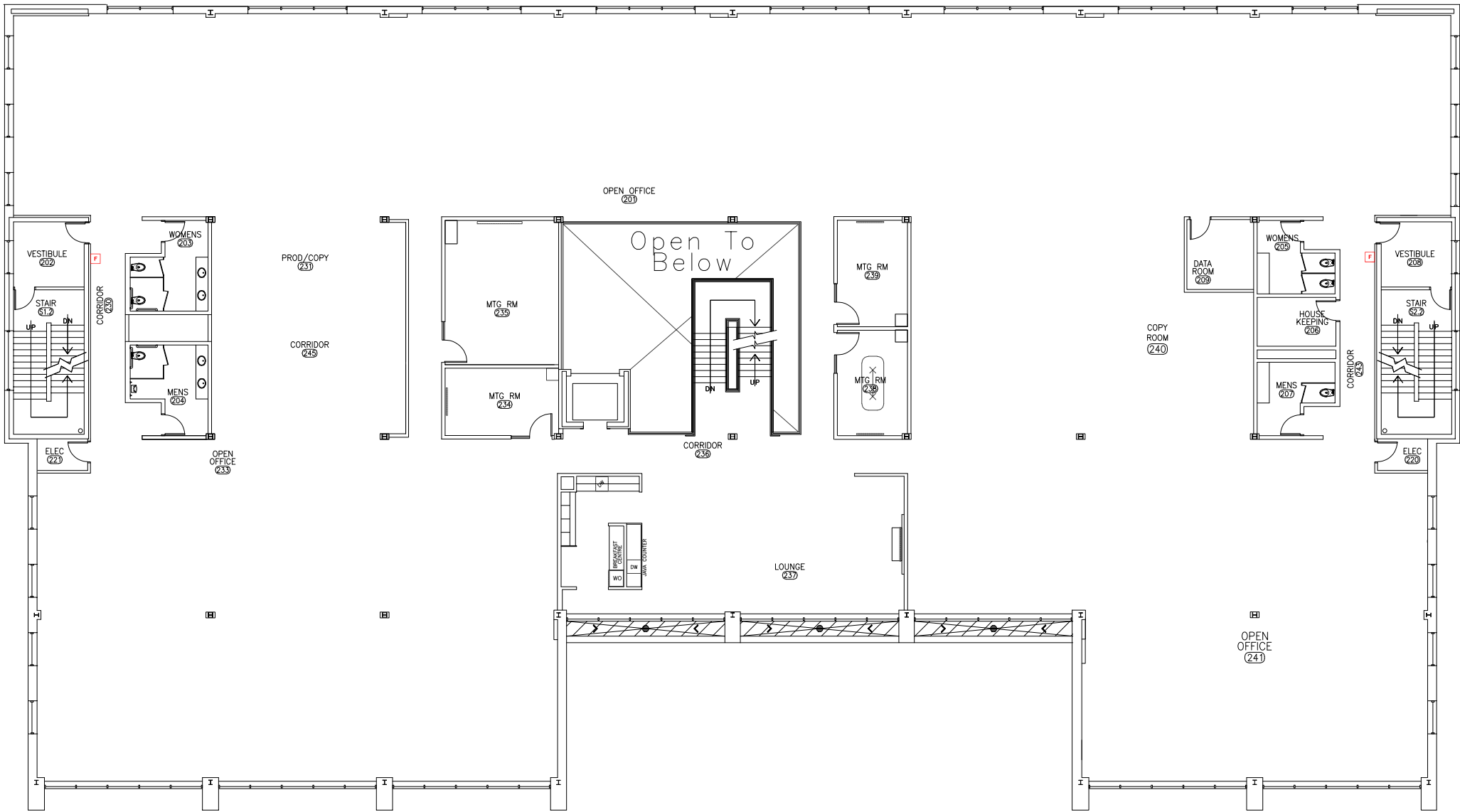
- 32 private offices
- 25 workstations
- 5 meeting rooms
- 3 womens washrooms
- 3 mens washrooms
- 2 change rooms/showers
- Storage room
- Common area and bistro
- Electrical room
- Reception & waiting area
- Atrium
- Data room
- 2 copy areas
- Housekeeping room
- First aid quiet room
- Shipping/receiving area
- 1 shipping/receiving office
- 1 shipping/receiving work area
- 1 shipping/receiving secure storage area



