



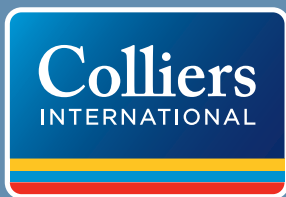
Medical Building

For Lease > Office

140 Wall Street, Suite 240
Saskatoon, SK MLS®

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Accelerating Success.

Professional Ownership & Management

This new ownership and management team have completed common area renovations to this prominent downtown medical building. The new-look lobbies, stairwells, seating and lighting offer a modern option with exclusively medical neighbours.

- > Oversized loading zone immediately out front
- > Five (5) secure, covered parking stalls available
- > Additional parking in adjacent south and east lots
- > Cafeteria and additional storage available on lower level
- > Landlord can coordinate and finance in-suite renovations
- > In-suite washroom, kitchen, and exam room sinks

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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