

# 1102 17<sup>th</sup> Street West

## Office Space

FOR LEASE



### PROPERTY HIGHLIGHTS

Building Size: 15,000 sq. ft.

Land Size: 0.56 Acres

Zoning: MX1- Mixed Use

Legal Desc: Parcel #:102005479

New built out 1,500 sq. ft. office space available

Gross Lease Rate: \$2,400 monthly  
(All utilities included)

Free rental period for qualified Tenant/Term

#### KELLY KEHOE

Senior Sales Associate

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**CUSHMAN &  
WAKEFIELD**  
Saskatoon

[cushmanwakefieldsaskatoon.com](http://cushmanwakefieldsaskatoon.com)

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### BUILDING INFORMATION

- Completed building renovation in 2020
- Turn Key build out office space
- 6 built out office
- 1 built out boardroom
- Fully equipped kitchen
- 2 barrier free washrooms
- Warehouse space available

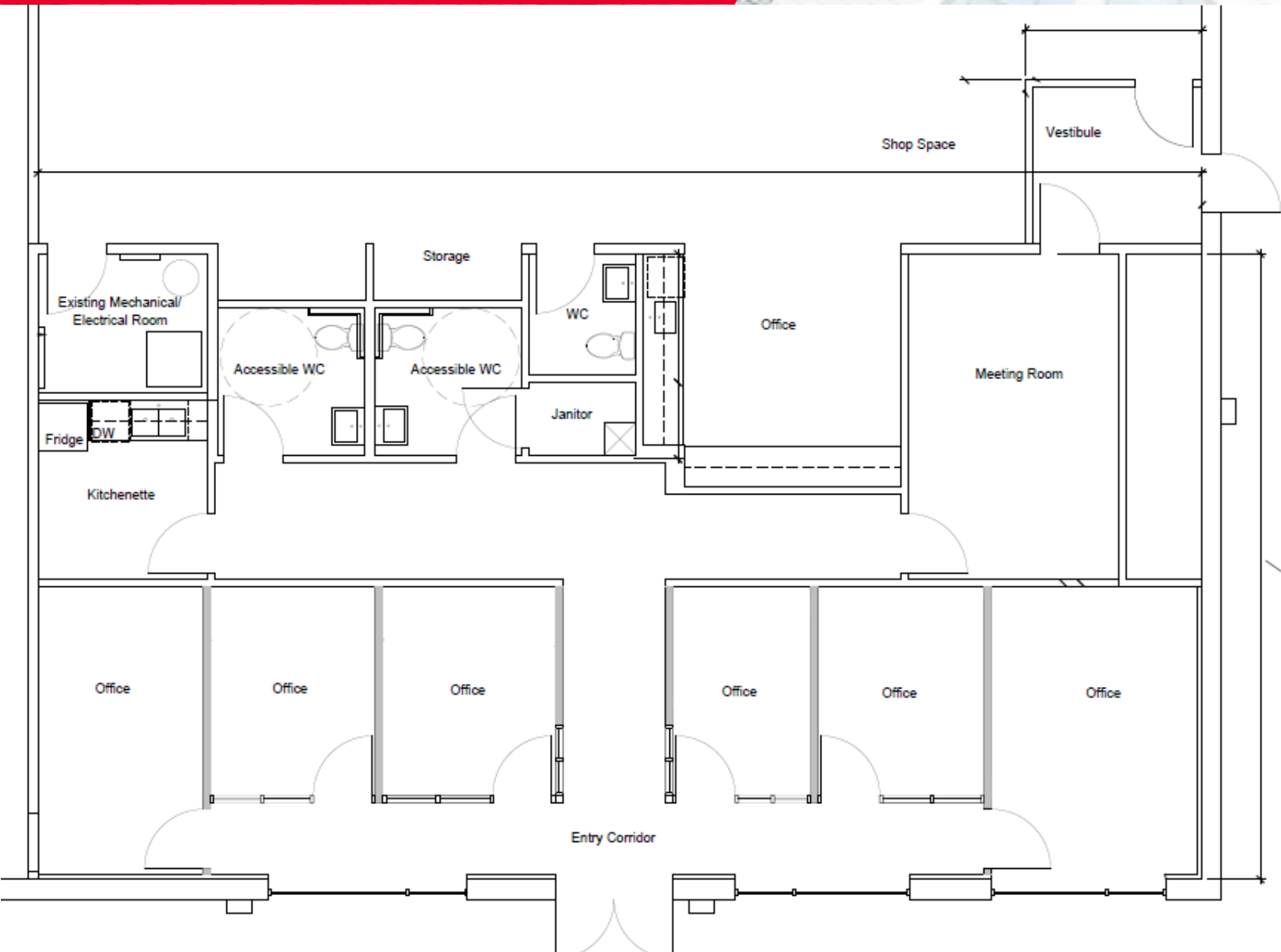
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22<sup>nd</sup> Street

Idylwyld Dr

17<sup>th</sup> Street

## NEIGHBORHOOD PROFILE

- Prairie Autohaus
- Gordie Howe Sports Complex
- Michelangelo Marble & Granite
- SMF Field
- Darkside Doughnuts
- Fable Ice Cream
- Home Hardware

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