



Colliers

Asking Price:

**\$9.59 m**

Individual units  
\$450/SF

Net Lease Rate:

**\$30**  
PSF

For Sale | For Lease | 802 Queen Street, Saskatoon Excl.

# Two-storey office building in City Park.

New construction with naming rights available complimented with ample underground parking and elevator access.

Located on the corner of Queen Street and 8<sup>th</sup> Avenue North in City Park, the property is steps from Saskatoon City Hospital, Royal University Hospital, the South Saskatchewan River and Spadina Crescent. This development features vanilla shell spaces ready for customization, an elevator and views of the river and Kinsmen Park.

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## Specifications

Available

**Main Floor**

± 1,750 SF to ± 7,053 SF

**Second Floor**

± 1,750 SF to ± 7,271 SF

Building

± 15,303 SF

Site Area

± 0.43 AC (± 18,731 SF)

Zoning

**M2 (Community Institutional Service)**

Parcel

**120327937**

Possession

**Immediate**

Property Tax (2021)

**\$58,687.06**

Occupancy Costs

**\$11.00/SF (est.)**

Net Lease Rate

**\$30.00/SF**

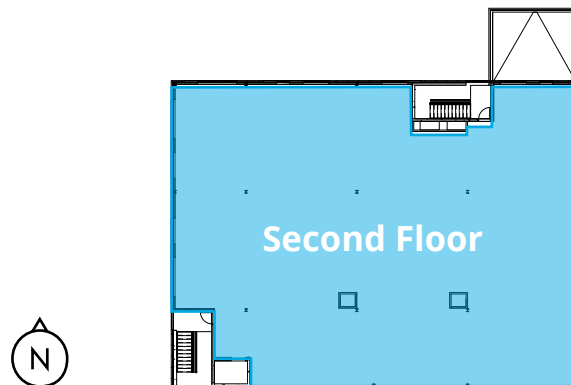
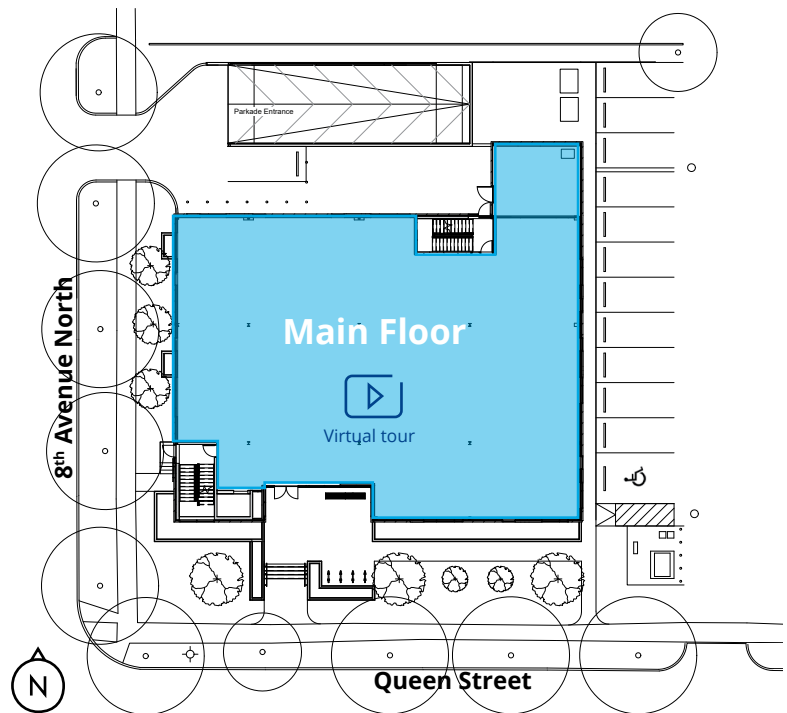
Asking Price

**\$9,590,000.00 (Entire building)**

**\$450.00/SF (Individual units)**

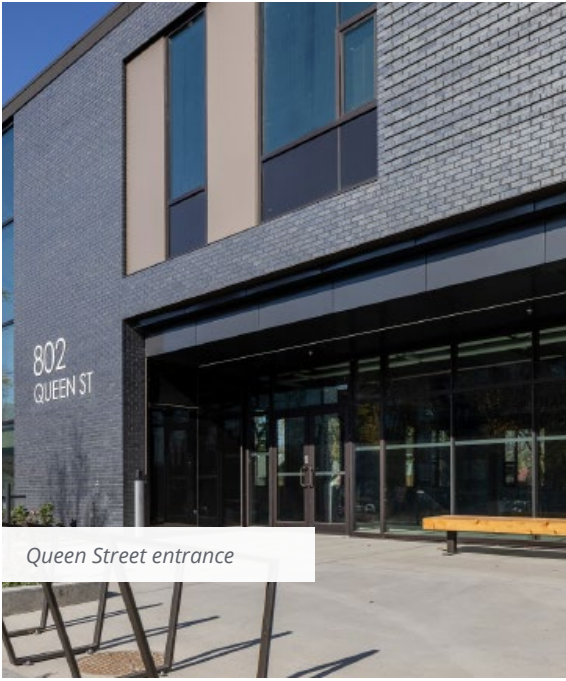
[collierscanada.com/p-can2008793](http://collierscanada.com/p-can2008793)

