

FOR LEASE > OFFICE

# CIRCLE CENTRE TOWER

UNIT 201 - 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

2,014 SF  
Opportunity to lease  
up to 4,632 SF

## ZONING

B4

## LEASE RATE

\$16.00 PSF

## OCCUPANCY COSTS

\$16.25 PSF

## POSSESSION

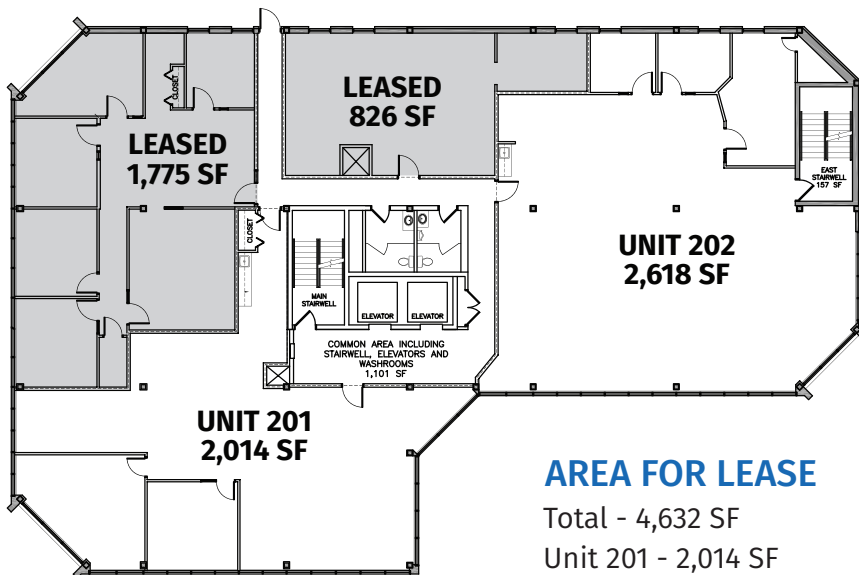
Immediate

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**CONCORDE**  
PROPERTIES

# UNIT 201 - 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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