

PRIME OFFICE OPPORTUNITY



FOR LEASE

RIVER CENTRE | 1,901 SF

#300, 475 2nd Avenue South
Saskatoon, Saskatchewan

RIVER
CENTRE

LEED® GOLD CERTIFIED

Hopewell[®]



LOCATION BENEFITS

Strategically located in the River Landing area at the corner of 2nd Avenue South and 19th Street South, making this location one of the most desirable in Saskatoon. This location provides tenants with all of the essentials when choosing a new location including it's accessibility from all quadrants of the City, access to banks, hotels, shops and restaurants, ample parking, direct access to public green spaces and Saskatoon's expansive pathway system and immediately adjacent to Saskatoon's Arts district and Saskatoon's premier mixed-use development - River Landing.

AMENITIES

- Spacious lobby with timeless architectural finishes
- Two-cab elevator system for reliable high-speed service
- Tenant only Fitness Facility offering a full range of professional quality equipment, along with locker rooms and showers
- Full service restaurant with outdoor patio on main floor
- Dentist on main floor
- Secured bicycle storage in the underground parkade
- Telephone and data risers with space for both traitional and fibre optic cable systems
- Advanced buliding security system allowing 24/7 access with security guard onsite during business hours.

SUSTAINABLE FEATURES

Received **LEED® Gold Certification in 2014** providing multiple advantages for Tenants, including:

- Lower energy and water usage means lower utility cost;
- High performance glass provides better temperature control
- Greener building materials improve indoor air quality
- A healthy work environment means better worker productivity.

INQUIRIES

CONTACT US TODAY
FOR MORE INFORMATION

Paige Magnussen, SENIOR LEASING MANAGER

403.410.5674 | pmagnussen@hopewell.com

HopewellDevelopment.com

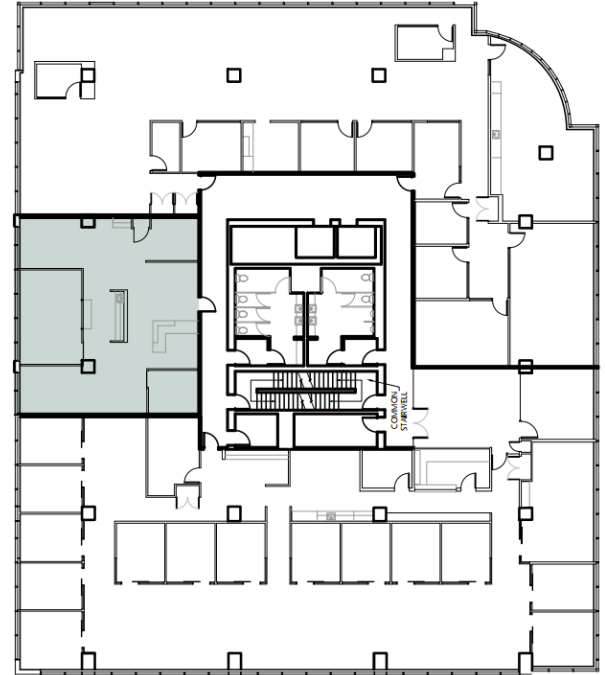
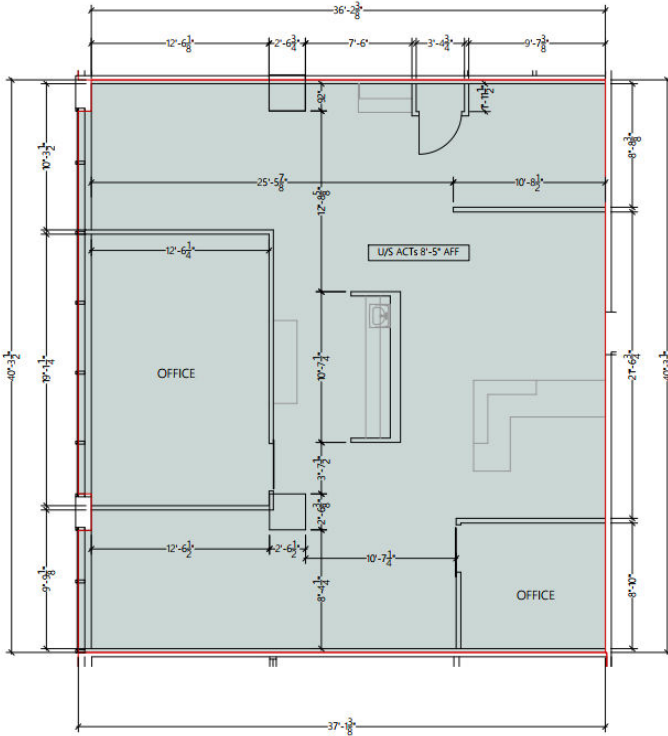
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Suite #300

Available Space	1,901 SF
Net Rent	Market rate
Operating Costs (2023 Estimate)	\$17.48 (incl mgmt fee)
Available	November 1, 2024

Building Size	77,765 SF
Year Built	2012
Floors	5 floors
Underground parking	*\$275 per month (1 avail)
Surface parking	*\$190 per month

*prices are subject to change.



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BUILDING FEATURES

FINISHES

- Suspended T-bar ceiling at 8'6" with acoustic fiberboard ceiling tiles
- Perimeter and core walls dry-walled, sanded and finished with one coat of self-priming paint. New paint in 2024.
- Timeless finishes at main lobby floors and walls, including limestone and wood
- Base building window coverings (1" metal venetian blinds)

ELEVATOR LOBBIES (MULTI-TENANT FLOORS)

- Articulated drywall finished with premium vinyl wall finishes
- Acoustic fiberglass ceiling tiles and recessed lighting and premium quality commercial carpet. New carpet being installed in 2024.

ELEVATORS

- Two high-speed elevators serving all levels above grade and the underground parkade level.
- Secure card access control.

SECURITY AND LIFE SAFETY

- 24/7 floor to floor card access from all elevators and stairwells
- 24 hour video monitoring and recording for main floor
- Fully sprinklered space
- State of the art dual stage fire alarm system

WASHROOMS

- Full barrier free washrooms on all typical floors with elegantly appointed finishes, non-slip porcelain tile floors, granite counter tops and ceramic wall tile.
- Automatic water sensors at urinal and wash basin fixtures.

LOADING DOCK/STORAGE

- One level of secured bicycle storage
- Loading dock facility on the main floor
- Secured tenant storage space located in the parkade.

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