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FIRST NATIONS  
BANK  
OF CANADA

For Lease

# First Nations Bank Building

224 4<sup>th</sup> Avenue South, Saskatoon, SK Excl.

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# Property Profile

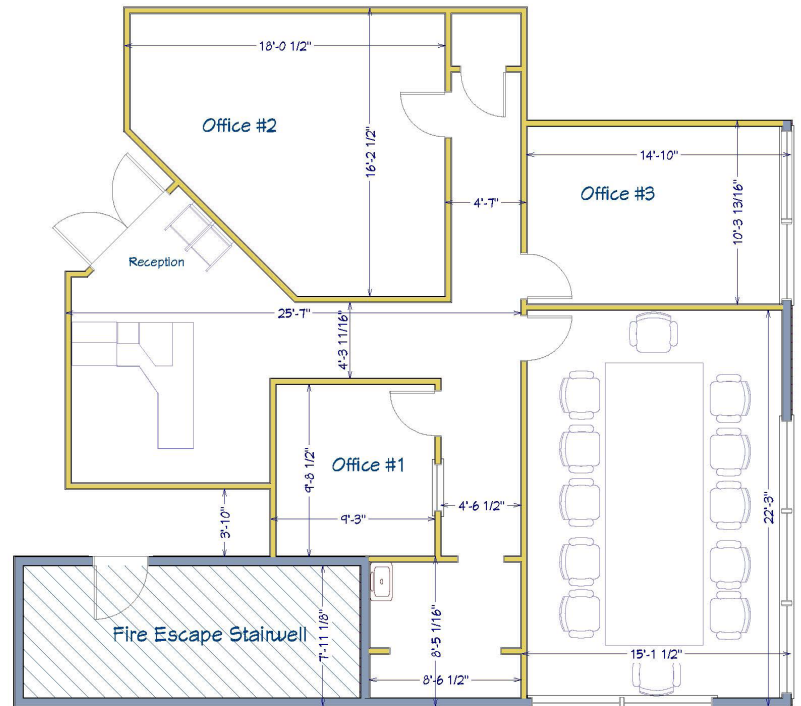
## Urban Reserve Office

The First Nations Bank Building is located in the heart of downtown, one (1) block from the South Saskatchewan River. The site is close to the Broadway Bridge and Midtown Plaza and within walking distance of the courthouse and other downtown services.



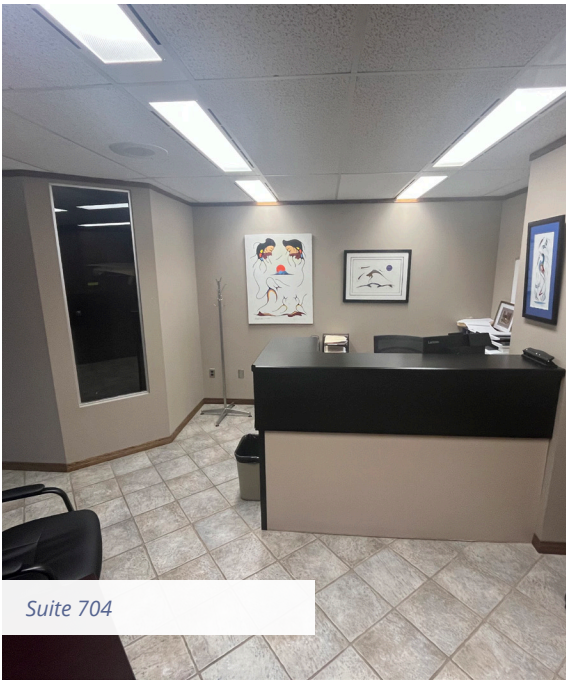
Suite 704

<b>Available</b>	Suite 704 ± 1,459 SF
<b>Building Area</b>	79,134 SF
<b>Site Area</b>	0.95 AC including parking
<b>Zoning</b>	B6 (Downtown Commercial)
<b>Parcels</b>	120287583, 120287594, 120287606, 120287617, 120287628
<b>Possession</b>	Immediate
<b>Occupancy Costs</b>	\$16.76/SF (est.)
<b>Net Lease Rate</b>	\$24.00/SF



## Property features

- Nine (9) storey office building
- BOMA BEST designation
- On-site common fitness room
- Parking ratio 1:1,000 SF leased
- Parking stalls at market rate; \$195/month
- Reserve status conferred September 19, 2018



Suite 704



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Suite 704



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