



Blackstone

For Lease

340 & 350 3rd Avenue N | Saskatoon SK

Prime Central Business District

T&T Towers



Shane Olin *Managing Broker*

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P 306.380.4812

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Roof Top Patio



Sauna



Fitness Centre



Kitchen

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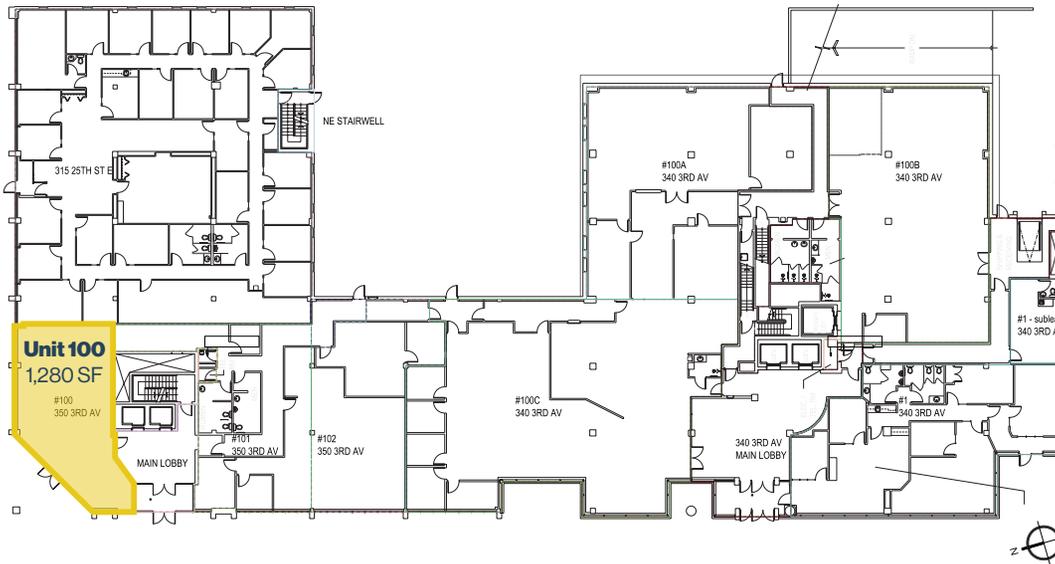


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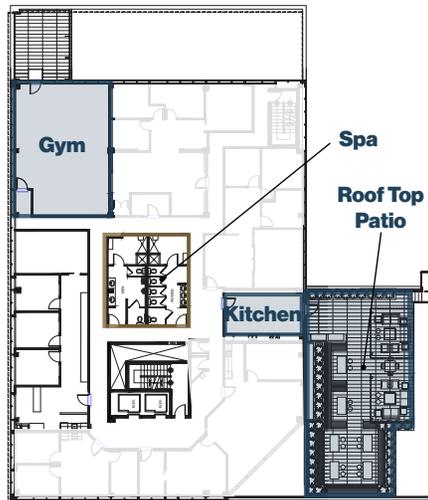
For Lease

340 & 350 3rd Avenue N | Saskatoon SK
Prime Central Business District

Mainfloor | 350 3rd Ave. N



2nd Floor | 350 3rd Ave. N



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

PROPERTY DETAILS

	Bldg. 350	Net Rent
Size Available	Unit 100 1,280 SF	\$22 PSF
	Unit 300 1,056 SF	\$20 PSF
	Unit 500 9,454 SF <i>Available Dec 2025</i>	\$18 PSF
	Unit 610 1,424 SF	\$22 PSF
Availability	Immediately	
Op Costs	\$14.43 PSF (Includes Taxes & Utilities)	
Parking	Surface: \$200/month + GST	
	Underground: \$300/month + GST	

