

# FOR LEASE



## Cornerstone Commons



## CORNERSTONE COMMONS 415 WELLMAN CRESCENT, SASKATOON SK

**SASKATOON'S FIRST PRIVATELY-BUILT OFFICE PARK  
PROFESSIONALLY-MANAGED**

Competitive lease rates, affordable occupancy costs and ample parking will be the driving factors that attract tenants to Cornerstone Commons; the building also offers the largest floor plate in Stonebridge to allow growing businesses to construct the most efficient working environment possible. This office park introduces a new element to the Stonebridge office sector that is otherwise not present in any other suburban office sector within the city.



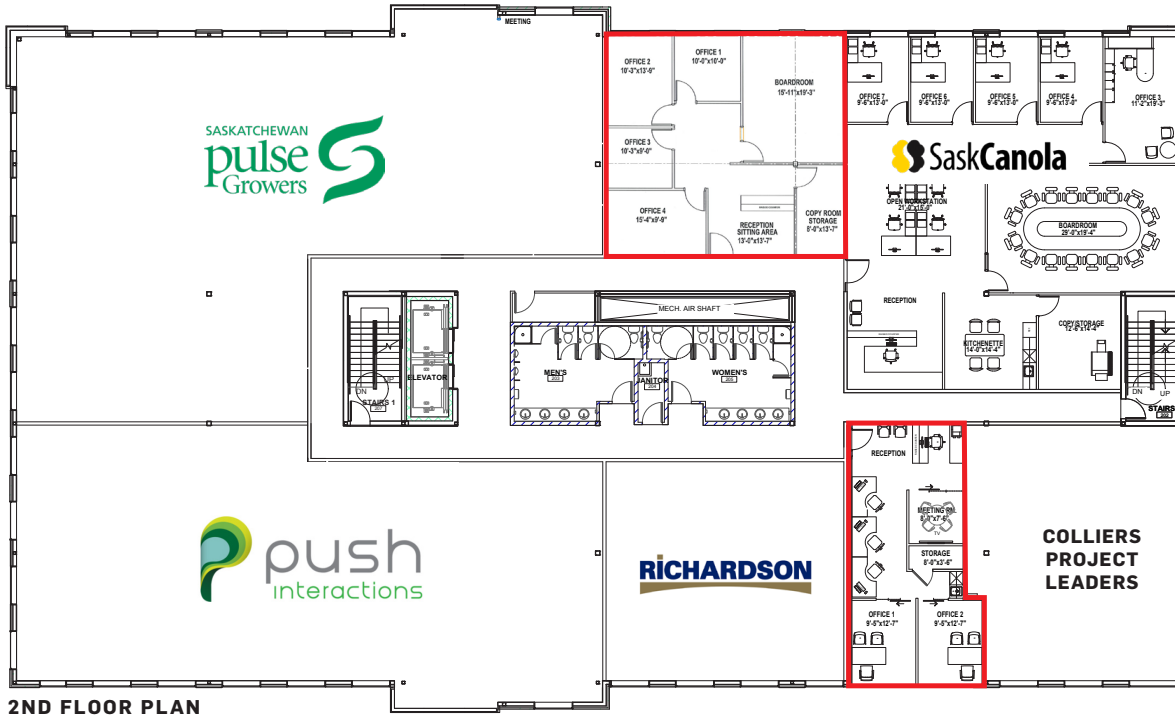
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# 415 WELLMAN CRESCENT

