



102 Cope Crescent, Saskatoon Excl.



Asking:

\$29
PSF



Unit 18
753 SF



Parking
on site

Stonebridge office space available **for lease**

Mixed-use development in Stonebridge featuring a compact office designed for simplicity and productivity with a clean, straightforward layout ideal for individuals or small teams.

The property features ample surface parking for clients, one (1) dedicated surface parking stall for tenants and optional underground parking. Ideally located, it provides convenient access to Saskatoon's major thoroughfares, ensuring excellent connectivity in a prime, high-profile area. The surrounding neighborhood boasts a wide variety of businesses and amenities, making it highly attractive to both tenants and visitors.

Mitch Fuchs

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Tom Deibert

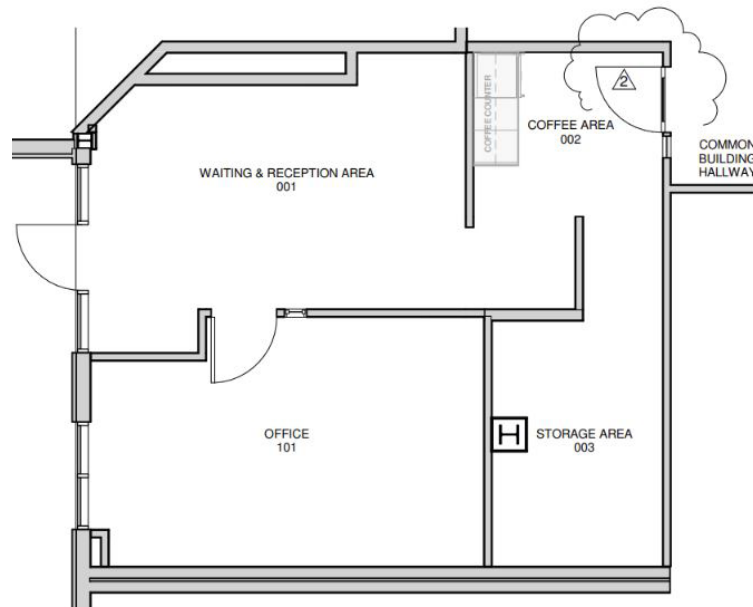
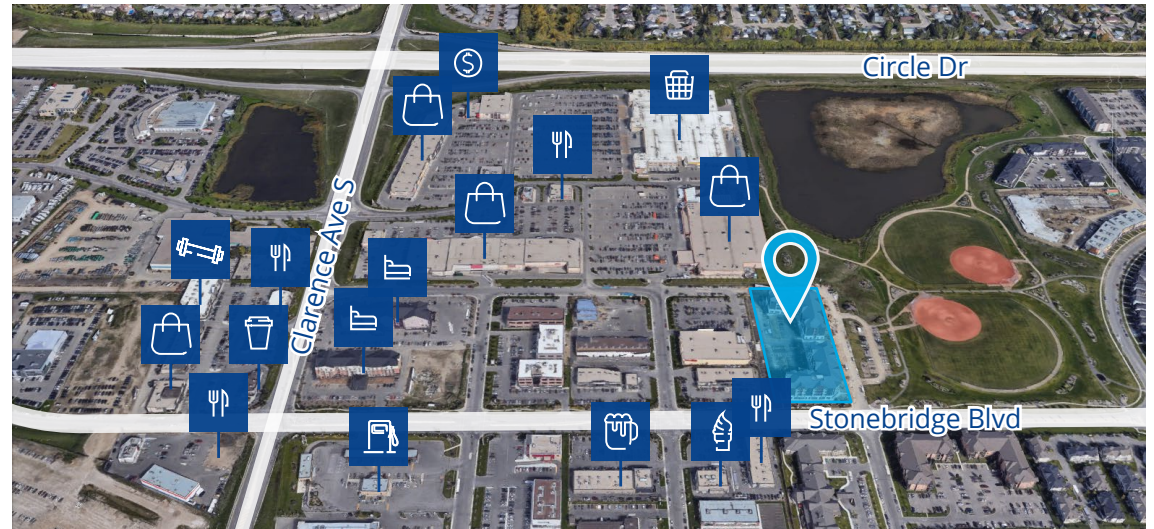
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Property overview

Available	Unit 18	753 SF
Buildings	31,438 SF	
Site Area	2.57 AC	
Zoning	M3 (General Institutional)	
Parcels	165102139	
Possession	Immediate	
Occupancy Costs	\$13.55/SF (est.)	
Net Lease Rate	\$29.00/SF	

- Reception area
- One (1) private office
- Storage area
- Coffee/staff area
- Direct access to common area washrooms
- Surface and underground parking available
- Pylon signage negotiable



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