Second Level

Current configuration:

- 4 meeting rooms
- Data room
- 2 copy rooms
- 2 womens washrooms
- 2 mens washrooms
- Housekeeping room
- Electrical room
- Lounge



2121 11th ST W
Saskatoon, Saskatchewan
Canada S7M 1J3

NOTE:
THESE DRAWINGS HAVE BEEN PREPARED
BASED ON INFORMATION PROVIDED BY
OTHERS. CAMECO HAS TAKEN STEPS TO
VERIFY THE ACCURACY AND/OR
COMPLETENESS OF THIS INFORMATION
BUT SHALL NOT BE RESPONSIBLE FOR
ANY ERRORS OR OMISSIONS THAT MAY
BE INCORPORATED AS A RESULT OF
ERRONEOUS INFORMATION PROVIDED BY
OTHERS THAT WAS NOT ABLE TO BE
VISUALLY CONFIRMED.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS
2. DRAWINGS ARE NOT TO BE SCALED
3. ALL DRAWINGS TO BE READ IN
CONJUNCTION WITH THE
SPECIFICATIONS
UNLESS OTHERWISE NOTED
4. VERIFY SITE CONDITIONS, DIMENSIONS
AND LOCATIONS OF ALL UTILITIES
PRIOR
TO THE START OF CONSTRUCTION
5. REPORT ALL DISCREPANCIES TO THE
PROJECT LEAD IMMEDIATELY
6. VARIATIONS AND MODIFICATIONS SHALL
NOT BE CARRIED OUT WITHOUT
WRITTEN
PERMISSION OF THE PROJECT LEAD

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OPERATIONS CENTRE
FURNITURE PLAN

