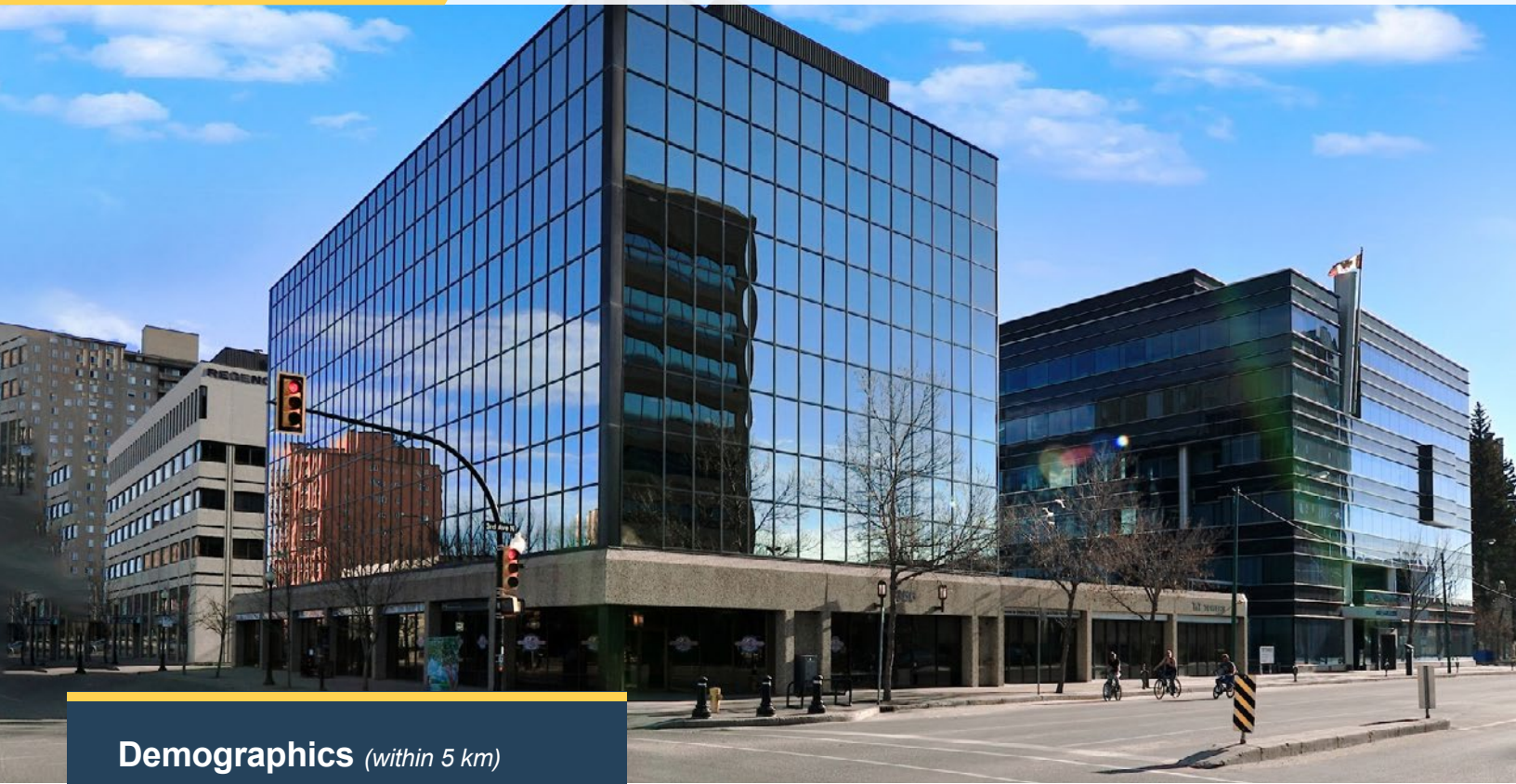


# For Lease

T&T Towers, 340 & 350 3 Ave. N | Saskatoon, SK



## Demographics *(within 5 km)*



NEIGHBORHOOD  
Downtown



POPULATION  
145,959



MEDIAN AGE  
37



HOUSEHOLD INCOME  
\$84,673

## Building Details



PARKING  
1:500 | Surface  
& Underground



YEAR BUILT  
2005



PARKING COST  
Surface | \$175/month +GST  
Underground | \$225/month +GST



# Blackstone

Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P (403) 214-2344  
[blackstonecommercial.com](http://blackstonecommercial.com)

## \$30 PSF Tenant Allowance on 5 Year Term | First 3 Months **FREE**

### Property Details

	Bldg. 350	Net Rent
Size Available:	Unit 300   1,050 SF	\$20 PSF
	Unit 310   1,603 SF	\$24 PSF
	Unit 610   3,047 SF	\$22 PSF

Availability: Immediately

Op Costs: \$14.43 PSF *(Includes Taxes & Utilities)*

### Highlights

- T&T Towers are located in downtown Saskatoon within the Central Business District and in close proximity to hospitals, restaurants, the river valley and the university
- Updated, well-maintained building and grounds with secure underground parking
- T&T Towers comprises two office buildings with shared common areas
- The common areas include a roof top patio, gym, spa and sauna, steam room, showers and kitchen. Now open!
- Landlord will build to suit tenants needs



