

FOR LEASE > OFFICE

CIRCLE CENTRE TOWER

UNIT 202 - 3301 8TH STREET E, SASKATOON, SK



This high profile location is adjacent to the 8th Street & Circle Drive intersection which serves as one of Saskatoon's most vital thoroughfares, handling over 40,000 cars per day. The positioning of the property provides excellent exposure to this daily traffic flow and ease of access to Circle Drive freeway as well as Highways 11 and 16. Surrounding affluent neighbourhoods include: Greystone Heights, Wildwood, College Park and Briarwood.

BUILDING PARTICULARS

- > Ample surface or underground (\$100/month) parking
Underground parking ratio is one (1) stall per 600 SF
- > Second floor space with excellent views
- > Office build outs and open work area
- > Common second floor washrooms
- > Kitchen area
- > Upgraded elevators and newly renovated building lobby
- > Pylon signage available

AVAILABLE

2,618 SF
Opportunity to lease
up to 4,632 SF

ZONING

B4

LEASE RATE

\$16.00 PSF

OCCUPANCY COSTS

\$16.25 PSF

POSSESSION

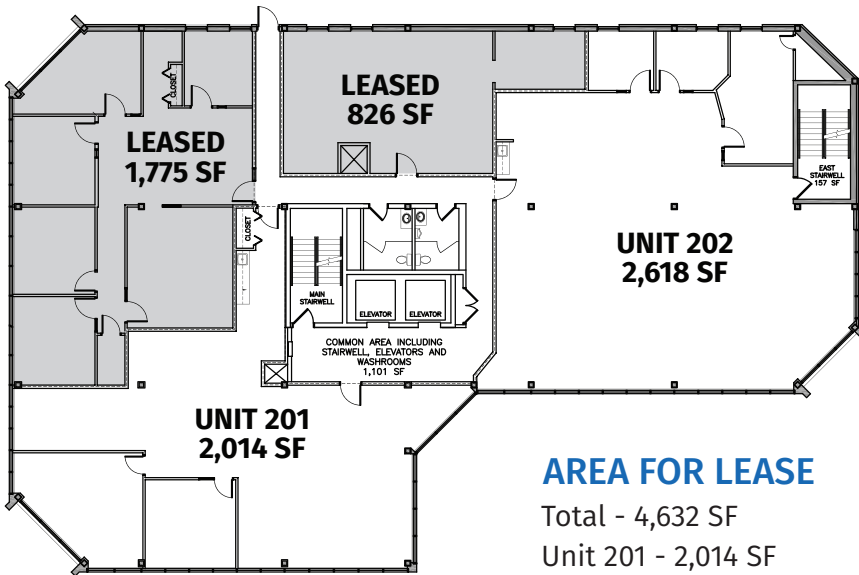
June 1, 2025

KYLE GERWING
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CONCORDE
PROPERTIES

UNIT 202 - 3301 8TH STREET E



AREA FOR LEASE

Total - 4,632 SF
 Unit 201 - 2,014 SF
 Unit 202 - 2,618 SF



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