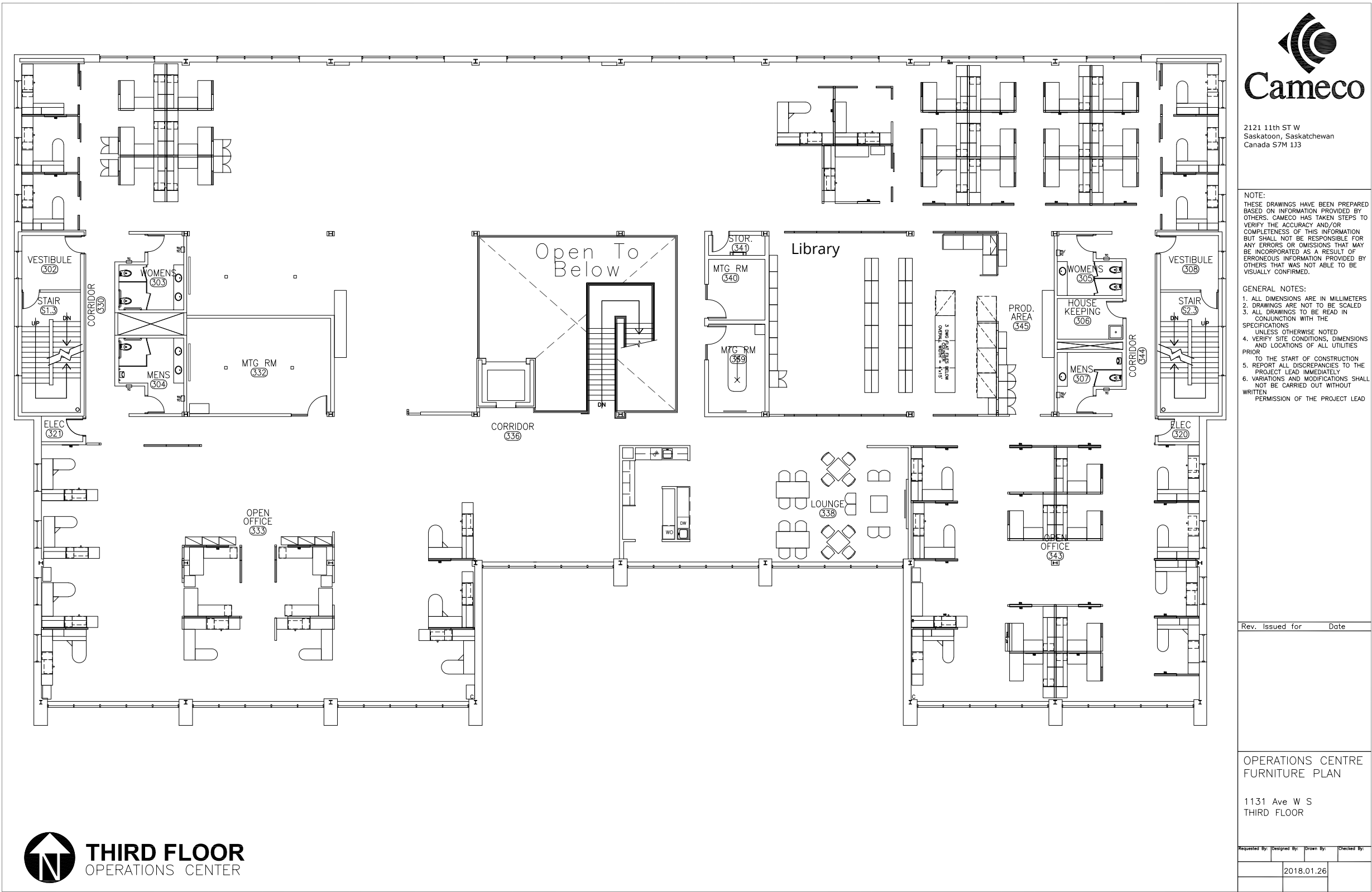
1131 Ave W S
SECOND FLOOR

Requested By:	Designed By:	Drawn By:	Checked By:
		2018.01.26	

Third Level

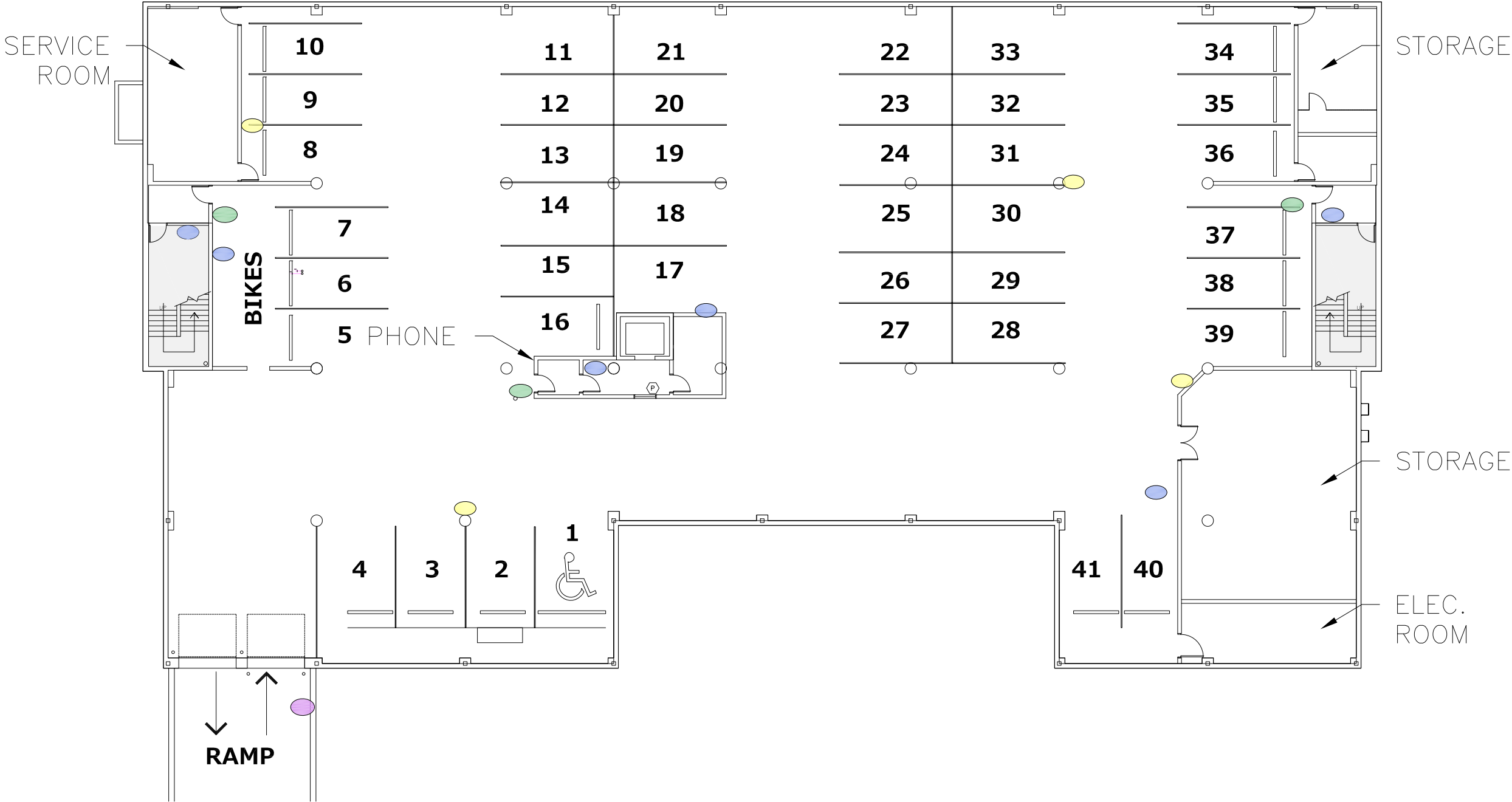
Current configuration:

- 6 offices
- 47 workstations
- 4 meeting rooms
- 2 womens washrooms
- 2 mens washrooms
- 2 copy rooms
- Library
- Housekeeping room
- Lounge
- Electrical room
- Storage room
- Production area



Lower Level

- Configuration:
- 41 parkade stalls
 - Bike parking
 - Service room
 - 2 storage rooms
 - Electrical room