For Lease

T&T Towers, 340 & 350 3 Avenue N | Saskatoon, SK



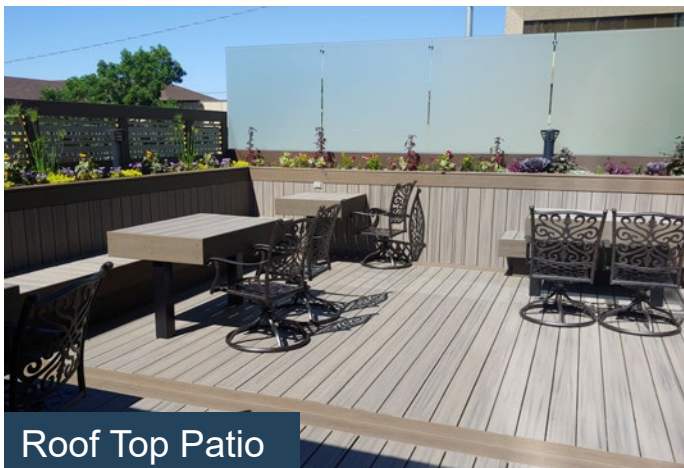
340 - 3rd Avenue N



Fitness Centre



Kitchen



Roof Top Patio



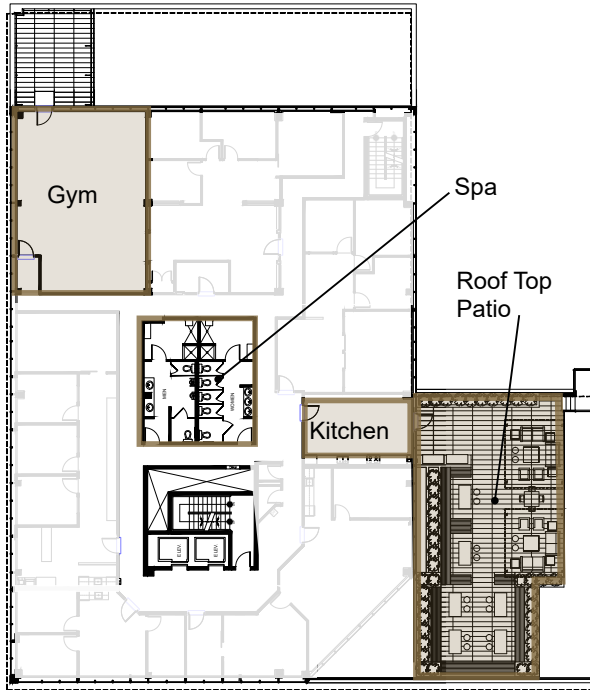
Sauna

Blackstone

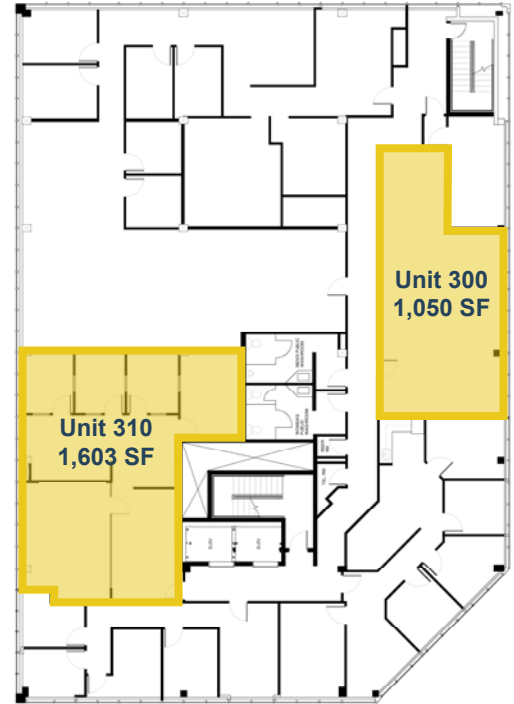
[www.BlackstoneCommercial.com](http://www.BlackstoneCommercial.com)

