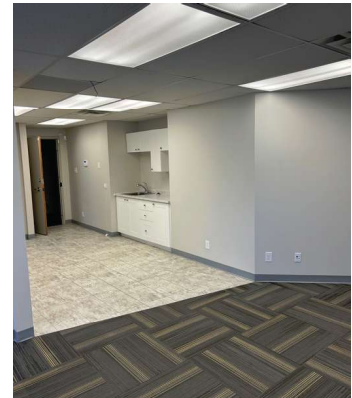


FOR LEASE > OFFICE

# 3550 TAYLOR STREET E

UNIT 203, SASKATOON, SK



Great neighbourhood, ground floor office space. Located along the Taylor Street corridor, this property has direct exposure to the east-side traffic flow and easy access to Circle Drive North and South and Highway 11.

## BUILDING PARTICULARS

- > Main floor office space with plenty of natural light
- > Professional office build outs
- > Common washrooms
- > Parking: Space comes with 2 dedicated surface stalls in rear parking lot. Common street front parking available as well
- > Signage: Building signage available
- > Common entrance with card access security for after hours
- > Desks can be included for new tenant

## AREA FOR LEASE

719 SF

## ZONING

M3

## LEASE RATE

\$21.00 PSF

## OCCUPANCY COSTS

\$14.54 PSF

*\*includes utilities (water, gas & power)*

## POSSESSION

Immediate

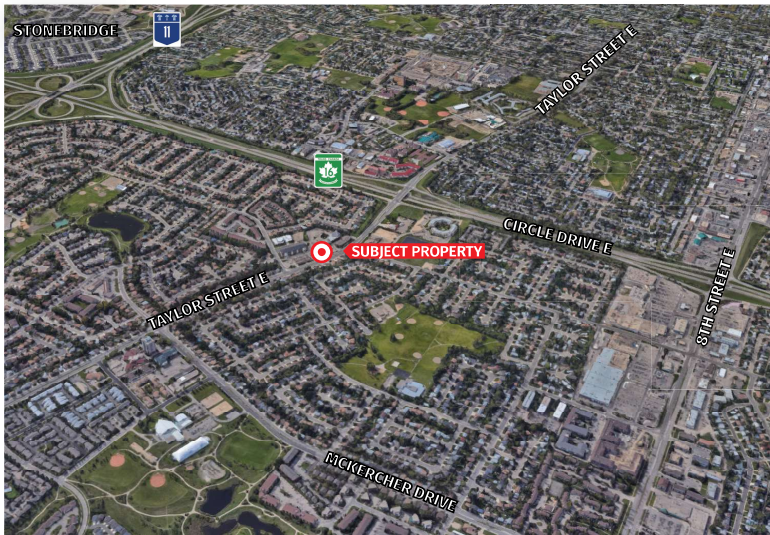
### KYLE GERWING

Director of Development & Leasing  
306 717 9893  
kgerwing@concordegroupp.com

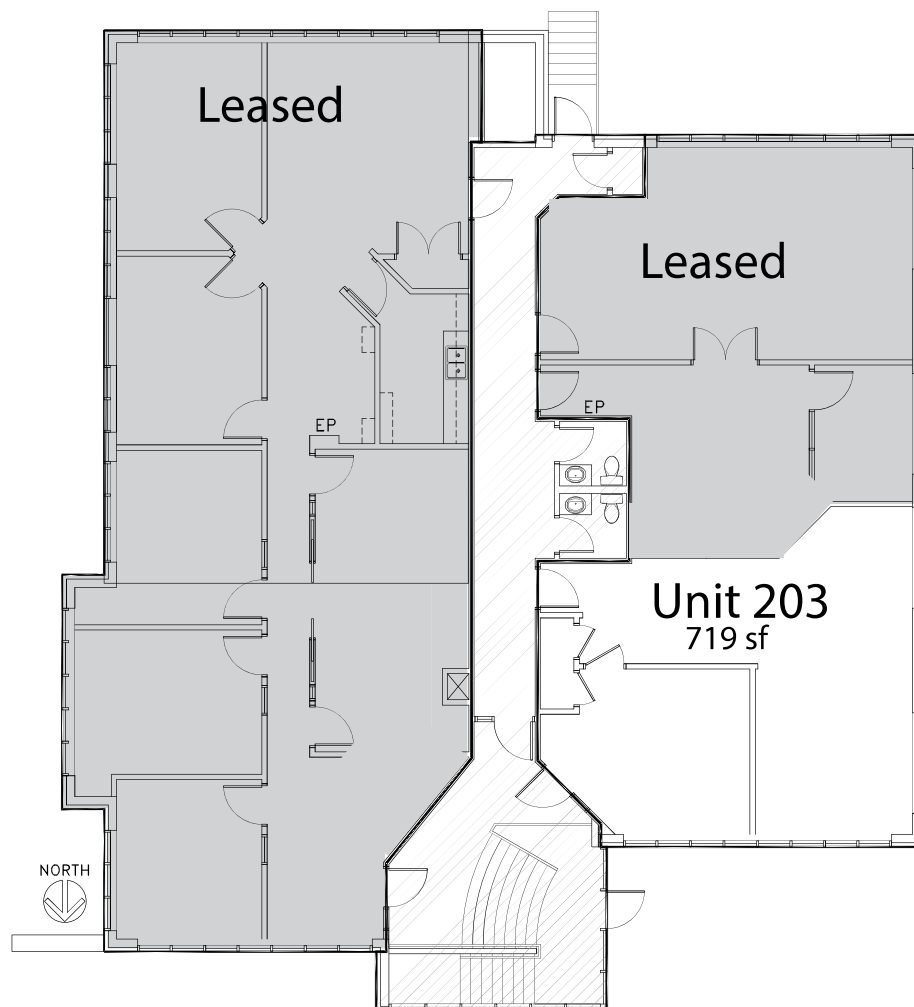
300-1507 Eighth Street East  
Saskatoon SK S7H 0T2  
306 668 3004  
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**CONCORDE**  
PROPERTIES

# UNIT 203 3550 TAYLOR STREET E



Feature Floor Plan - Upper Level East



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