

Vendasta Square

Downtown Office For Lease

410 22nd Street East
Saskatoon, SK S7K 5T6
www.cbre.ca

 [CLICK HERE To Play Video](#)





Premier Office Space

Central Downtown Location

Vendasta Square is a seventeen-story, Class A office building, centrally located in the downtown core at the intersection of 22nd Street East and 4th Avenue North. Professionally managed by Dream Office REIT, the property has seen a number of upgrades to common areas in recent years. With floor to ceiling windows, the property offers unmatched 360-degree panoramic views of the South Saskatchewan River and overlooking downtown.

\$20.00

Asking Net Rent

\$16.20

Additional Rent

Market

Tenant Improvement Allowance

Tenant Information

The current tenant composition offers a diversified group of national banks, engineering firms, and property management organizations. Major tenants include Vendasta, CIBC World Markets, CBRE, Marsh Canada, Wellington Altus and Tim Horton's (on the main floor).

Surrounding developments are predominantly high rise and mid rise office structures with ancillary retail. The property benefits from its proximity to numerous local restaurants and Midtown Plaza, Saskatoon's largest regional mall.



Current Availability

Available Units

- + Unit 110 - 6,779 SF

+ Unit 200 - 15,028 SF

+ Unit 400- 1,651 SF

+ Unit 420- 3,540 SF

+ Unit 500 - 15,028 SF

+ Unit 600 - 7,014 SF

+ Unit 660 - 8,014 SF

+ Unit 700 - 15,028 SF

- Turn-Key Space
- + Unit 800 - 7,567 SF

+ Unit 830 - 7,458 SF

- Turn-Key Space

+ Unit 900 - 2,324 SF

+ Unit 960 - 4,094 SF

+ Unit 1360 - 7,349 SF

- Turn-Key Space

Unmatched Office Build-out

With floor to ceiling windows and premium quality build-out, the 7th, 8th and 13th floor availability provides unmatched views overlooking the South Saskatchewan River and downtown. Efficiently built-out with modern finishes, these turn-key units provide a unique opportunity for professional service providers and office tenants to have high quality space in a premier downtown building.

Building Information

- + **Building Size:** 229,632 SF

+ **Year Built:** 1980

+ **Number of Floors:** 17 Floors

+ **Space Available:** 102,094 SF

+ **Parking Ratio:** 1 Per 1,000 SF
- + **Zoning:** B6

+ **Net Rent:** \$20.00 PSF

+ **Additional Rent:** \$16.02 PSF

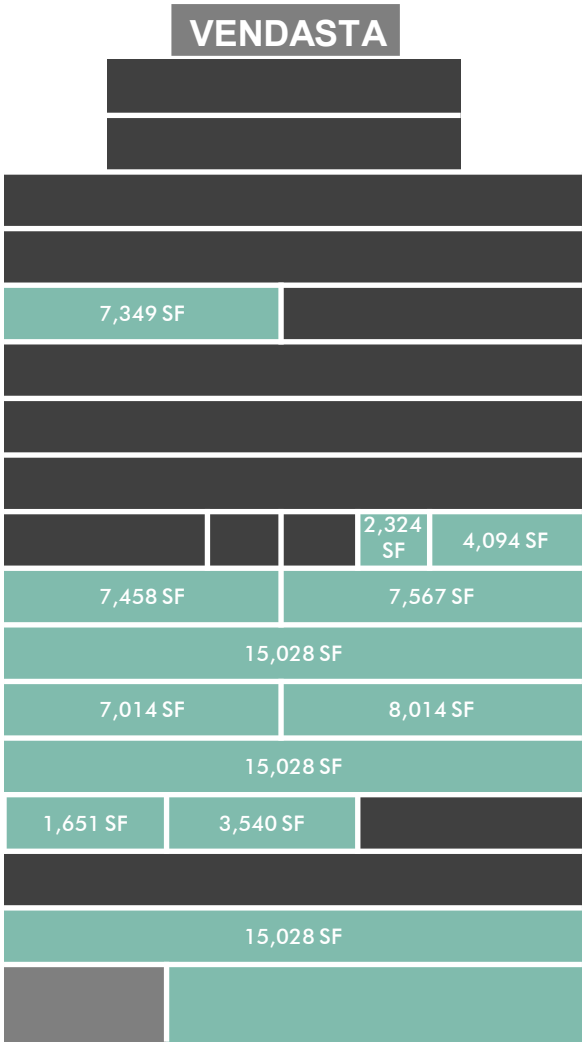
+ **TI Allowance:** Negotiable

+ **Landlord:** Dream Office REIT

Contact Us

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Current Lease Availability

Currently Occupied