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717 Cynthia Street  
Saskatoon, SK

12,021 SF

Property for  
Sublease



**CBRE**

**YELLOW**

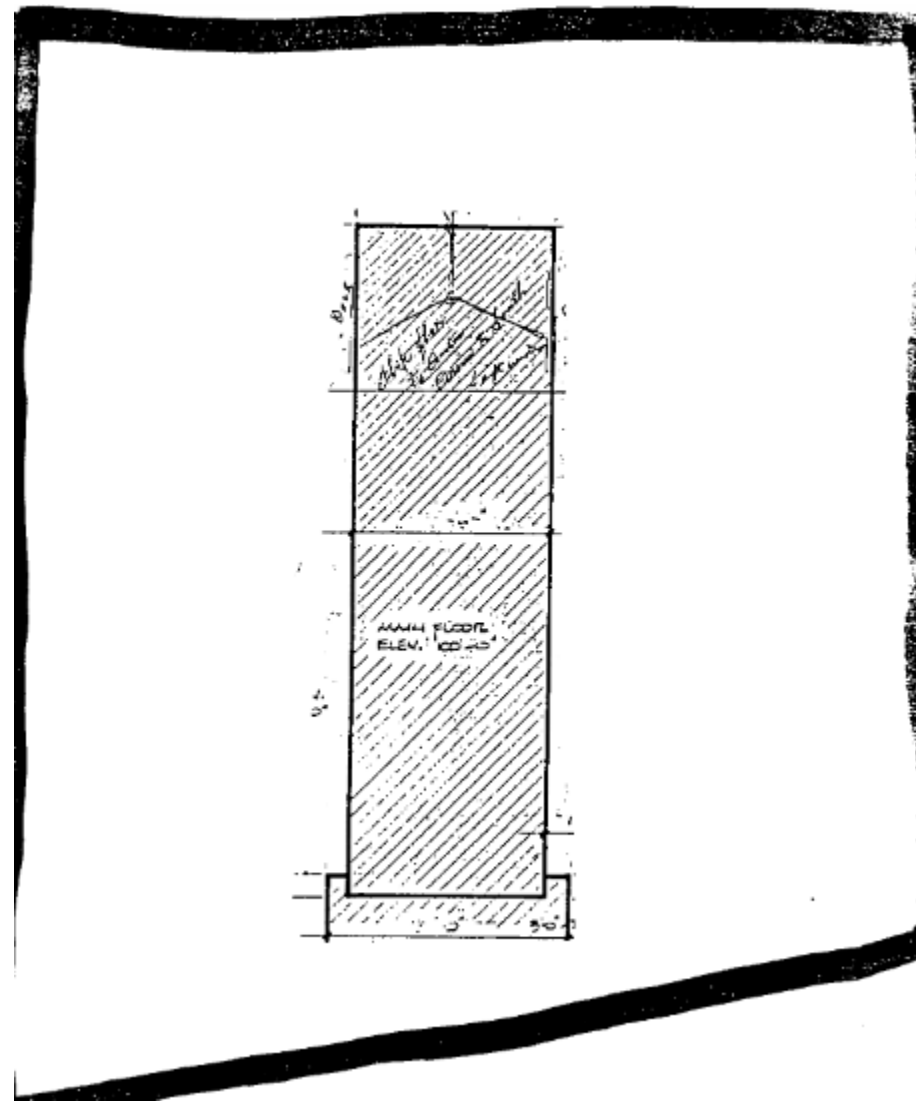


# Building Specifications

Spec Type	Spec Details
Building SF	12,021
Acreage	4.58
Building Class	C
Doors	20 dock level doors and 4 OH grade-level doors
Clear Height (Ft)	Approximately 20 ft in the warehouse and 12" in the crossdock area
Current LXP	4/30/2029
Parking Stalls	Large parking lot in the front of the building
Year Built	1978
Heating	Suspended gas fired units in the warehouse, and floor unit in the office
Compound	Fenced, partially paved
Office	Approximately 2,000 SF above grade and 2,000 SF in the basement

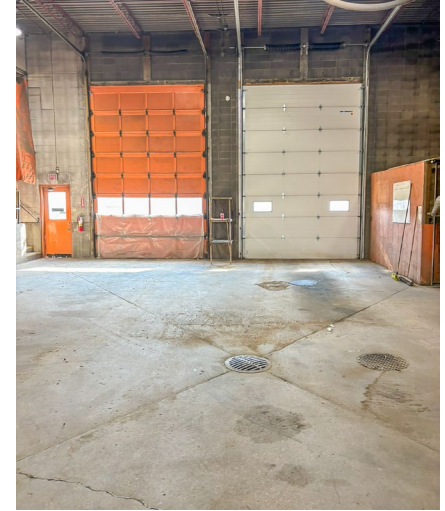


# Floor Plan





# Additional Photos





# Aerial Map

717 Cynthia Street



Site Location

## Location

- + 2 min to Saskatoon International Airport
- + 3 min to Circle Drive North
- + 7 min to Costco Wholesale
- + 8 min to Central Business District

# 717 Cynthia Street

## 12,021 SF Property for Sublease

**Michael Bratvold**

Senior Vice President

+1 306 803 5977

[Michael.Bratvold@cbre.com](mailto:Michael.Bratvold@cbre.com)

**Shane Endicott**

Senior Associate

+1 306 716 7522

[Shane.Endicott@cbre.com](mailto:Shane.Endicott@cbre.com)

**Ben Kelley**

Associate Vice President

+1 306 803 5979

[Ben.Kelley@cbre.com](mailto:Ben.Kelley@cbre.com)

**Dallon Kuprowski**

Senior Financial Analyst

+1 306 803 5983

[Dallon.Kuprowski@cbre.com](mailto:Dallon.Kuprowski@cbre.com)

**Luke Jansen**

Sales Associate

+1 306 803 5981

[Luke.Jansen@cbre.com](mailto:Luke.Jansen@cbre.com)

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