

355 2nd Avenue South

River Centre Promenade

355 2nd Avenue South
Saskatoon, Saskatchewan
www.cbre.com/saskatchewan

Up to 5,200 SF in the Heart of Downtown Saskatoon



Lease Opportunity

The subject property is available immediately and can be demised to accommodate various sizing requirements (potential demising options on following page). The B6 Downtown Commercial District zoning allows for a wide range of tenant uses. River Centre Promenade is located one 2nd Avenue South in the bustling downtown business and entertainment district of Saskatoon, a primary street that serves to connect the centre of downtown to the beautiful surrounding neighbourhoods including Meewasin Trail and South Saskatchewan River. This area is frequented by both locals and tourists, providing a steady stream of vehicle and foot traffic. The space is connected to the Scotiabank Cineplex & VIP Cinema and is a short walk away from both Midtown Plaza and River Landing.

\$20.00

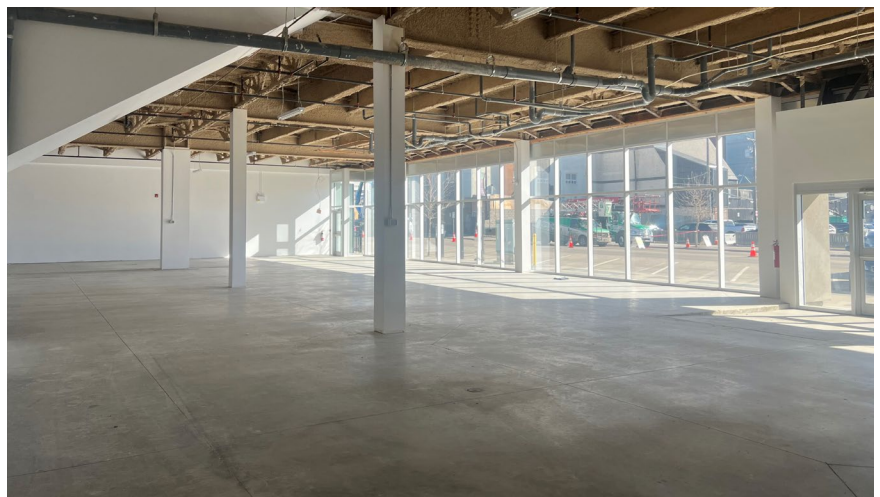
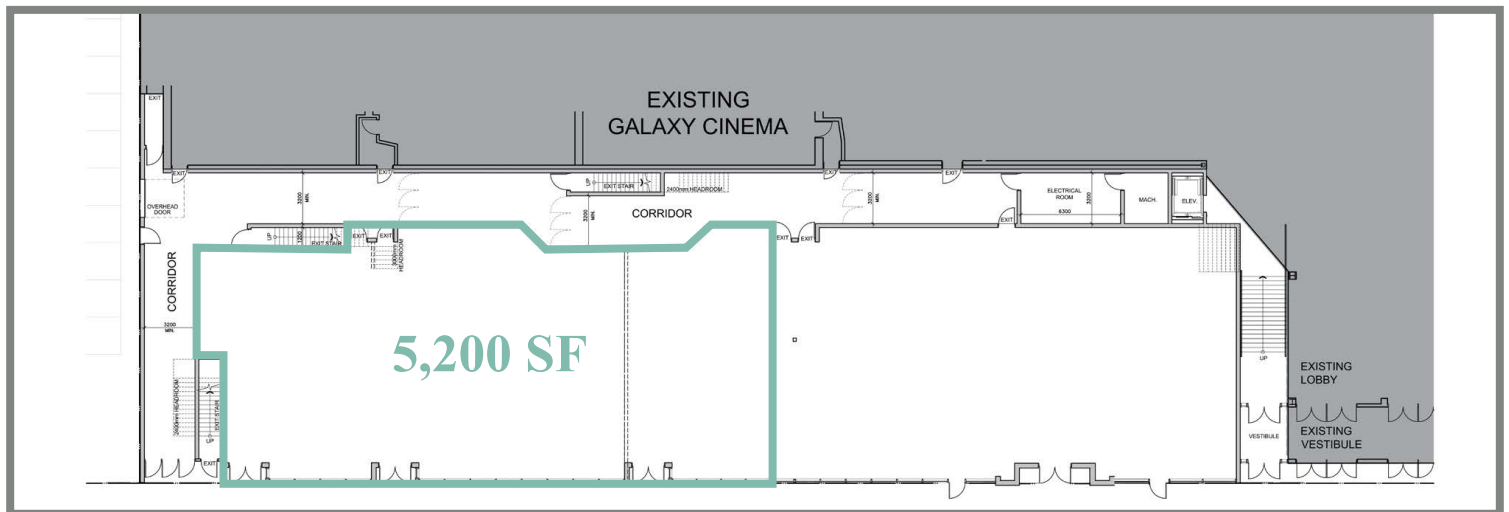
Asking Lease Rate

