



SCOTIA CENTRE

123 2<sup>nd</sup> Avenue South, Saskatoon, SK Excl.

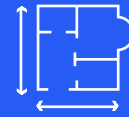
# Downtown retail space for lease

This expansive main floor retail corridor connecting Princeton Tower and PCS Tower is Saskatoon's only covered walkway linking 1<sup>st</sup> Avenue South and 2<sup>nd</sup> Avenue South.

Strategically positioned across from Midtown Plaza, Saskatoon's premier shopping destination, this space is perfect for businesses seeking exposure. The high foot traffic generated by both office towers and the 2<sup>nd</sup> Avenue corridor create an ideal location for retailers. The property also boasts excellent accessibility with easy access to both underground and street parking.

Asking:

## Market Rate



± 459 SF to  
± 2,301 SF



High  
foot traffic

**Ryan Williams**

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# Property Profile

## Downtown Retail Space

<b>Available</b>	Unit 1	± 1,587 SF
	Unit 2	± 1,441 SF
	Unit 3	± 1,671 SF
	Unit 4	± 459 SF
	Unit 5	± 893 SF
	Unit 6	± 685 SF
	Unit 7	± 2,045 SF
	Unit 8	± 2,301 SF
	Unit 9	± 1,221 SF
	Unit 10	± 1,724 SF

**Building Area** 156,032 SF

**Site Area** 0.55 AC

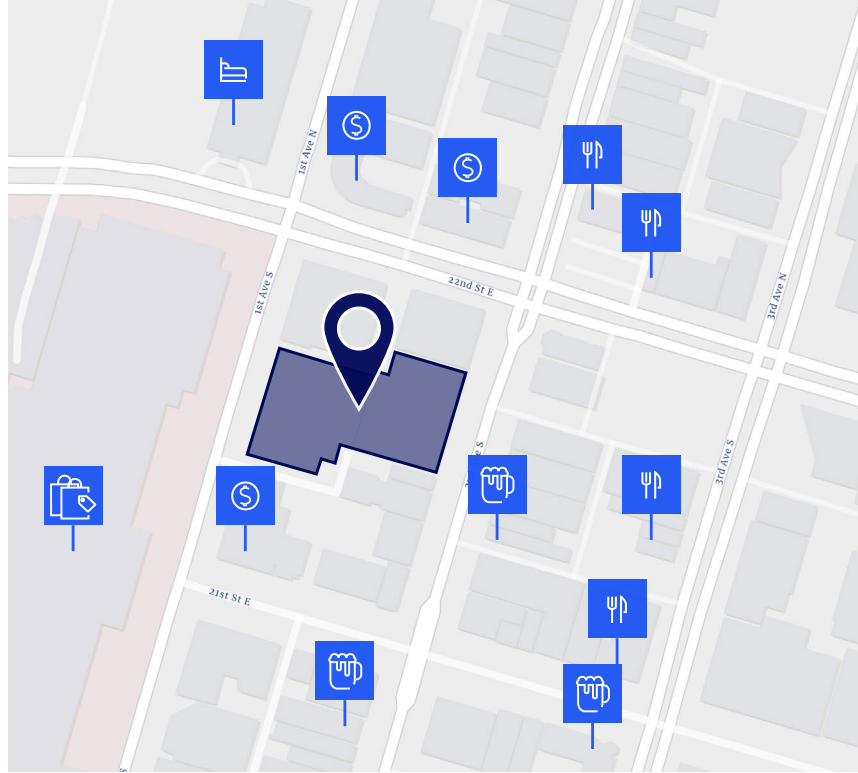
**Zoning** B6 (Downtown Commercial)

**Parcels** 120164341, 120164352, 120164363, 120164374, 120164385, 120164396, 135930067

**Possession** Immediate

**Occupancy Costs** \$21.00/SF (est.)

**Net Lease Rate** Market rate



## Property features

- Units 1-6 are finished retail spaces
- Unit 7 is a move-in ready restaurant, fully furnished with complete kitchen
- Units 8-10 are shell space
- Opportunity for high exposure signage
- Tenants have use of the on-site fitness center
- Underground parking available at \$300.00/stall/month
- Nearby surface parking available at \$250.00/stall/month



