

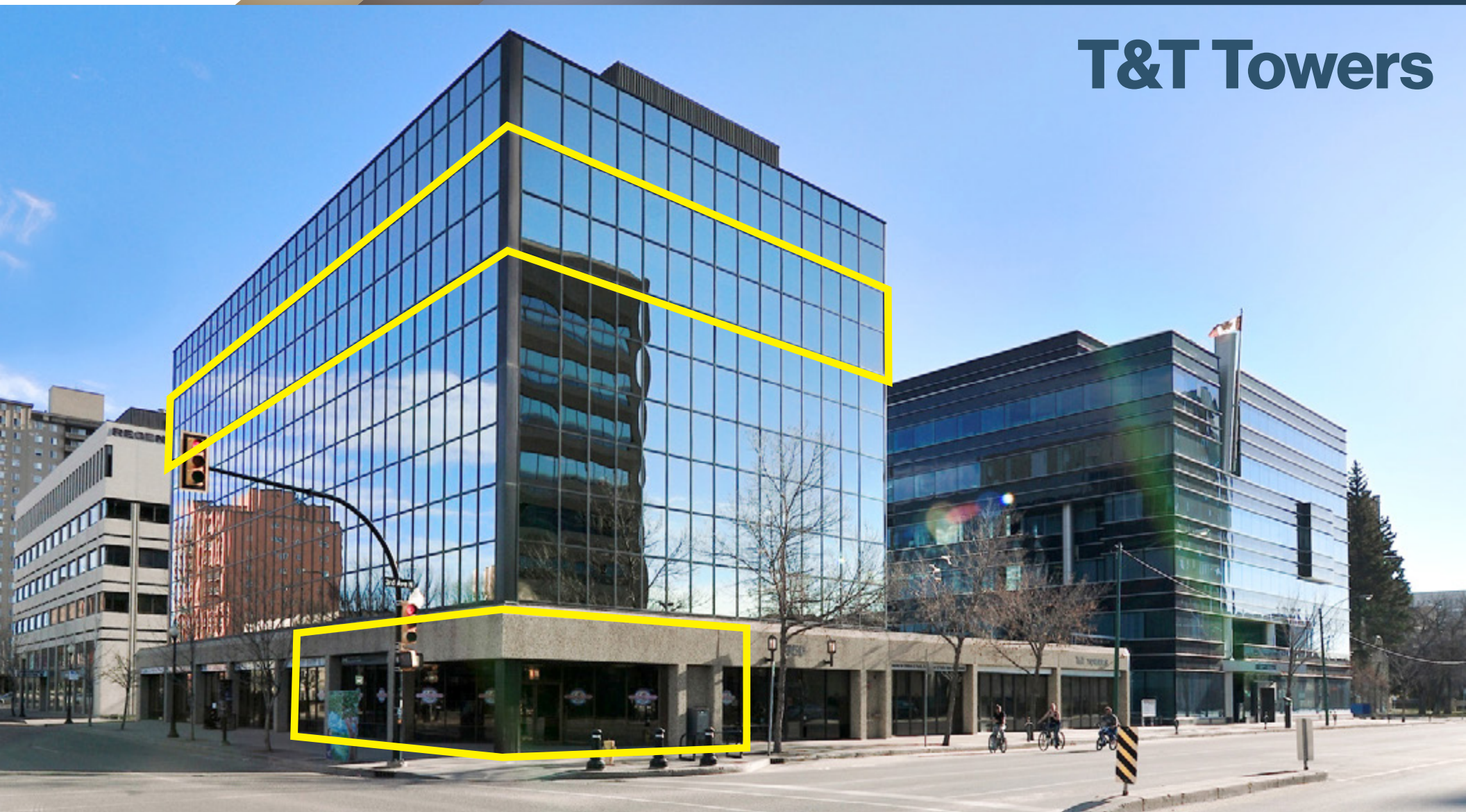
Blackstone

For Lease

340 & 350 3rd Avenue N | Saskatoon SK

Prime Central Business District

T&T Towers



Shane Olin *Managing Broker*

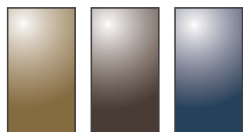
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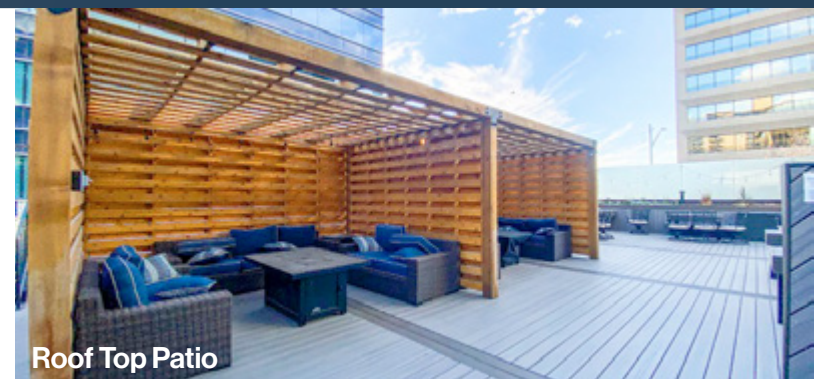


