

# FOR LEASE

# NORTH LANDING

2803 FAITHFULL AVENUE • SASKATOON • SASKATCHEWAN



## LEGAL DESCRIPTION

Parcel: 118986722

## ZONING

ILI

## FRONTAGE

236 feet on 51st Street  
261 feet on Faithfull Avenue

## TOTAL BUILDING SIZE

31,200 sq. ft

## OCCUPANCY COSTS

\$ 4.50 P.S.F. (Estimated)

North Landing is a two storey retail/office building in the North Industrial area. It has excellent visibility on the prime corner at 51st Street and Faithfull Avenue. It is in close proximity to the Saskatoon International Airport with easy access to Highway #16 (Edmonton), and Highway #11 (Prince Albert), making it an ideal office location.

This is the first phase of a multi building development with a floor plate of 15,600 sq. ft. for a total of 31,200 sq. ft. The main floor consists of 9,300 sq. ft. and the second floor 15,600 sq. ft. The building is equipped with an elevator and multi zone climate control. There is 128 on-site parking stalls.

Canadian Western Bank is the anchor tenant on the main floor.

**NET LEASE RATE:**  
**MAIN FLOOR \$24.00 P.S.F.**  
**2<sup>ND</sup> FLOOR \$16.00 P.S.F.**

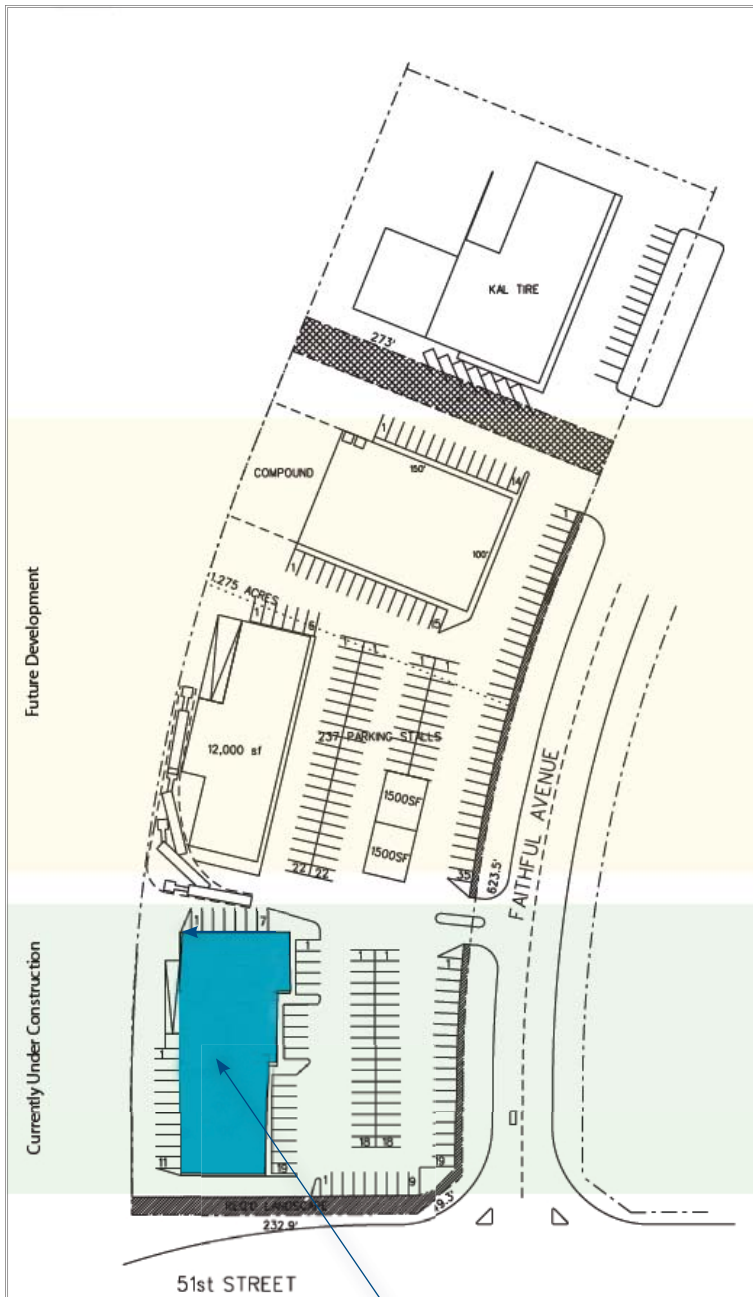


Our Knowledge is your Property ®

# FOR LEASE

# NORTH LANDING

2803 FAITHFULL AVENUE • SASKATOON • SASKATCHEWAN



Phase I

## North Landing Specs/Information

- Lease Rate
  - Main Floor \$24.00 P.S.F.
  - Second Floor \$16.00 P.S.F.
- Occupancy Cost \$ 4.50 per sq. ft. (estimated)
- Pylon Sign \$200.00 per month (per 3 x 8 foot panel)
- Main Electrical Service 1,200 amp - 3-phase
- Possession December 2008
- HVAC Multiple units with supply and return plenums to underside 128
- Parking Spots 128
- Washrooms Roughed in at multiple locations Six (6) on ground level
- Lighting Temporary
- Ceiling Height Ground level 10'5" Second floor 10'3"
- Utilities Gas and electrical separately metered as required. Water, sewer and common area electrical included in the estimated occupancy costs
- Vanilla Shell
  - Demised wall
  - Perimeter walls taped/sanded/primed
  - Washroom roughed in
  - Entry and rear doors
  - Elevator and stairwell to second floor
  - Sprinklers roughed in underside of ceiling



# FOR LEASE

# NORTH LANDING

2803 FAITHFULL AVENUE • SASKATOON • SASKATCHEWAN

MLS®



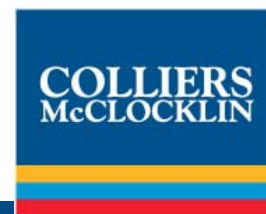
**KEN SUCHAN**  
Vice President  
Cell: 306.221.1825  
Office: 306.664.1215  
[ken.suchan@colliers.com](mailto:ken.suchan@colliers.com)



**KEITH WEBB**  
Associate Vice President  
Cell: 306.222.0774  
Office: 306.664.1216  
[keith.webb@colliers.com](mailto:keith.webb@colliers.com)



**KEVIN JOHNSON**  
Sales Associate  
Cell: 306.281.9929  
Office: 306.664.4433  
[kevin.johnson@colliers.com](mailto:kevin.johnson@colliers.com)



Our Knowledge is your Property ®

# FOR LEASE NORTH LANDING

2803 FAITHFULL AVENUE • SASKATOON • SASKATCHEWAN



**KEN SUCHAN**  
Vice President  
Cell: 306.221.1825  
Office: 306.664.1215  
ken.suchan@colliers.com



**KEVIN JOHNSON**  
Sales Associate  
Cell: 306.281.9929  
Office: 306.664.4433  
kevin.johnson@colliers.com



**KEITH WEBB**  
Associate Vice President  
Cell: 306.222.0774  
Office: 306.664.1216  
keith.webb@colliers.com

**COLLIERS McCLOCKLIN**  
REAL ESTATE CORP.  
728 Spadina Crescent East  
Saskatoon, SK S7K 4H7  
Phone: 306.664.4433  
Fax: 306.664.1068  
www.colliers.com/saskatoon

Visit our website for more information  
[www.colliers.com/saskatoon](http://www.colliers.com/saskatoon)

[www.icx.ca](http://www.icx.ca)



Our Knowledge is your Property®