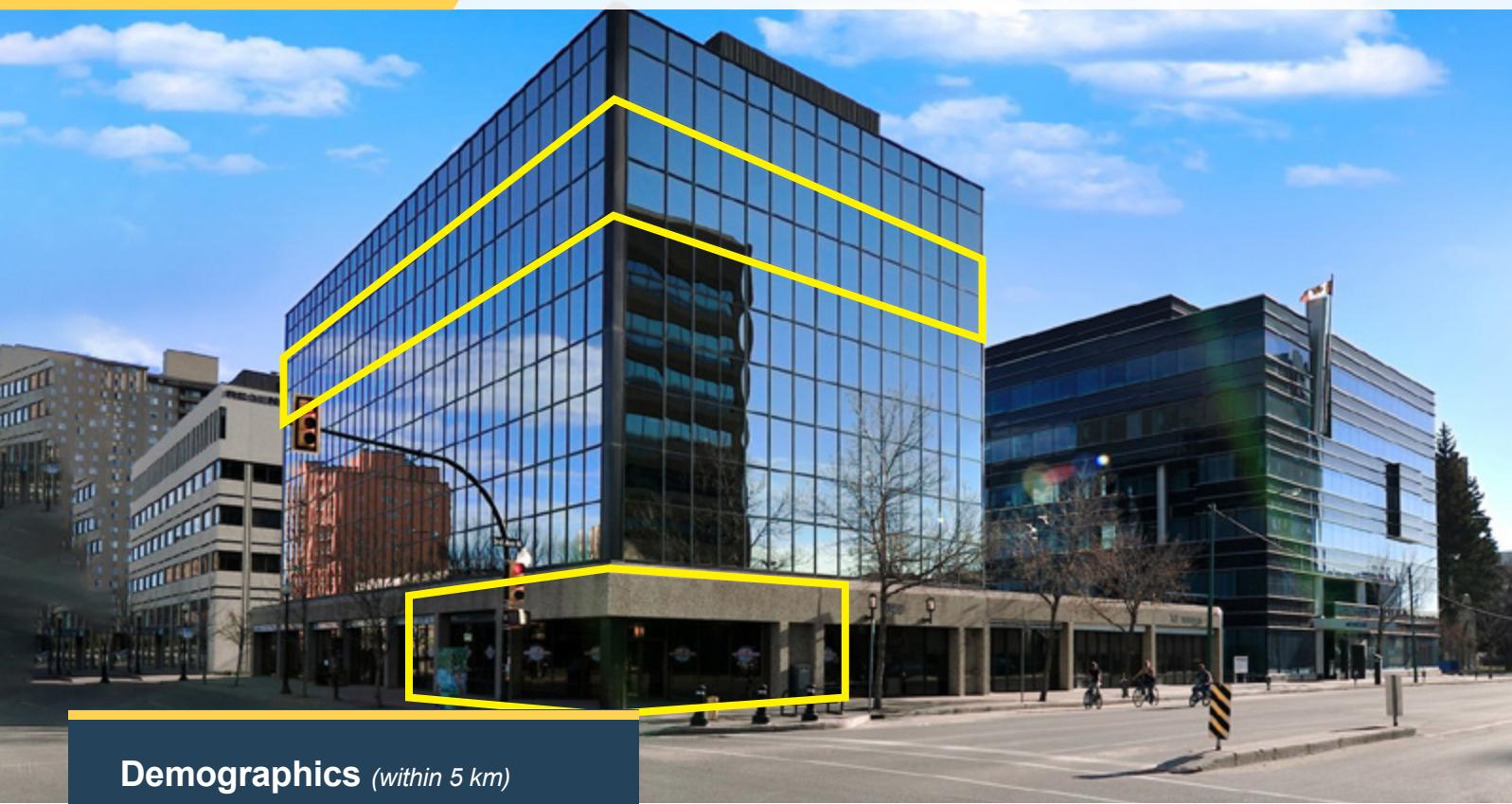


# For Lease

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](http://blackstonecommercial.com)

