

FOR SALE  
|  
FOR LEASE

1503  
|  
FLETCHER ROAD



[collierscanada.com/28634](https://collierscanada.com/28634)

**LISA OBERDING**

Associate Vice President | Senior Sales Associate  
+1 306 380 4812  
[lisa.oberding@colliers.com](mailto:lisa.oberding@colliers.com)

**ANDREW WELHAM**

Sales Associate  
+1 306 281 3534  
[andrew.welham@colliers.com](mailto:andrew.welham@colliers.com)

Colliers International  
728 Spadina Crescent East  
Saskatoon, SK | S7K 3H2  
P: +1 306 664 4433





# IMMACULATE SUBURBAN OFFICE

Exploration Place offers immaculate suburban office space with ample parking in the South West corner of the City. The modern, open-concept office is built-out with demountable wall and furnishing systems and a raised floor system for power and communications. This office features Herman Miller furniture and Milliken flooring and is flooded with natural light and equipped with an electronic sound masking system and security system. The property is accessible from every corner of the City with drive times of less than 25 minutes to most major centers. With the potential to convert a portion of the space to warehouse and/or develop additional space on the adjoining lot, Exploration Place is a must-see to appreciate the quality and flexibility.



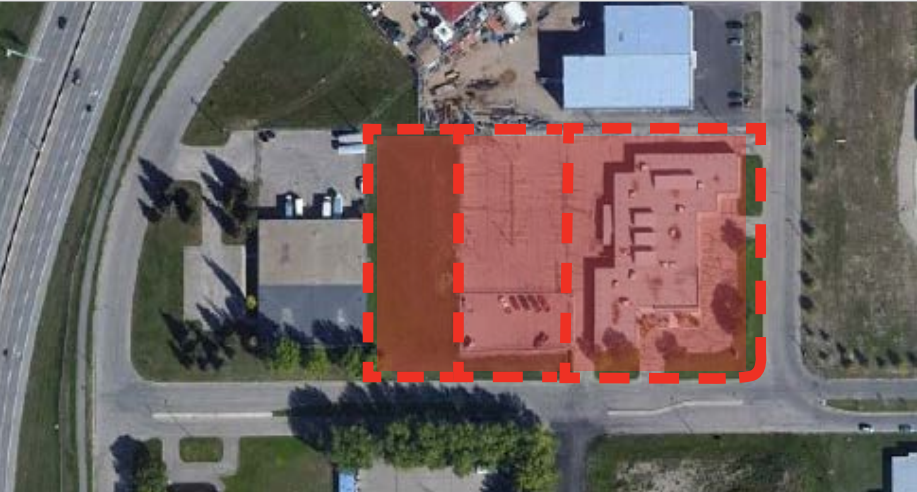
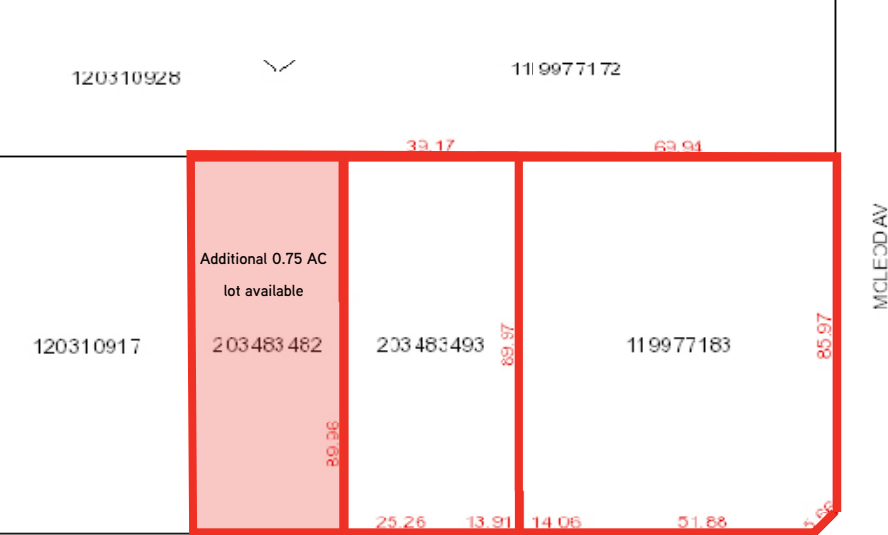
# PROPERTY DETAILS

|                   |                                   |
|-------------------|-----------------------------------|
| MUNICIPAL ADDRESS | 1503 Fletcher Road, Saskatoon, SK |
| AVAILABLE         | ± 6,226 SF to ± 24,709 SF         |
| BUILDING          | ± 24,709 SF                       |
| SITE              | 2.42 AC                           |
| ZONING            | IL1 (Light Industrial)            |
| PARCELS           | 119977183, 203483493              |
| POSSESSION        | Immediate                         |
| TAXES             | \$53,566 (2019)                   |
| NET LEASE RATE    | \$19.00/SF                        |
| OCCUPANCY COST    | \$5.04/SF (est.)                  |
| LIST PRICE        | \$7,200,000                       |