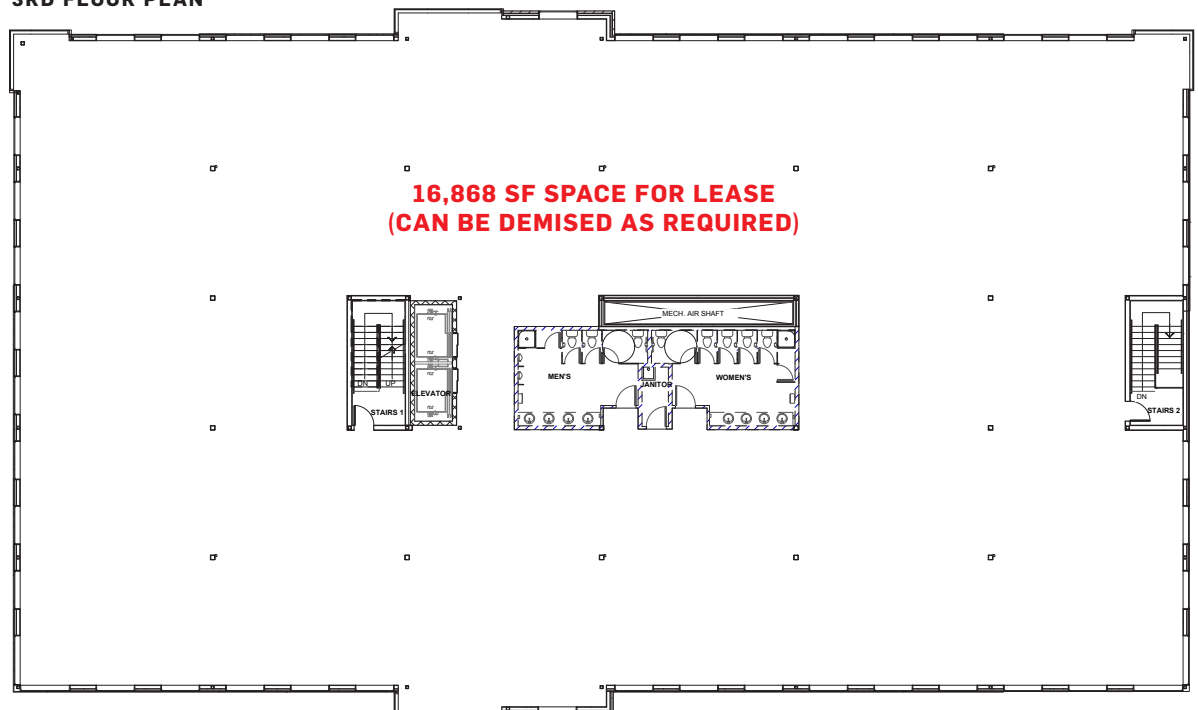


**UNIT 230 FOR LEASE**  
**1,251 SF (1,477 SF rentable)**

Turnkey build-out  
 with four private offices  
 and boardroom  
**Aug 1, 2024 completion**

**UNIT 215 FOR LEASE**  
**704 SF (831 SF rentable)**  
 shown is **sample**  
**floor plan only.**

## 3RD FLOOR PLAN



Common areas and  
 bathrooms are  
 complete with  
 high-quality finishes

Floor plan designs  
 over 5,000 SF may be  
 provided by the landlord

# 415 WELLMAN CRESCENT



## PROPERTY PROFILE

### AVAILABLE FOR LEASE

Unit 215: 704 SF (831 SF rentable)  
Unit 230: 1,251 SF (1,477 SF rentable)  
3rd Floor: 16,868 SF (can be demised)

### NET LEASE RATES

Unit 215: \$25.00 PSF (shell space)  
Unit 230: \$35.00 PSF (turnkey office)  
3rd Floor: \$23.00 PSF (shell space)

### OCCUPANCY COSTS

\$9.80 PSF (2023)

### POSSESSION

Unit 215: Immediate  
Unit 230: Aug 1, 2024  
3rd Floor: Immediate

### BUILDING SIZE

54,000 SF

### ZONING

IB (Industrial Business)

### LEGAL DESCRIPTION

Surface Parcel 203230280

## BUILDING DETAILS

- Asphalt paving with 202 total stalls including visitor parking: overall ratio is one stall per 257 SF
- Ceilings can be open ceiling concept or T-Bar grid systems by way of TIs by the Tenant
- Ceiling Height: Main Floor is 11ft-4in to the underside of ceiling tile. Open concept would provide 12ft to the underside of the joisting. Second and Third Floor is 9ft to the underside of ceiling tile. Open concept would provide 11ft to the underside of the joisting
- Concrete slab on grade rated at 250 PSF: concrete floors on 2nd and 3rd level rated at 100 PSF
- Hydronic radiant perimeter heaters and high efficiency Lochinvar boilers: HVAC; flexible distribution and zone controls
- Rough-in plumbing on Main Floor bays: Second and Third Floors have stacks at centre of the building
- Empty conduits provided from the electrical room to each floor: office lighting is additional
- Dual glaze, Low-E windows
- R40 sloped insulation below 2 ply of SBS modified bitumen membranes
- Stone, EFIS stucco banding and brick façade with 24-gauge metal cladding
- Exterior amenities include bike racks, picnic tables and barbeque outlet
- Two hydraulic elevators provided (150 ft/min)
- SaskTel-supplied internet and telephone services



# 415 WELLMAN CRESCENT



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