



Example Mixed-use Development

620 Webster Street, Saskatoon Excl.

University Heights mixed-use development **for lease**

A rare opportunity to secure premium quality office space in Saskatoon’s north east.

This brand new development will have main floor office space, several stories of residential and an abundance of surface and underground parking. The corner lot will benefit from high-exposure on Attridge Drive while enjoying easy access and egress via Webster Street. In the heart of the University Heights shopping area, offices and clients will appreciate the proximity to dining, grocery, fuel, banking and much more.

Asking:

Market Rate



High-finish construction



Flexible unit size



Close to amenities



Transit friendly

Tom Deibert

Vice President | Sales Associate
+1 306 281 2673
tom.deibert@colliers.com



Property Overview

Available 5,000 SF to 10,000 SF

Site Area 1.44 AC

Zoning M3 (General Institutional Service)

Parcel 203744257

Possession Q1 2026

Occupancy Costs TBD

Net Lease Rate Market Rate



- Ideal for medical clinics and dental, optical and research laboratories, financial and advisory services, educational institutions, general office use and personal service trades
- Underground parking available to commercial tenant and surface parking available to clients
- Immediately adjacent to a massive retail and service cluster; less than a ten (10) minute walk from your office
- Premium connectivity to the City's primary corridors with quick access to Circle Drive and the North Commuter
- Along future Green Line BRT and immediately adjacent to Nelson BRT Station
- Proximity to a professional work force, quality housing alternatives, the U of S campus and a growing north-east population base

[View Online Listing](#)

This document has been prepared by Colliers for advertising and general information only. Colliers 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 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 and/or its licensor(s). Copyright © 2024 Colliers McClocklin Real Estate Corp.



collierscanada.com/p-can2013912