

Retail | For Lease

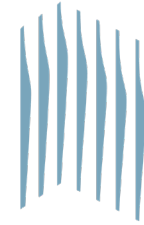


Hopewell

CBRE

River Landing East Tower

3,489 SF Ground Floor Retail



RIVER
LANDING

#100 409 3rd Avenue South
Saskatoon, SK
www.cbre.com

Availability in Saskatoon's Most Prominent New Office Development



River Landing East Tower



The Opportunity

#100 409 3rd Avenue South is located along the South Saskatchewan River at the epicenter of downtown Saskatoon. This location benefits from being on the ground floor of River Landing, home to over 405,000 SF of office space and surrounded by dining, shopping, boutiques, entertainment, outdoor plazas and cultural attractions. Building occupants have access to in-house conference centers and fitness facilities, public plaza and green spaces including walking trails along the South Saskatchewan River.



Opportunity to service the
River Landing Development



Located in Downtown
Epicentre



Outdoor Plaza and
Walkways



Floor Plan



3,489

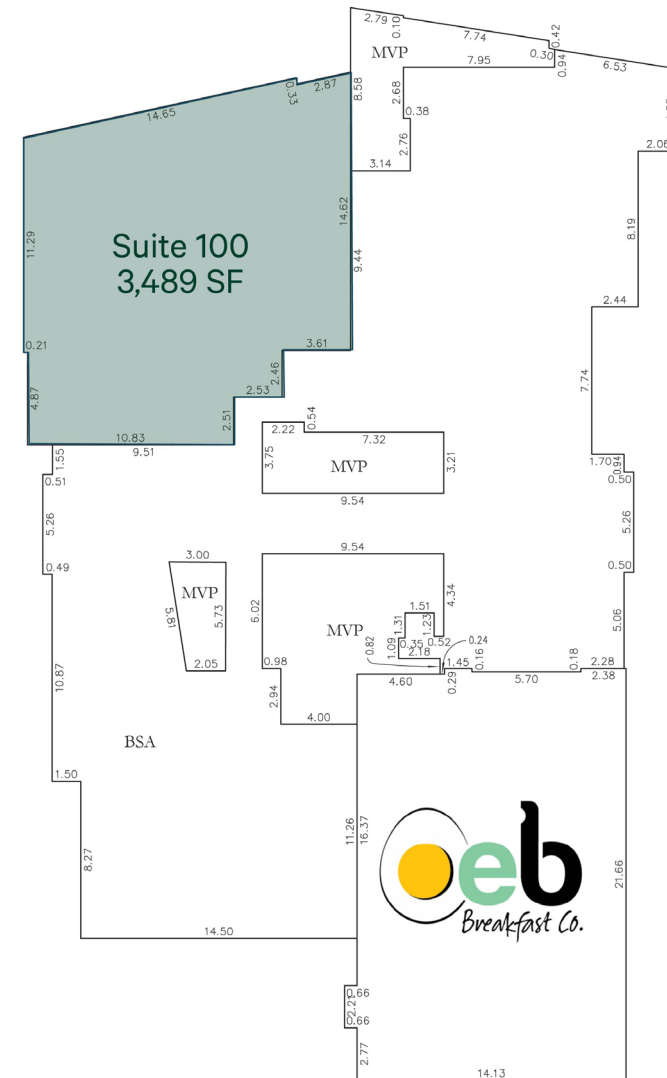
SF of Retail Space Available

31

Total Storeys of Office

405,000

Total SF of Offices



Details

- + Available: 3,489 SF
- + Zoning: DCD1
- + Architectural Control: AC
- + Total SF of Offices: ±405,000 SF
- + Parcel: 203275515
- + Net Asking Rate: \$34.00 PSF
- + Operating Costs: \$16.00 (est.)

Major Tenants: Nutrien, RBC Dominion Security, TD Bank, EY, Scotiabank, Canpotex, MLT Atkins, McKercher LLP, 7Shifts, and IG Wealth Management.

River Landing East Tower

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www.cbre.com/riverlanding