# PROPERTY HIGHLIGHTS

- 120 electrified parking stalls
- Secure fenced compound
- Secure bike storage
- Additional 0.75 AC lot available; Parcel 203482482 price to be negotiated

# LEGAL DESCRIPTION



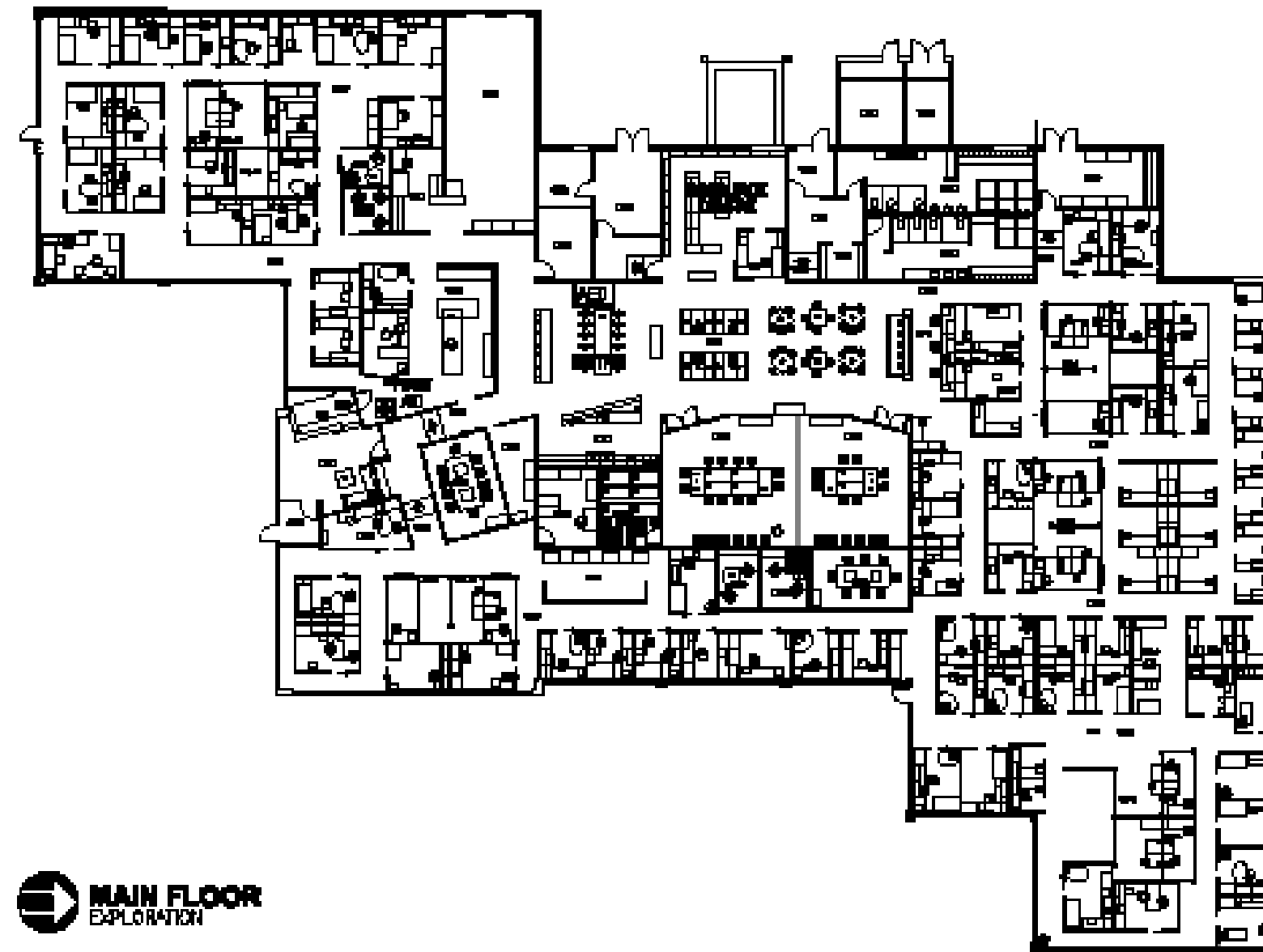




## THE BUILDING

- Open concept
- Carpet tile flooring
- Raised floor system
- Electronic sound masking system
- Programmable lighting
- 3-Phase 800 Amp main electrical
- Security system and cameras
- Access card system with glass break detectors
- Eighty (80) work spaces
- Kitchen and dining area
- Reception
- Three (3) large meeting rooms, one with movable wall
- 3M reflective film on all windows (shatter proof, glare reduction, solar heat reduction)
- Ample natural light.
- Ten (10) HVAC rooftop units with perimeter hydronic radiant heat
- Wheel chair accessible washrooms with changing and shower facilities
- Bike storage
- Demountable wall system and furniture negotiable