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



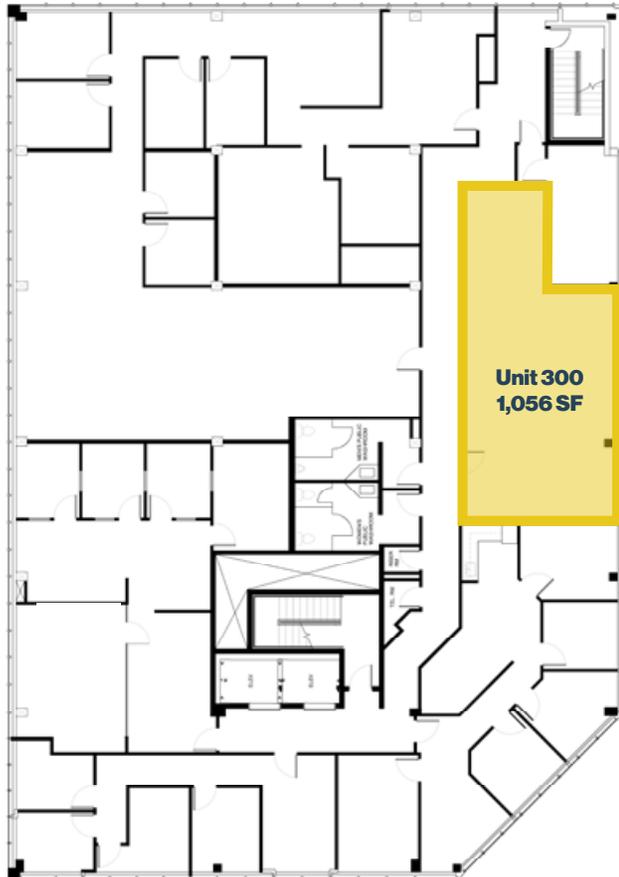
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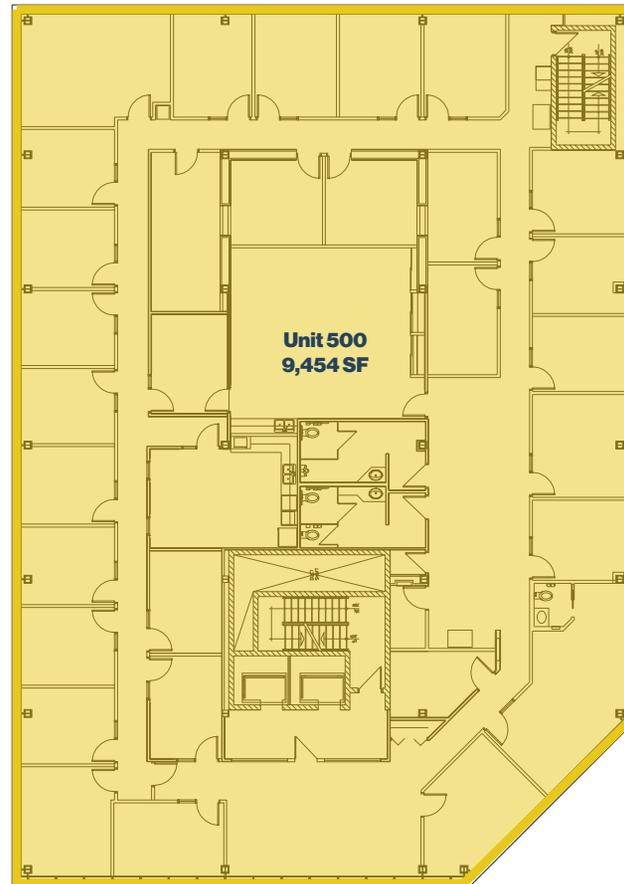
Prime Central Business District