# Site plan



## Property features

- Ceiling height 11'6" to underside of steel joists, 14' to underside of decking
- Operating windows
- Secure fob access
- Sprinklered throughout
- Professionally landscaped with flower beds, benches, lighting, concrete sidewalks around the perimeter, concrete patio, green space and bike storage
- Fifty-one (51) parking stalls; 1:300 SF
- Thirteen (13) surface stalls at \$150/month or \$35,000 each
- Thirty-eight (38) underground stalls at \$225/month or \$60,000 each
- Tenant improvement allowance available to qualified tenants and condo purchasers



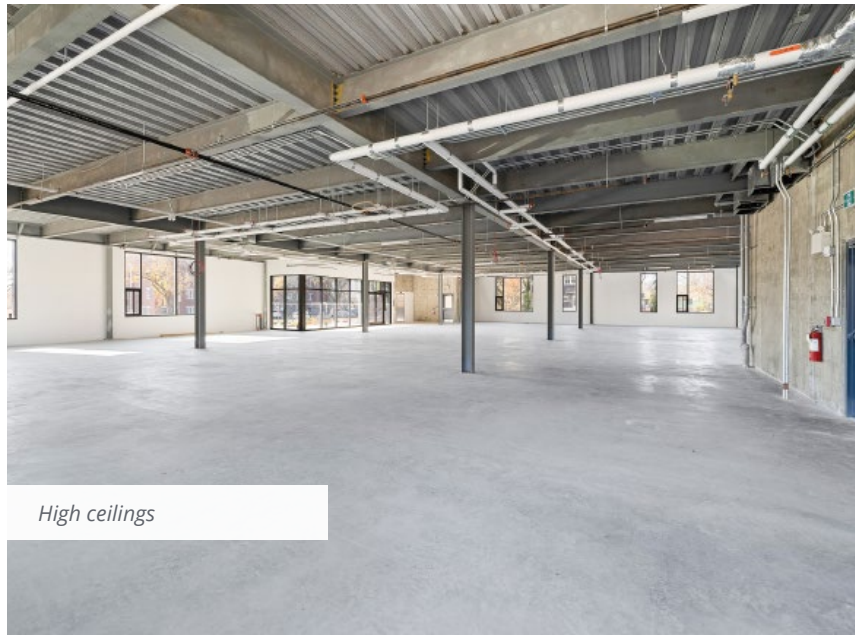
*Queen Street entrance*



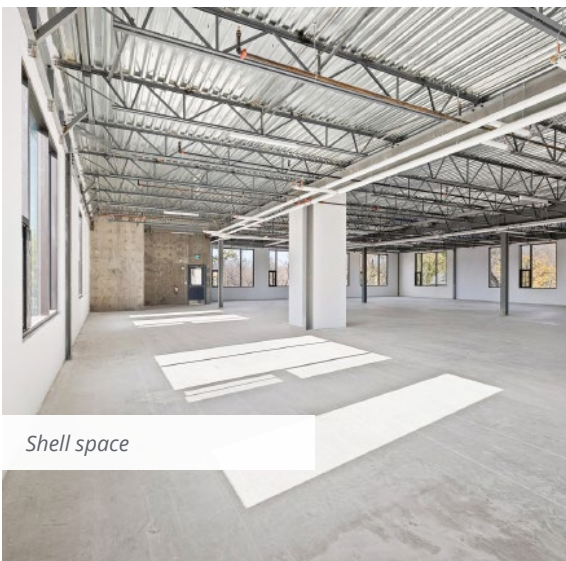
*Ample natural light and operating windows*



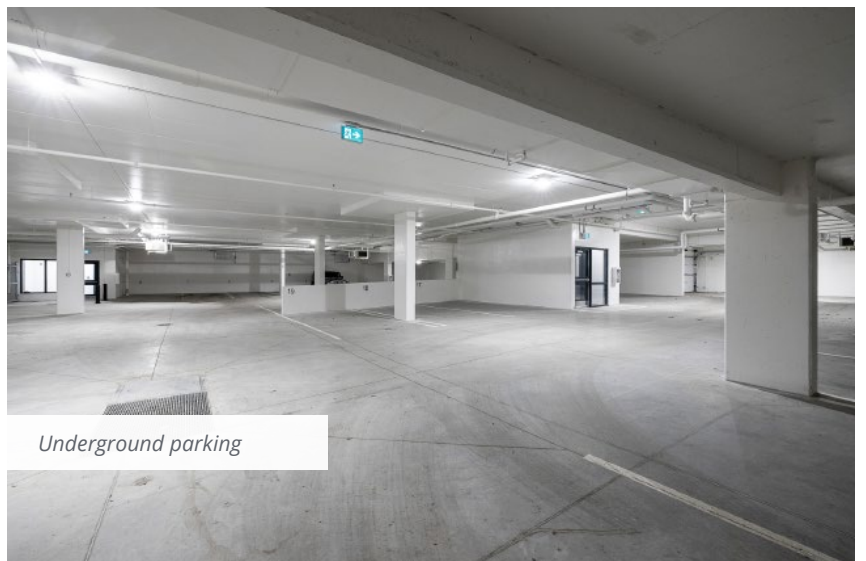
*Elevator access*



*High ceilings*



*Shell space*



*Underground parking*



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