



Asking:

\$30
PSF

For Lease | 311 Wellman Lane, Saskatoon Excl.

Office space in Stonebridge.

Open concept configuration with an abundance of natural light in a prestigious office building.

Centrally located in Stonebridge, the property is close to many amenities including transit, hotels and multiple retail and service outlets including Co-op Grocery and Gar Bar, Tim Horton's, CIBC, Motion Fitness and the 411,000 SF Smartcentre Shopping Centre.



Suite 1B
± 1,036 SF



Office space



Parking on site



Close to amenities

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Specifications

Available
Suite 1B ± 1,036 SF

Building
11,984 SF

Site Area
0.93 AC

Zoning
IB (Industrial Business)

Parcel
166005569

Possession
Immediate

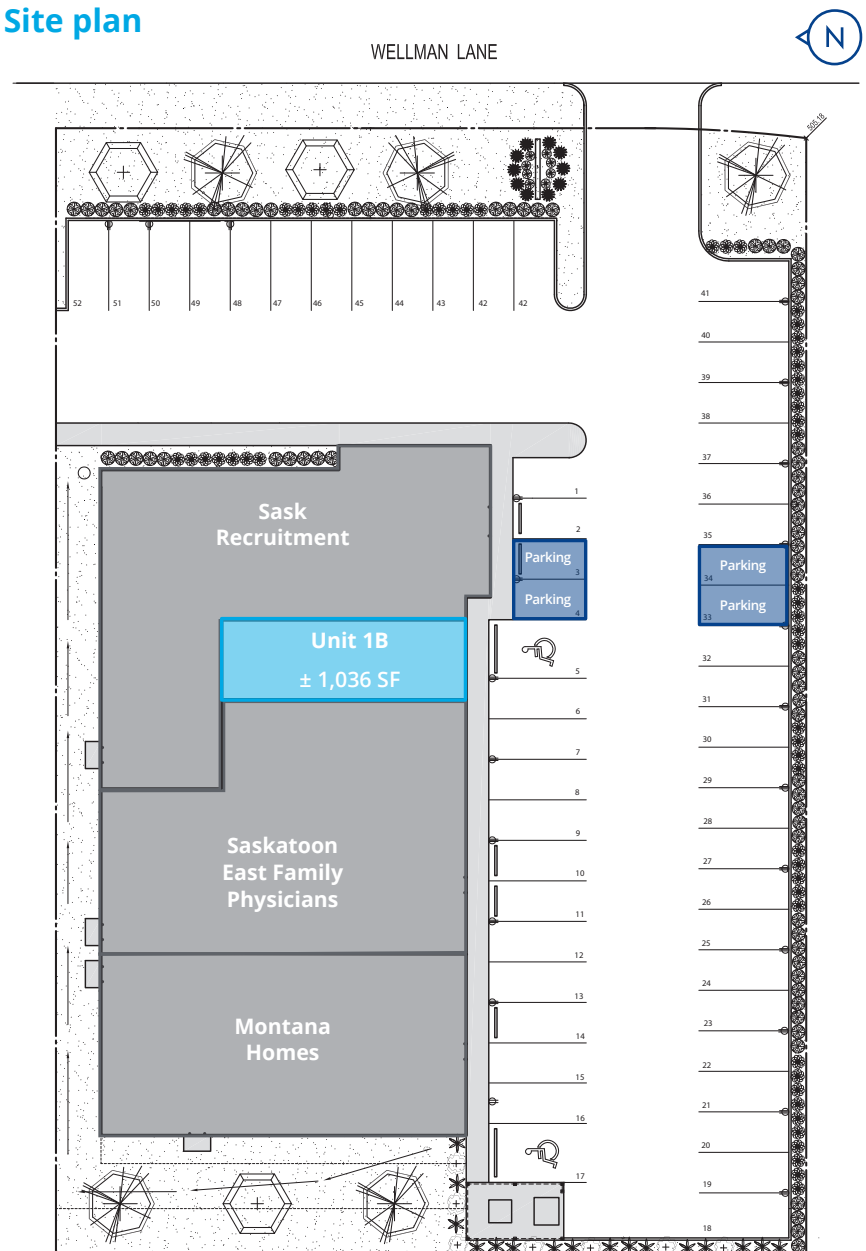
Occupancy Costs
\$9.00/SF (est.)

Net Lease Rate
\$30.00/SF

Features

- Distinct and prominent office building with modern, high-end finished
- Suite can be developed to tenant specifications and design
- Four (4) dedicated parking stalls
- Tenant incentives available

Site plan

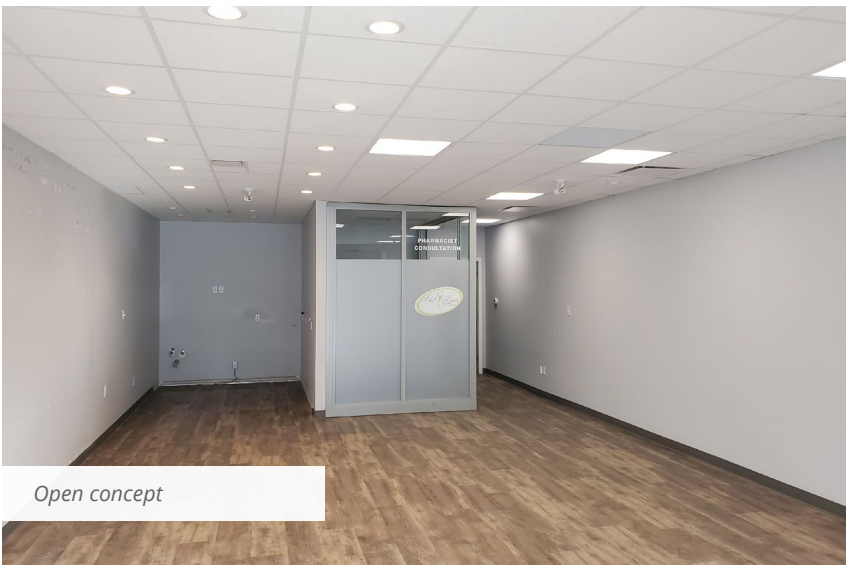




South facing windows



Pylon signage available



Open concept



Private consulting room



Prominent office space

Circle Dr



[View Online Listing](#)

Golf Town

Walmart

HomeSense

Home Depot

Clarence Ave

Royal Bank

Tim Hortons

Stonebridge Blvd

Browns Socialhouse

Co-op



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