3rd Floor | 350 3rd Ave. N



**Unit 300
1,056 SF**

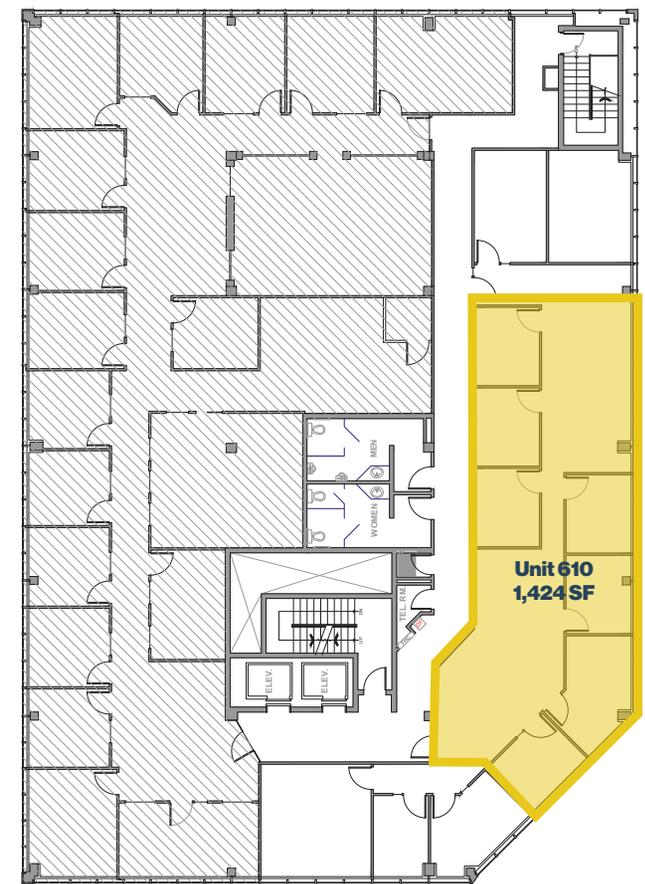
5th Floor | 350 3rd Ave. N



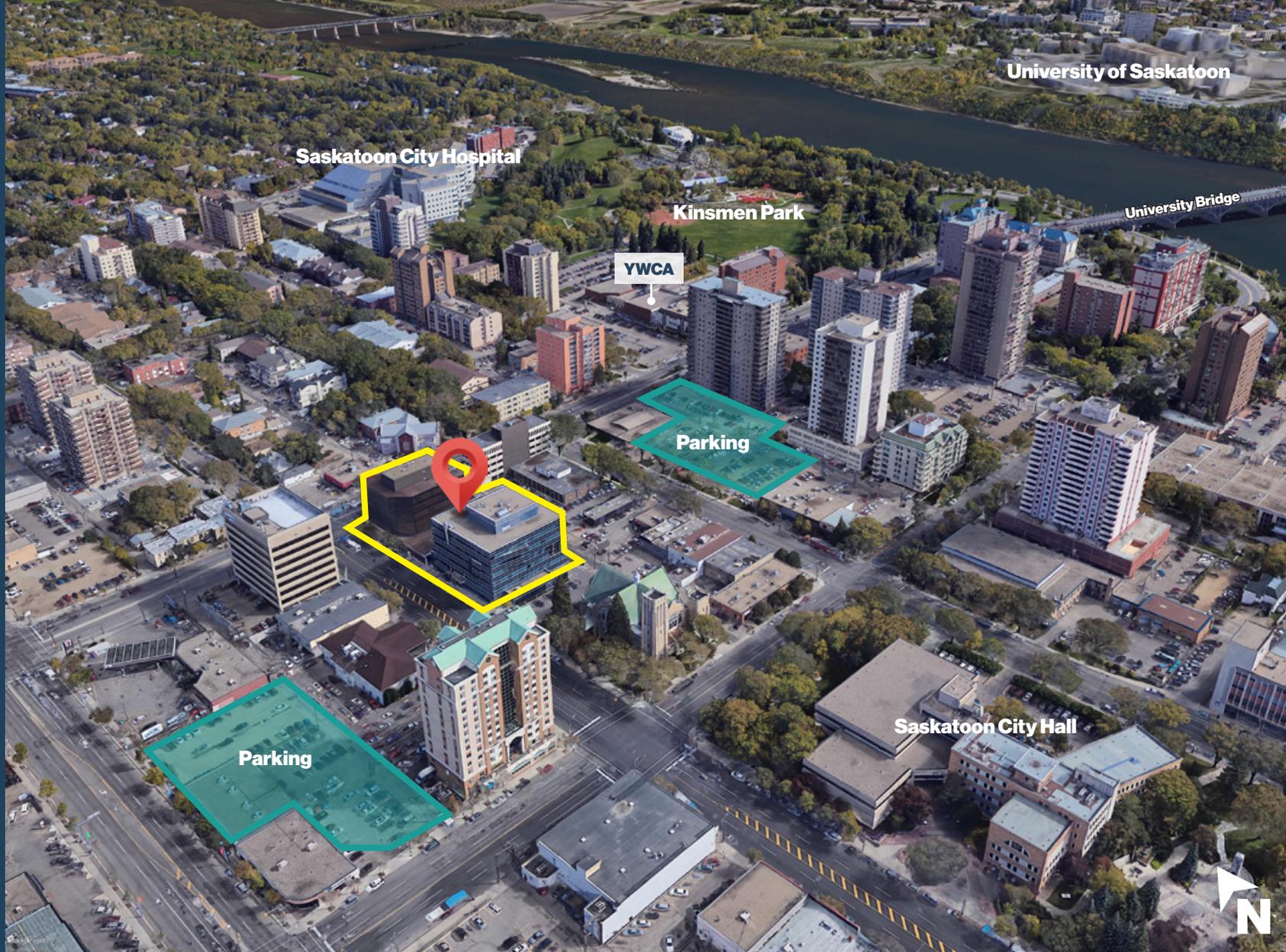
**Unit 500
9,454 SF**

Available December 2025

6th Floor | 350 3rd Ave. N



**Unit 610
1,424 SF**



 **NEIGHBORHOOD**
Downtown

 **POPULATION**
5KM
145,959

 **MEDIAN AGE**
37

 **HOUSEHOLD INCOME**
\$84,673

 **TRAFFIC COUNT**
43,100 VPD | University Bridge & 25 ST
12,000 VPD | 1 Ave & 25 ST

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Thank you for your Interest



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For more information, please contact one of our Associates.

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