

FOR LEASE



315 22ND ST EAST, SASKATOON SK HAULTAIN BUILDING

OVERVIEW

The Haultain Building is located on a prime downtown corner in the center of Saskatoon's financial district. The building is within walking distance of the South Saskatchewan River where there are many walking and cycling paths to be enjoyed along the Meewasin Trail and area parks. The location offers endless amenities including many nearby retailers, restaurants and banks.

Units 3 and 4 are both main floor spaces with newer office improvements complete with enclosed offices and open office space area. Unit 6 is currently set up as a medical treatment office, and can be reconfigured to other office or retail uses. Units 202 and 203 are 2nd floor offices with lots of windows.

PROPERTY PROFILE

AVAILABLE FOR LEASE	SIZE	NET LEASE RATE	OCCUPANCY COSTS	POSSESSION
Unit 3	±1,844 SF	\$24.00 PSF	\$13.66 PSF	Immediate
Unit 4	±2,536 SF	\$20.00 PSF	\$11.84 PSF	April 1, 2024
Unit 6	±1,050 SF	\$23.00 PSF	\$12.97 PSF	Immediate
Unit 202	±815 SF	\$20.00 PSF	\$12.69 PSF	Immediate
Unit 203	±832 SF	\$20.00 PSF	\$12.69 PSF	Feb 1, 2024