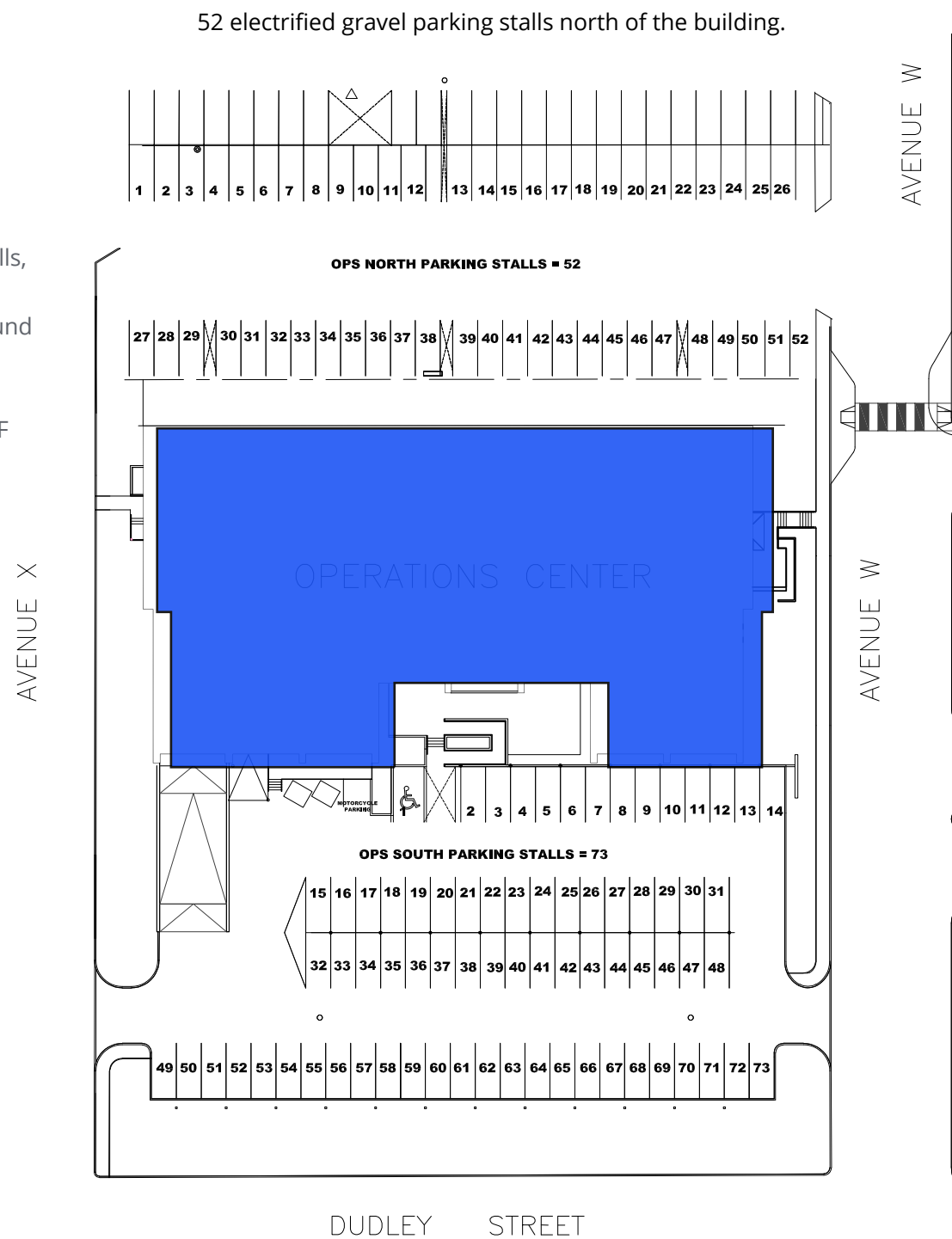
- LEGEND
- — OVERHEAD DOOR
 - — BUILDING ACCESS
 - — CARBON MONITOR
 - — STAIRWELLS
 - — ELEVATORS
 - — EXTINGUISHERS



Site Plan

Original Configuration:

- 73 electrified asphalt parking stalls
- 52 gravel parking stalls, 48 are electrified
- 41 heated underground stalls
- 166 stalls in total
- Parking ratio 1:384 SF



System Description LEED Items

DOAS (Dedicated outdoor air system) HVAC system - AHU (Air Handling System)

- Active heat/cooled beams
- 2 energy wheels for optimal heat recovery - Sensible and Enthalpy
- Preheat coil that when activated produces chilled water from incoming cold air AND preheats air to a certain degree.

Hydronic Heating System

- Patterson Kelly Boilers - High Efficient Boilers 98.5% Eff rating
- All pumps are on VFD for optimal energy savings
- In-floor heating throughout all 3 floors
- Heating system is on backup emergency power - boilers, pumps, and valves

Cooling System

- Chilled water system throughout active chilled beams
- System is designed to keep chilled water above dew point
- High efficient McQuay chiller

Solar Domestic Hot Water Heating

- Solar tube arrays which allow suns energy to preheat domestic hot water
- 20 Deg C delta temperature during summer hours
- Gas fired high efficient hot water heater - Gas water heater run time low during solar tube heating times

Lighting system

- State of art Lutron lighting control system
 - All areas have lighting occupancy sensors to automatically turn lights on/off
- Lighting system can be custom programmed to dim/brighten to certain levels.