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

## Property Details

**350 3 Avenue N**

**Size Available:** Unit 100 | 1,280 SF  
Unit 500 | 9,454 SF

**Availability:** Immediately

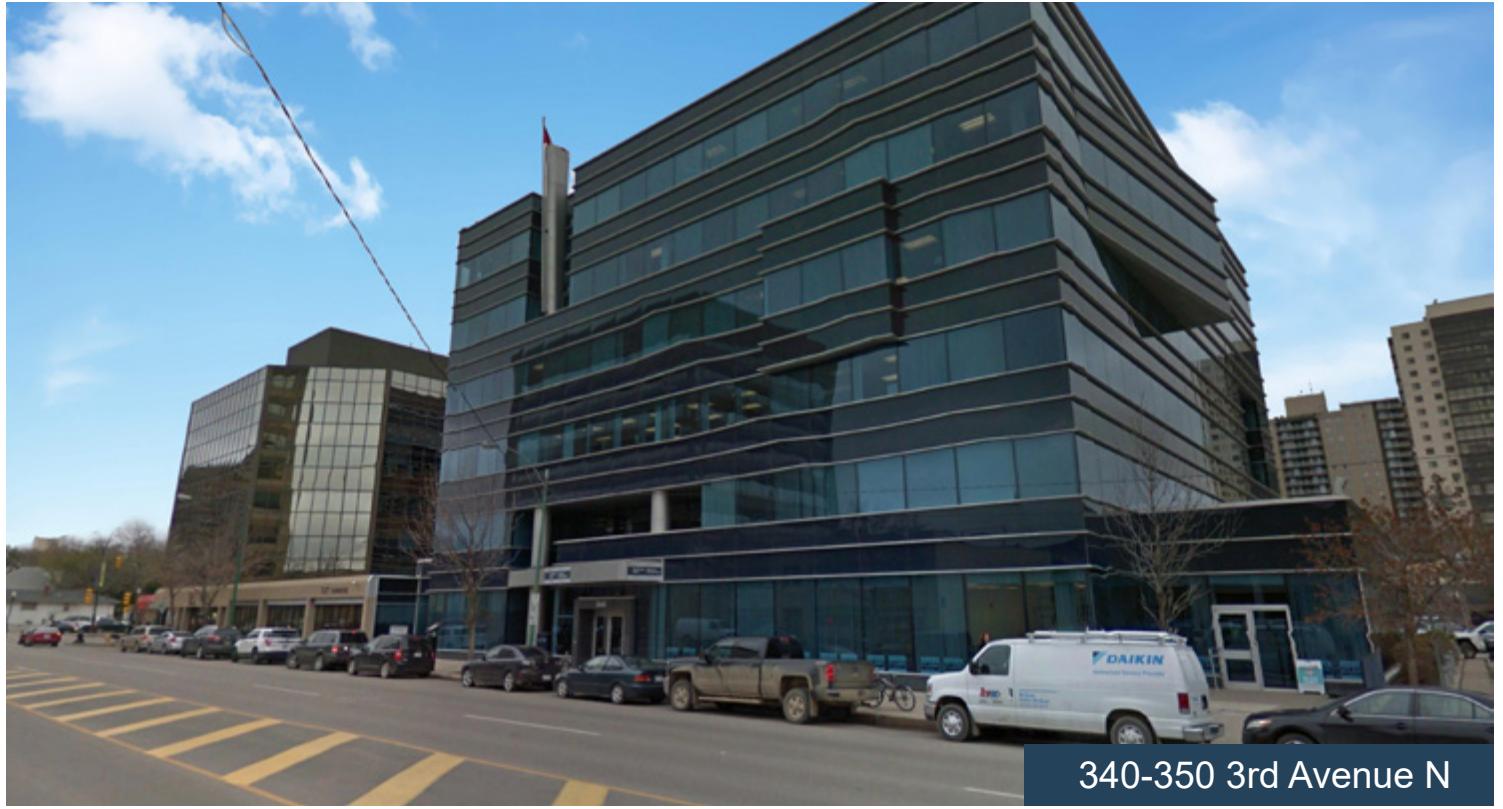
**Net Rate:** Unit 100 | \$22 PSF  
Unit 500 | \$18 PSF

**Op Costs:** \$15.87 PSF (Est. 2026)  
(Includes Taxes & Utilities)

- 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.
- Landlord will build to suit tenants needs
- Street front access available