Caption



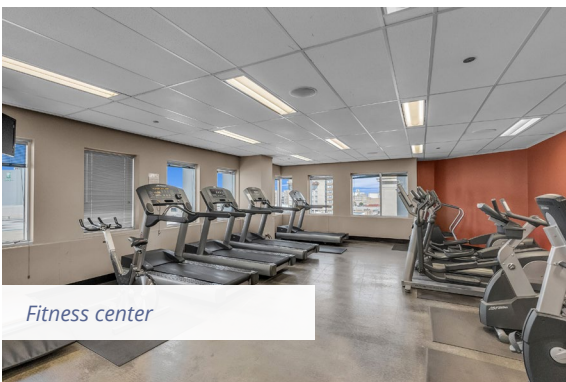
Internal mall access



2nd Avenue retail corridor



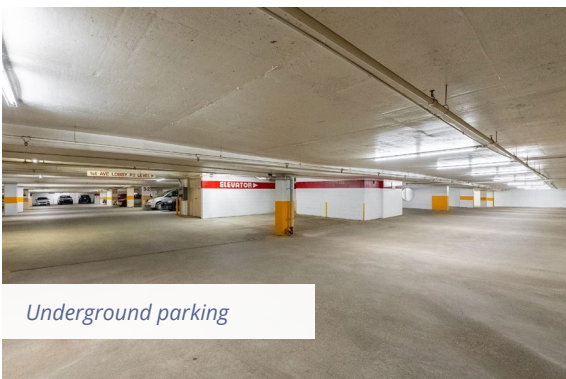
Floor to ceiling windows



Fitness center



Food service location



Underground parking



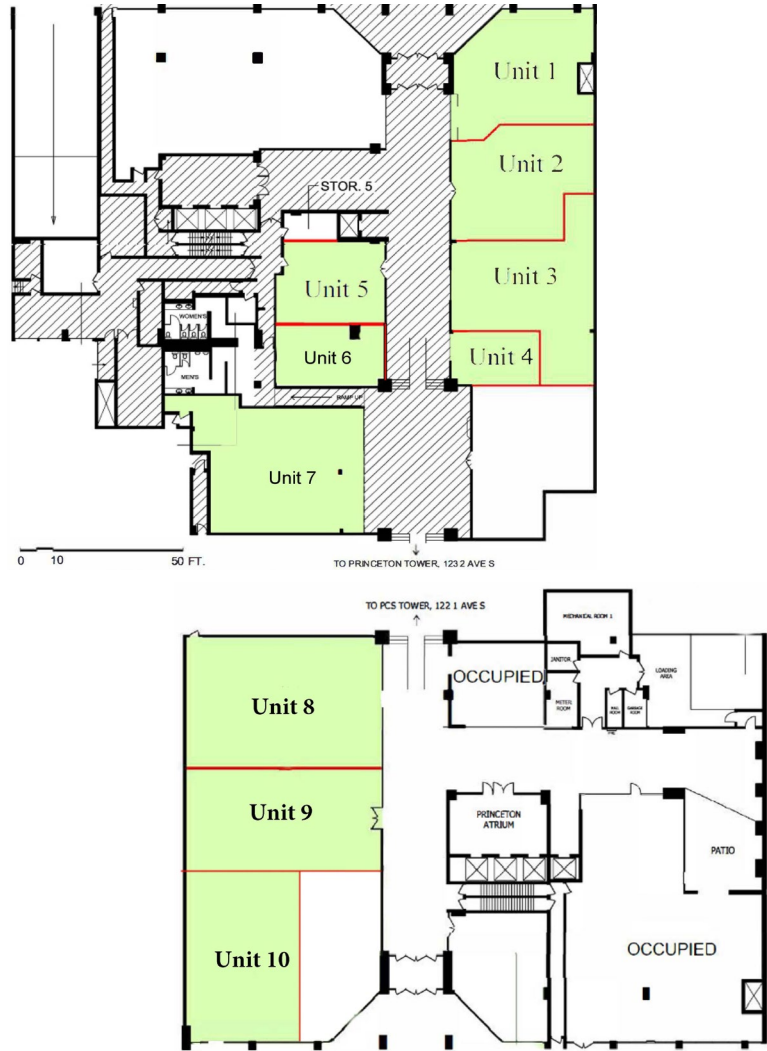
Caption

# Floor Plans



## 459 to 2,301

square feet  
available



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