\$8.22+

Additional Rent (+Mgmt. Fee)

5,200

Available Square Footage

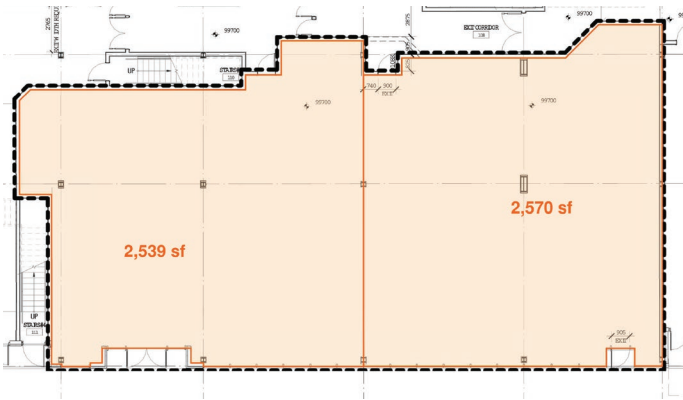


Demising Options

Areas are approximate. Final areas subject to measurement.

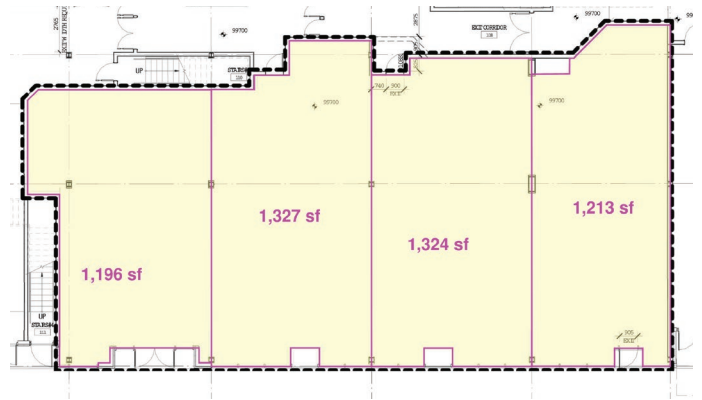
Option 1

2,539 SF / 2,570 SF



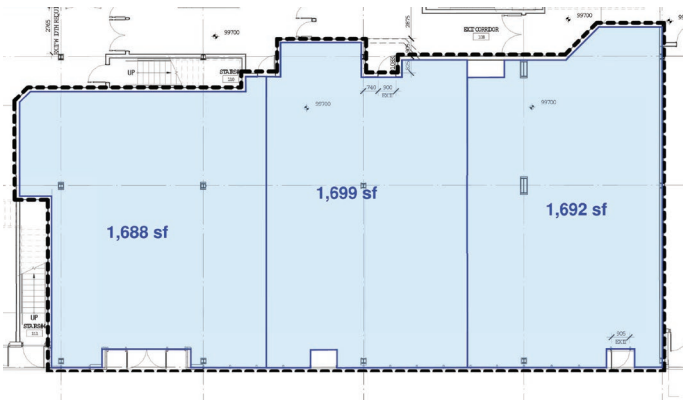
Option 2

1,196 SF / 1,327 SF / 1,324 SF / 1,213 SF



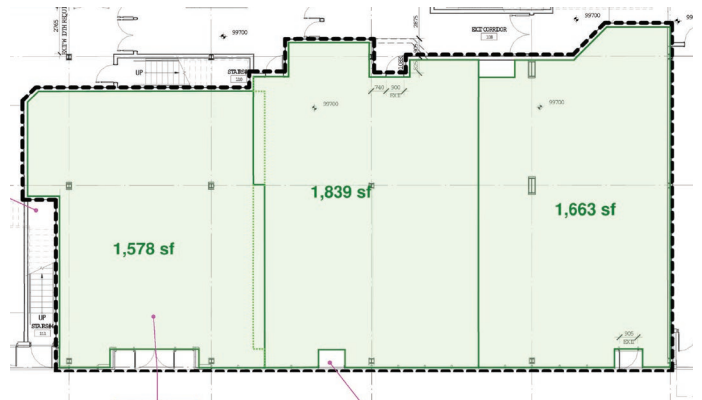
Option 3

1,688 SF / 1,699 SF / 1,692 SF



Option 4

1,578 SF / 1,839 SF / 1,663 SF



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For Lease



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