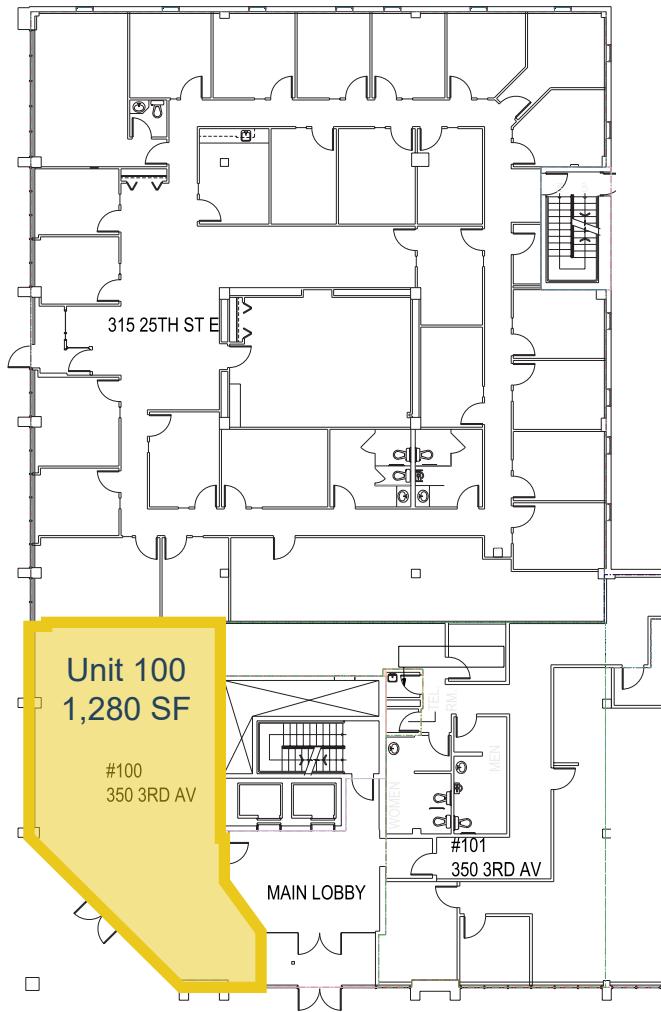
**For Lease**

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

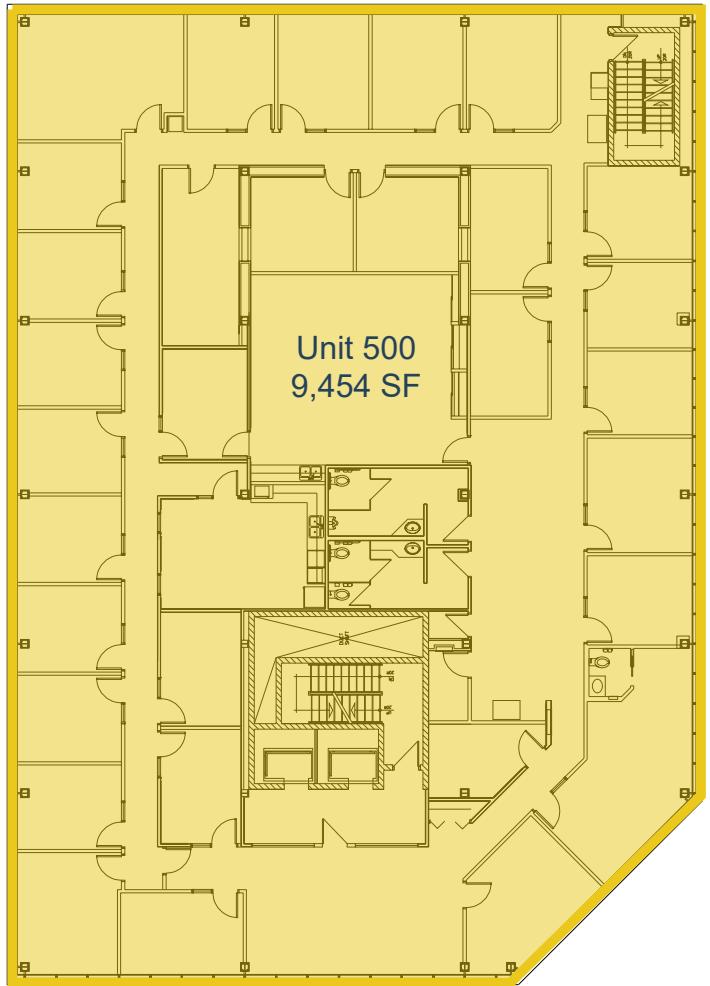


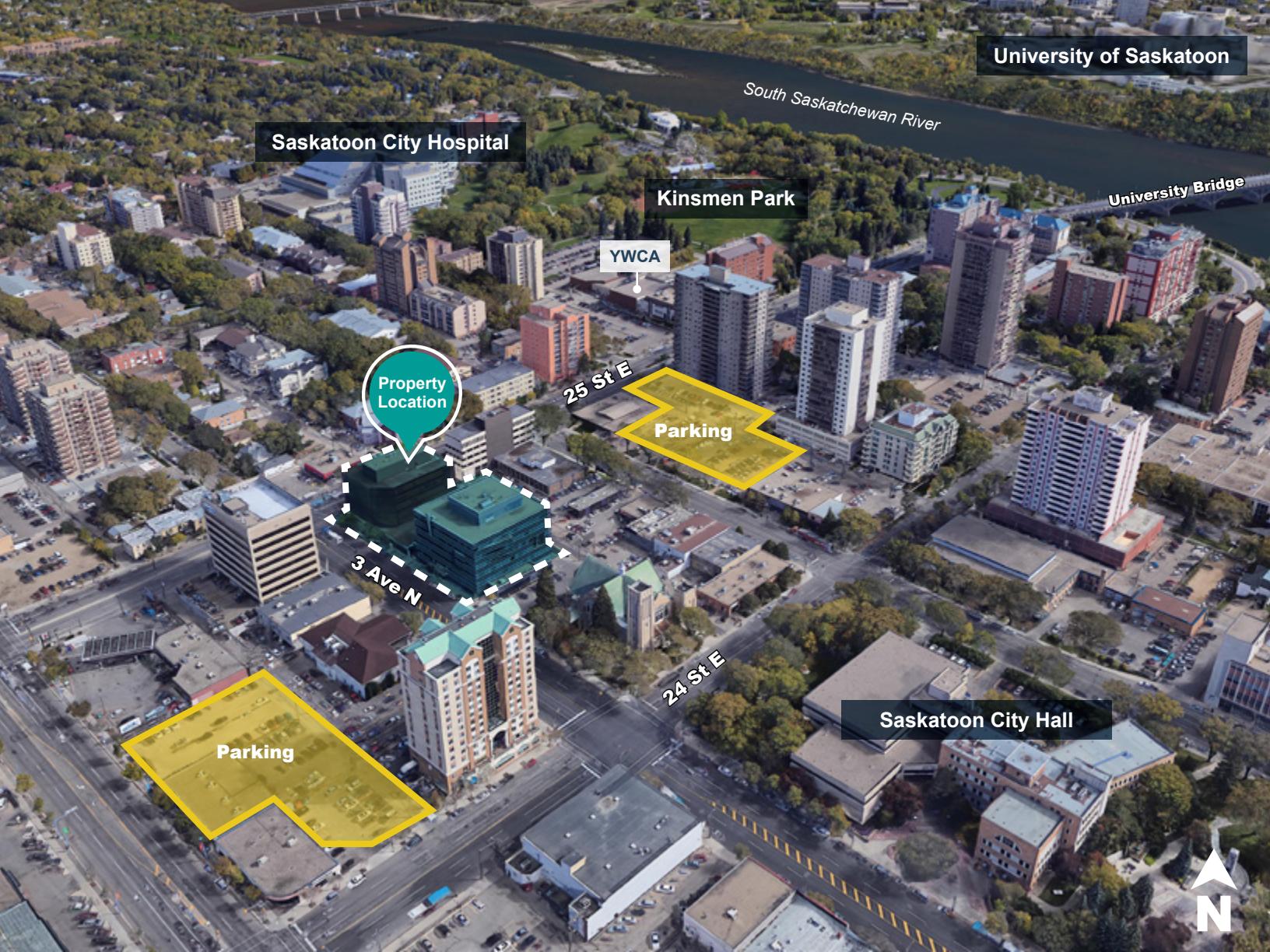
# Floor Plans

**Mainfloor | 350 3rd Ave. N**



**5th Floor | 350 3rd Ave. N**





# Thank you for your interest!

For More Info.

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

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