

For Lease

T&T Towers, 340 & 350 3 Ave. N | Saskatoon, SK



Demographics *(within 5 km)*



NEIGHBORHOOD
Downtown



POPULATION
145,959



MEDIAN AGE
37



HOUSEHOLD INCOME
\$84,673

Building Details



PARKING
1:500 | Surface
& Underground



YEAR BUILT
2005



PARKING COST
Surface | \$200/month +GST
Underground | \$300/month +GST

Blackstone

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344
blackstonecommercial.com

\$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 310 1,603 SF	\$24 PSF
	Unit 610 2,410 SF	\$22 PSF

Availability: Immediately

Op Costs: \$14.43 PSF *(Includes Taxes & Utilities)*

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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T&T Towers, 340 & 350 3 Avenue N | Saskatoon, SK



350 - 3rd Avenue N



Fitness Centre



Kitchen



Roof Top Patio



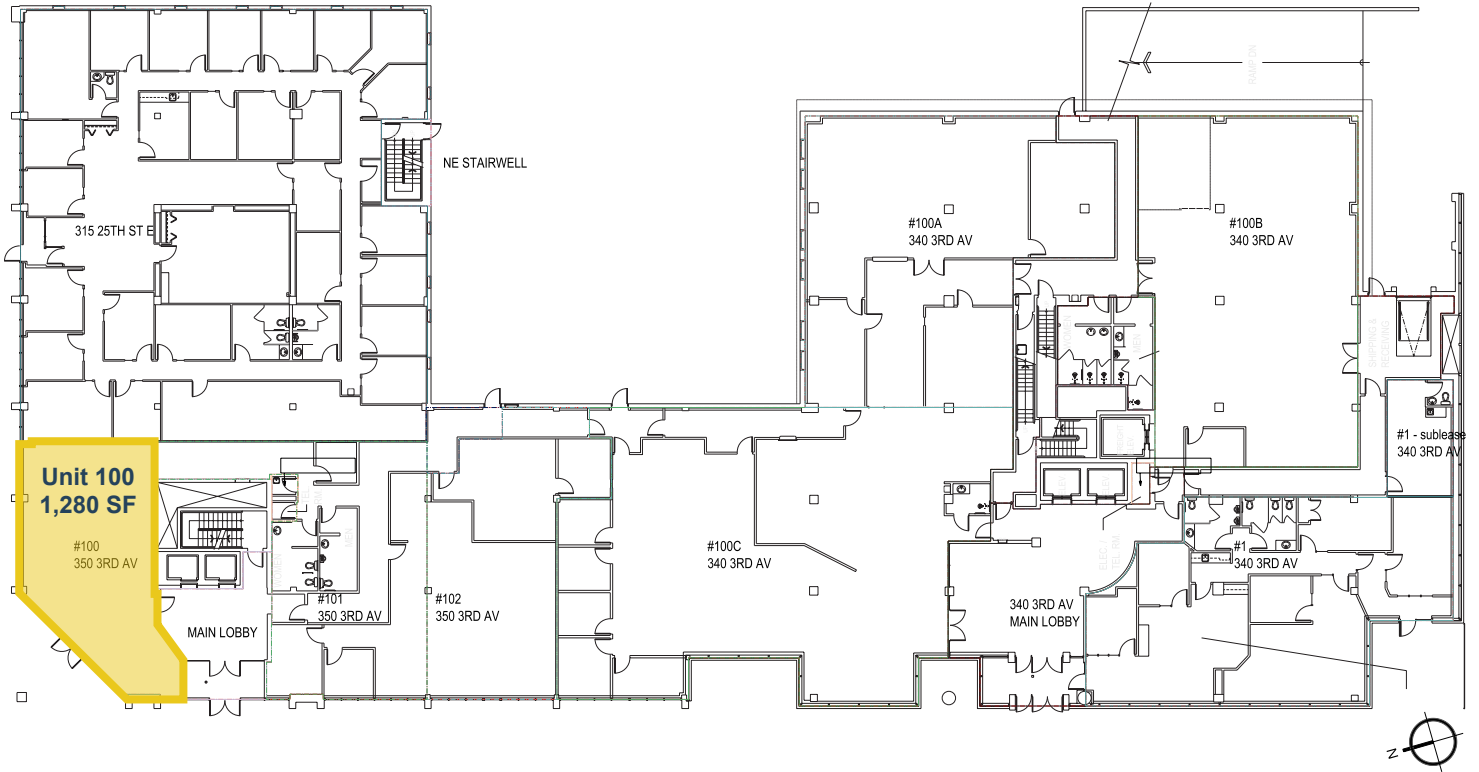
Sauna

Blackstone

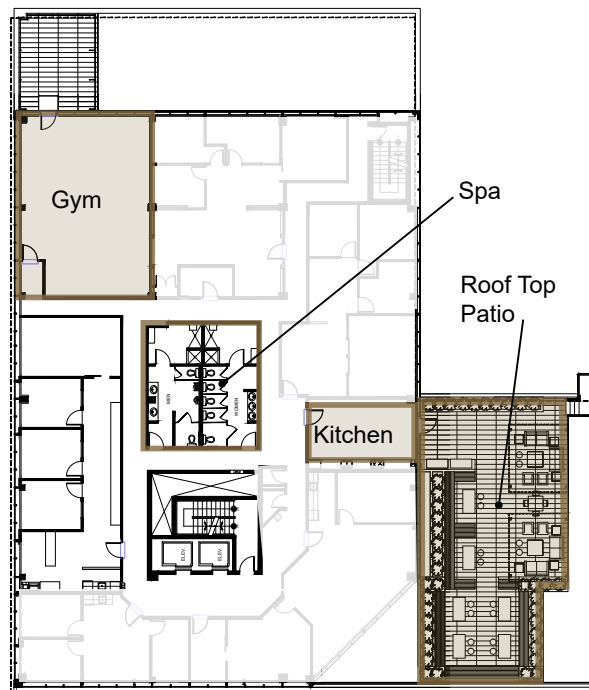
www.BlackstoneCommercial.com

Floor Plans

Mainfloor | 350 3rd Ave. N

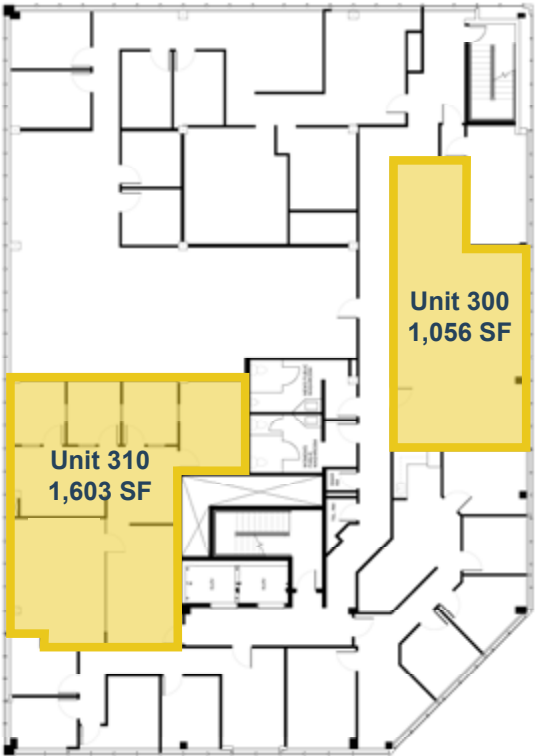


2nd Floor | 350 3rd Ave. N

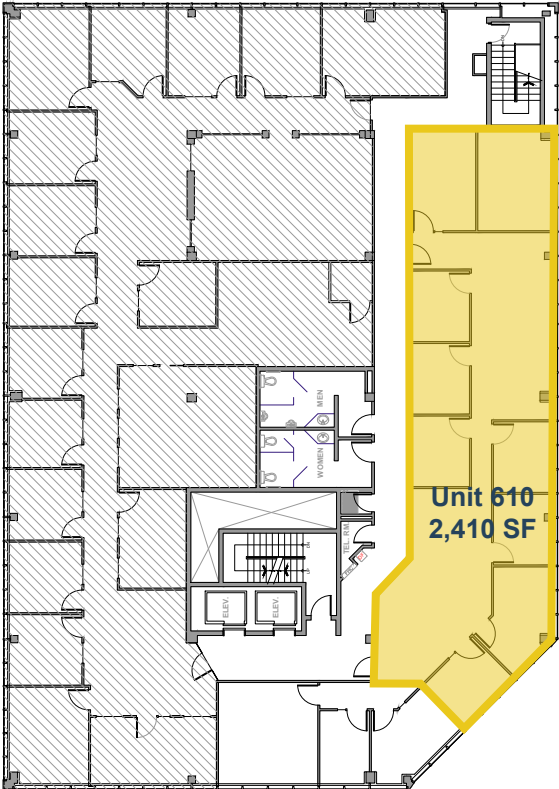


Floor Plans

3rd Floor | 350 3rd Ave. N



6th Floor | 350 3rd Ave. N



Saskatoon City Hospital

Kinsmen Park

YWCA

Property Location

25 St E

Parking

3 Ave N

Parking

24 St E

Saskatoon City Hall



Thank you for your interest!

For More Info.

Shane Olin

P 403.313.5305

E solin@blackstonecommercial.com

Lisa Oberding (Agent of Colliers)

P 306.380.4812

E lisa.oberding@colliers.com

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