## FLOOR PLAN





# PHOTO GALLERY



Coffee Bar



Waiting Room



Workstation



Large Boardroom



Reception



Rolling Files



Parking Lot



Reception



# PHOTO GALLERY



Workstation



Small Meeting Room



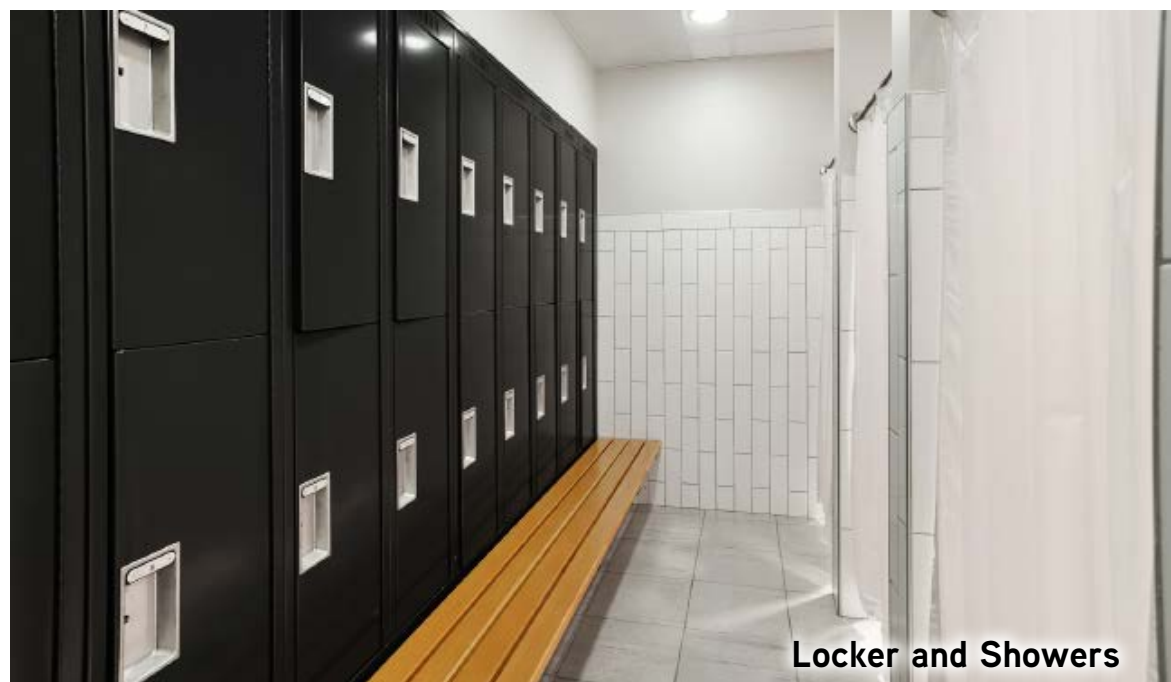
Administration Area



Washroom



Open Kitchen Sitting Area



Locker and Showers



Kitchen



Workstation



# LOCATION

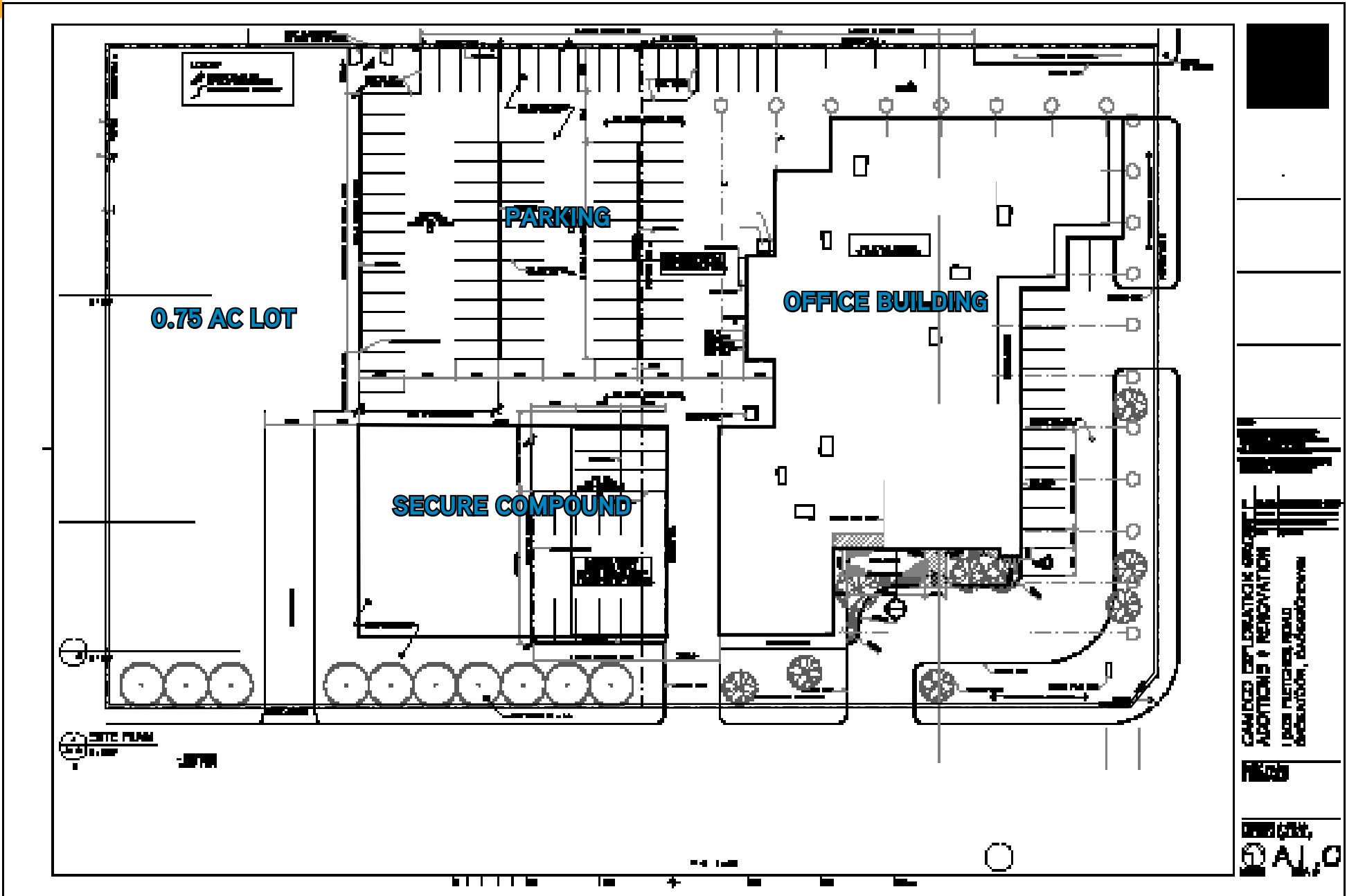
| Drive Times           |            |
|-----------------------|------------|
| Airport               | 16 minutes |
| Broadway              | 11 minutes |
| Downtown              | 12 minutes |
| Costco North          | 23 minutes |
| Costco South          | 16 minutes |
| Hudson Bay Industrial | 16 minutes |
| Innovation Place      | 17 minutes |
| Marquis Industrial    | 20 minutes |
| North Industrial      | 16 minutes |
| Preston Crossing      | 16 minutes |
| Stonebridge           | 10 minutes |
| U of S                | 15 minutes |

## TRANSIT AVAILABLE

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



# SITE PLAN



**LISA OBERDING**

Associate Vice President | Senior Sales Associate

+1 306 380 4812

[lisa.oberding@colliers.com](mailto:lisa.oberding@colliers.com)

**ANDREW WELHAM**

Sales Associate

+1 306 281 3534

[andrew.welham@colliers.com](mailto:andrew.welham@colliers.com)



Colliers International  
728 Spadina Crescent East  
Saskatoon, SK | S7K 3H2  
P: +1 306 664 4433

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2019. All rights reserved. Colliers McClocklin Real Estate Corp.



**FOR SALE**

**FOR LEASE**

**1503  
FLETCHER ROAD**



[collierscanada.com/28634](http://collierscanada.com/28634)