Electrical system

- Standby generator - 60KW total power with transfer switch
- Emergency lighting, Data racks, heating system, center main floor washrooms powered during power outage, 7 second generator switch over time
 - All electrical panels are monitored and energy consumption logged in BMS system if required
 - South Parking lot - Smart electrified parking plugs to save energy for vehicle block heaters.

BMS (Building Management System) Control System

- Occupancy control for HVAC systems
- Graphics and Trending of all Mechanical systems
- Energy consumption trending of electrical panels, irrigation water, natural gas (boilers and water heaters), domestic hot water
- Up to date BMS server and server software

Roof

- White reflective membrane roof
- Regularly inspected and certified fall protection system

Building Initiatives

Cool Roofing

Solar Reflectance: the fraction of solar energy that is reflected by the roof

Thermal Emittance: the relative ability of the roof surface to radiate absorbed heat

The sun's radiation hits the roof surface

Some heat is absorbed by the roof and transferred to the building below

Solar Domestic Hot Water System

Recycling

During Construction

- Recycling
- Waste Diversion
- Re-use of Materials

Xeriscaping

Landscaping

- Drought Resistant Plant Materials
- Dryland Turf
- Water Efficient Irrigation

Daylighting

Green Initiatives

Architectural

- Cool Roof
- High Insulation Values
- Durable Construction
- High Performance Windows
- Daylight/Light Control
- Low Emitting Materials
- Alternative Transportation

Structural

- Recycled Content
- Re-use of Materials
- Locally Produced Precast Floor Planks

Mechanical

- Low Flow Plumbing Fixtures
- Efficient Water Use
- Controlled Flow Roof Drainage
- High Efficiency Heating Units
- Radiant Heat
- Environmentally Friendly Refrigerants
- Dedicated Outdoor Air System
- Variable Speed Drive on Fans
- Individual Controls
- Coordination with other Systems
- Solar Hot Water Panels

Electrical

- Energy Star Distribution Transformers
- High Efficient Lamps
- Dark Sky Compliant Site Lighting
- Energy Saving Lighting Control Software
- Parking Power Panels on Timer & Thermostat
- Power Monitoring

Interior Fit-Up

- Furnishings
- Modular Architectural Systems
- Energy Star Appliances
- Dedicated Recycling

Landscaping

- Xeriscaping

- Building Orientated east-west providing longer building faces to the north and south
- High performance glass with a LSG ratio of 2.37
- Control of light with exterior shading devices

Cameco Operations Center Green Initiatives

Offering **Process**



Offering Process

The Property is to be sold on an “as-is” basis.

All offers to purchase for the Property are to be submitted to the Agent and will be reviewed and considered by the Seller as received.

Physical property inspections will be made available for qualified purchasers only after a detailed review of all offering material is undertaken. Please contact the Colliers team in this regard.

Agency

Colliers McClocklin Real Estate Corp. and it’s salespersons are herein collectively referred to as “Colliers” or the “Agent”. In representing the parties in the negotiations for the purchase of the Property, the Agent represents the Seller and does not represent the Buyer.

ShareFile Data Room Content

Additional property due diligence information has been posted on the Colliers Sharefile website. Access will be provided to qualified buyers upon completion of the Confidentiality Agreement.

- Drawings and Plans
- Building Reports
- Property Tax Documents
- Title Searches

Indemnification and Disclaimer Statement

This brochure may not be all-inclusive or contain all of the information a prospective buyer may desire. The information contained in this brochure is confidential and furnished solely for the purpose of a review by a prospective buyer of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of the Seller or the Agent. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems reliable. The Seller, the Agent, nor their officers, employees, salespersons or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this offering memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective buyers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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Colliers Canada

728 Spadina Crescent East
Saskatoon, SK, S7K 3H2
+1 306 664 4433

Lisa Oberding

Vice President | Sales Associate
+1 306 380 4812
lisa.oberding@colliers.com

Andrew Welham

Senior Sales Associate
+1 306 281 3534
andrew.welham@colliers.com

Mike Walch

Sales Associate
+1 306 716 1147
mike.walch@colliers.com

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