



# Medical Building

For Lease > Office

140 Wall Street, Suite 240  
Saskatoon, SK MLS®

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## Professional Building

Modern lobbies and elevators service three (3) floors of medical offices with direct access to secure, covered main-floor parking. There is an oversized loading zone immediately out front and patient parking always available at the adjacent Impark lots. The building features a cafeteria on the lower level.

- > Three (3) private offices and flex area; all with windows
- > Three (3) exam rooms with sinks
- > Private staff room, kitchen and washroom
  - > Landlord will participate in suite renovations
- > Five (5) secure, on-site parking stalls available at market rate
- > Lower level has 510 SF to 1,100 SF available for additional storage or complimentary tenancies

|                 |                     |
|-----------------|---------------------|
| Available       | 2,149 SF            |
| Building        | 31,582 SF           |
| Site            | 19,057 SF           |
| Zoning          | B3 (Medium Density) |
| Parcel          | 119852949           |
| Possession      | Immediate           |
| Occupancy Costs | \$15.00/SF (est.)   |
| Net Lease Rate  | \$18.50/SF          |

*This prominent, downtown office vacancy is uniquely qualified to offer exclusively medical neighbours including podiatrists, audiologists, otolaryngologists, OBGYNs, family doctors and a pharmacy.*



## Contacts:



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