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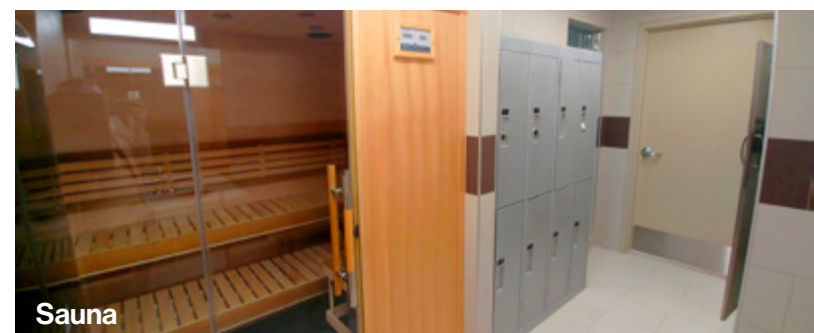
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340 & 350 3rd Avenue N | Saskatoon SK

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Roof Top Patio



Sauna



Fitness Centre



Kitchen

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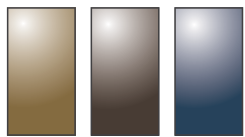
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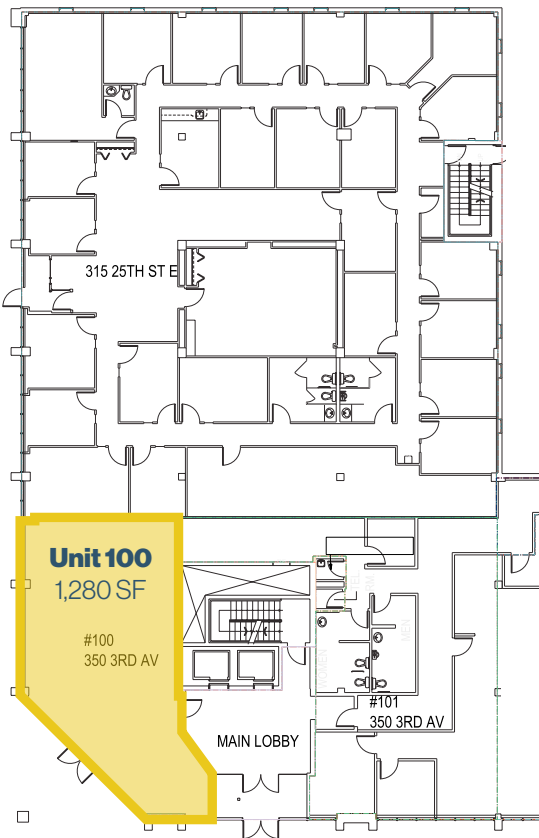
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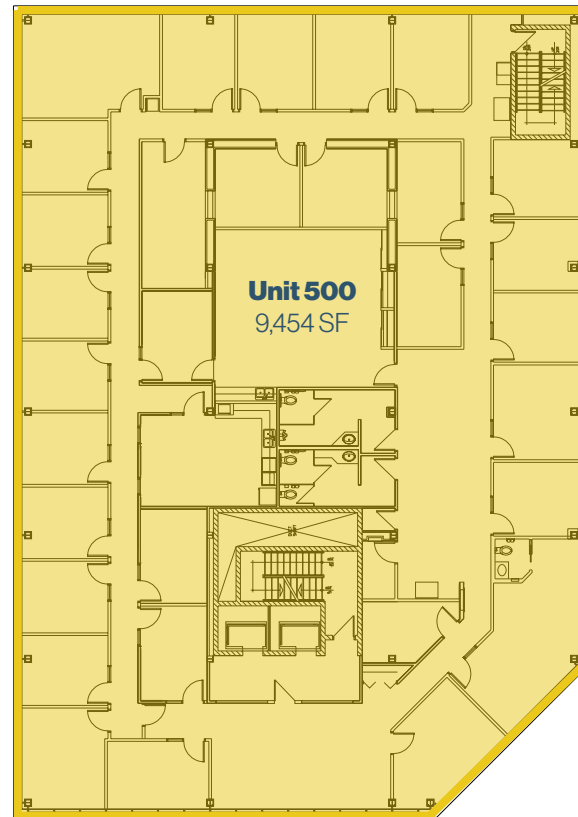
340 & 350 3rd Avenue N | Saskatoon SK
Prime Central Business District

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

Mainfloor | 350 3rd Ave. N



5th Floor | 350 3rd Ave. N



Available December 2025

PROPERTY DETAILS

	Bldg. 350	Net Rent
Size Available	Unit 100 1,280 SF	\$22 PSF
	Unit 500 9,454 SF <i>Available Dec 2025</i>	\$18 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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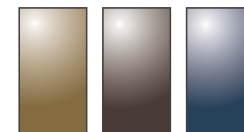
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Thank you for your Interest



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