# Floor Plans

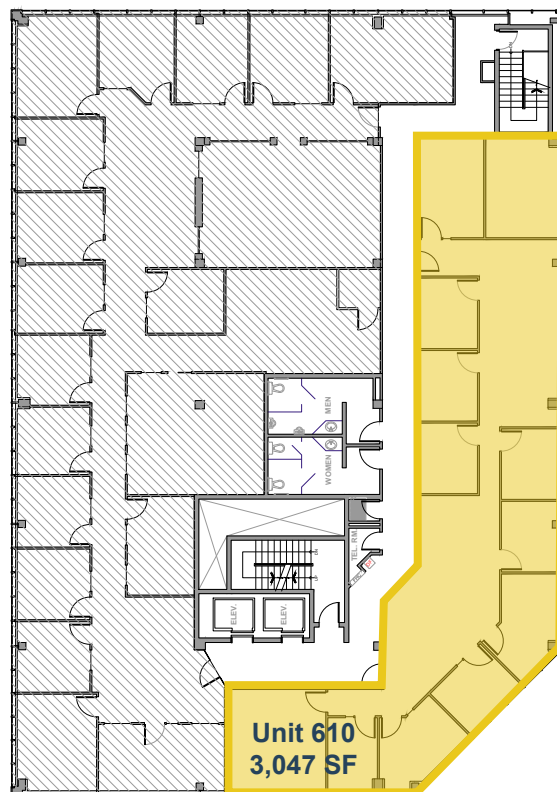
2nd Floor | 350 3rd Ave. N



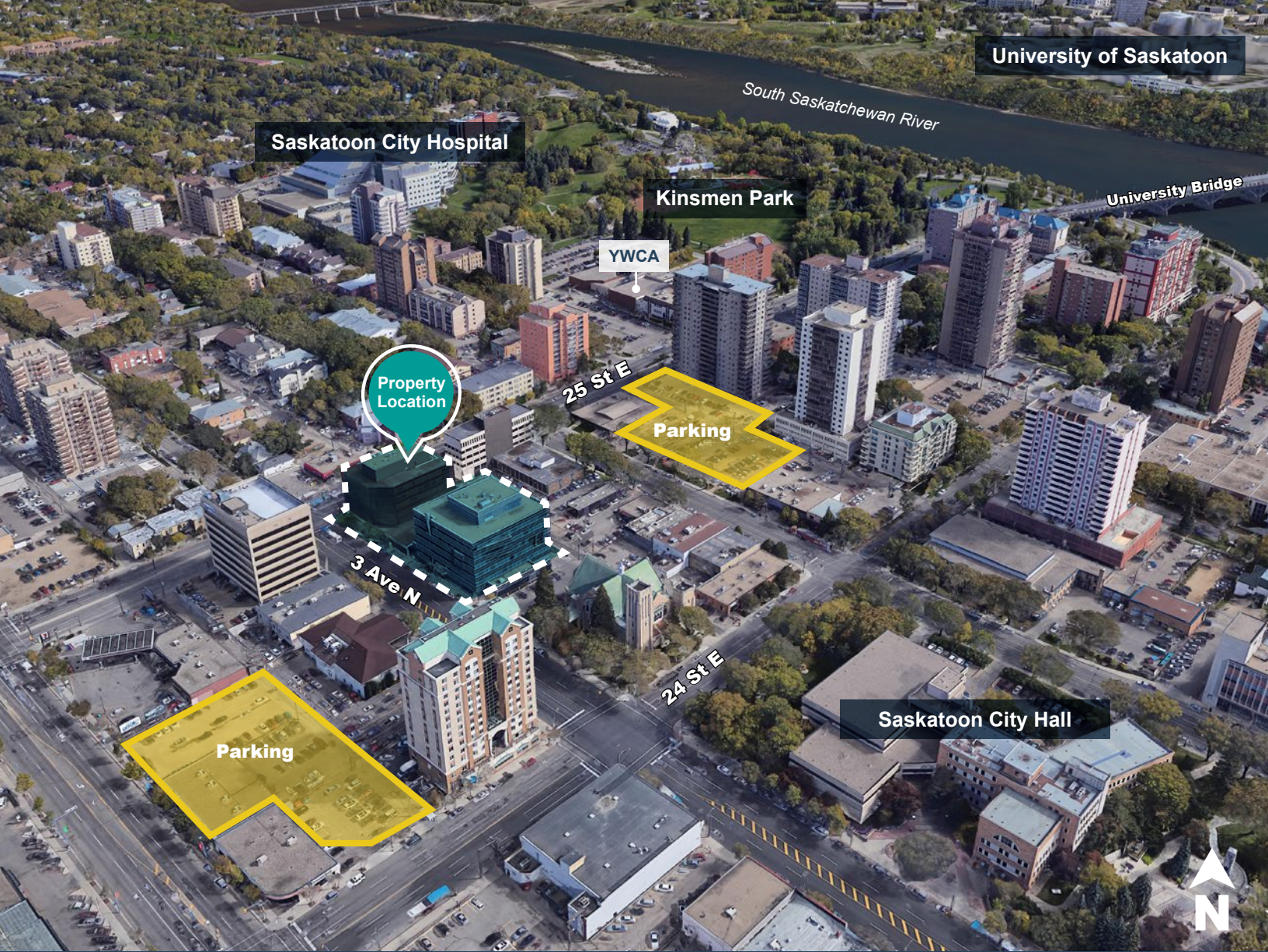
3rd Floor | 350 3rd Ave. N



6th Floor | 350 3rd Ave. N







University of Saskatoon

South Saskatchewan River

University Bridge

Saskatoon City Hospital

Kinsmen Park

YWCA

25 St E

Parking

Property Location

3 Ave N

24 St E

Saskatoon City Hall

Parking



# Thank you for your interest!

For More Info.

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