

FOR LEASE > RETAIL / OFFICE

LAWSON SQUARE MALL

UNIT 1 202 PRIMROSE DR, SASKATOON, SK



Prime retail space located along Primrose Drive, one of the main arteries serving Saskatoon's north end. Lawson Square Mall is situated across from BJM High School, the soccer centre and down the street from Lawson Heights Mall.

BUILDING PARTICULARS

- > End cap unit with south and east window exposure
- > Shell space ready for tenant customization - new ceiling, grid and LED lighting have been installed
- > Electrical: 400 amp, three phase
- > Utilities: Separately metered gas & power
- > Mechanical: dedicated roof top unit
- > Pylon Signage: Available for \$50.00 per month
- > One built out washroom
- > Mall just underwent a complete exterior renovation

HIGH PROFILE MALL/AREA BUSINESS

- | | |
|------------------------|-------------------|
| > DQ Grill and Chill | > Husky |
| > Subway | > TD Canada Trust |
| > Pizza Hut | > RBC Royal Bank |
| > Dad's Organic Market | |

AREA FOR LEASE

2,624 SF

ZONING

B4

LEASE RATE

\$30.00 PSF

OCCUPANCY COSTS

\$15.41 PSF

POSSESSION

Immediate

KYLE GERWING
Business Development and Leasing
306 717 9893
kgerwing@concordegroupproperties.com

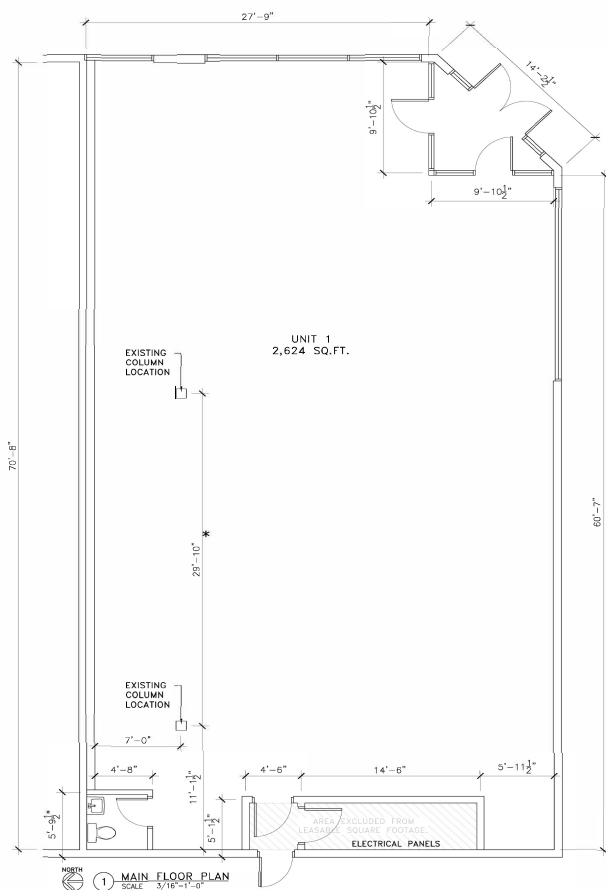
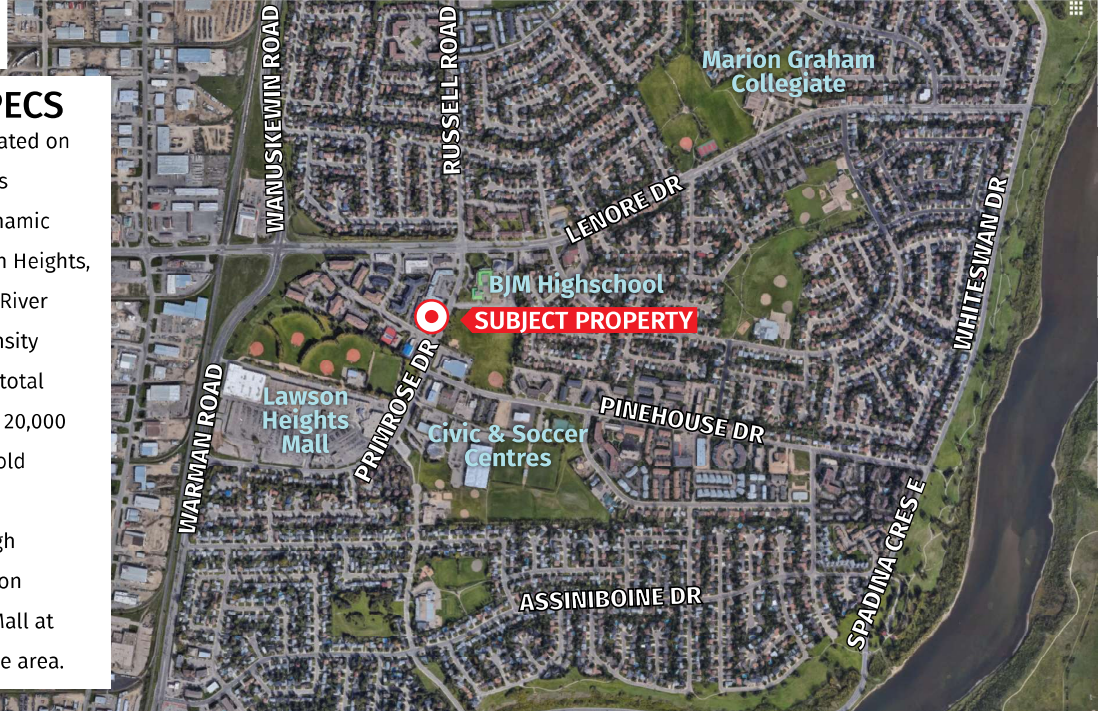
300-1507 Eighth Street East
Saskatoon SK S7H 0T2
306 668 3004
www.cgcproperties.com

CONCORDE
PROPERTIES

UNIT 1 202 PRIMROSE DRIVE

LOCATION SPECS

Lawson Square Mall, located on Saskatoon's north end, is surrounded by three dynamic neighbourhoods: Lawson Heights, Silverwood Heights and River Heights. These high-density neighbourhoods have a total combined population of 20,000 with an average household income ranging from \$78,000-\$94,000. Two high schools, B.J.M. and Marion Graham, as well as the Mall at Lawson Heights grace the area.



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