PARKING

Three indoor stalls: \$250/mo and two outdoor surface stalls: \$175/mo

ZONING

B6 Commercial

LEGAL DESCRIPTION

Parcel(s) 120288102, 120288001, 120288012, 120288023

315 22ND STREET EAST



UNIT 3



UNIT 3



UNIT 3



UNIT 4



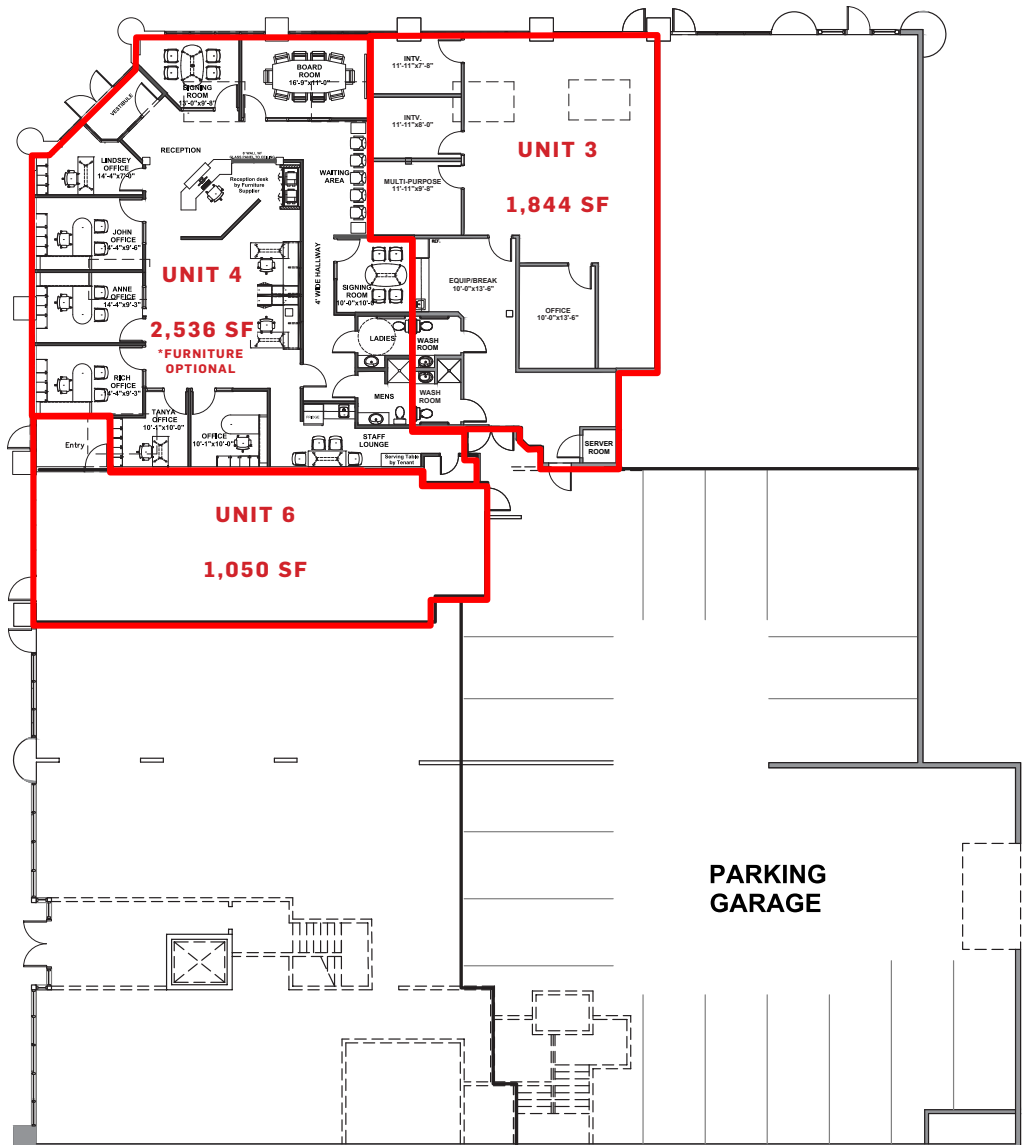
UNIT 4



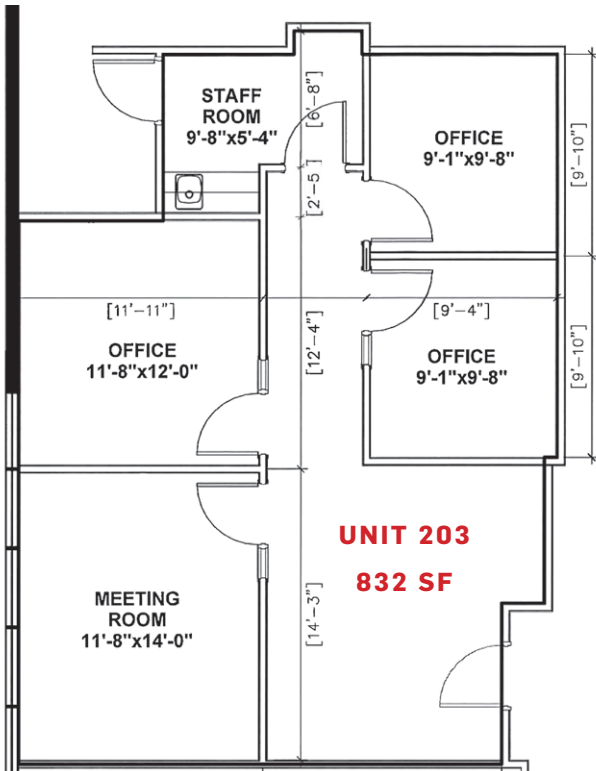
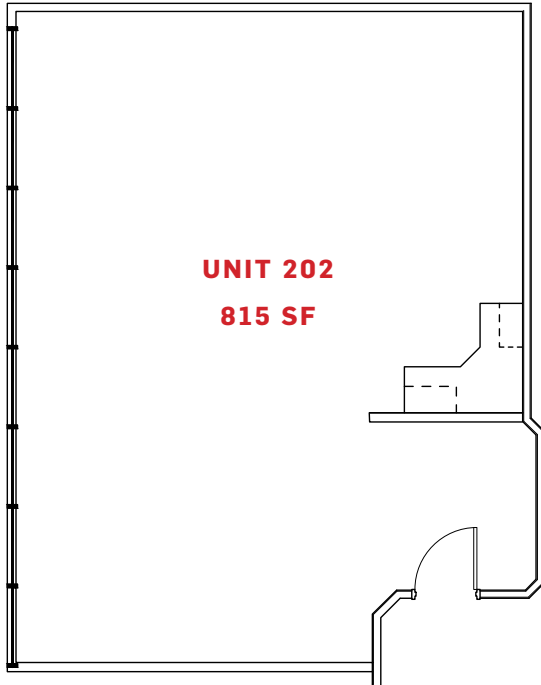
UNIT 6



UNIT 6



315 22ND STREET EAST



315 22ND STREET EAST



319 22nd St E
Saskatoon, SK

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SALES & LEASING DOWNTOWN

275 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6116
F: 306.664.1940

PROPERTY MANAGEMENT DOWNTOWN

100 – 261 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6118
F: 306.664.1940

SALES & LEASING NORTH

840 48TH STREET E
SASKATOON, SK S7K 3Y4
P: 306.933.2929
F: 306.931.0882

SALES & LEASING PROPERTY MANAGEMENT

200 – 1055 PARK ST
REGINA, SK S4N 5H4
P: 306.721.6116
F: 306.721.1940

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