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The Monarch

City Park Retail | Office

FOR LEASE | 536 2nd Avenue North, Saskatoon | SK Excl.

Sized-to-suit retail and office space is now available in this premium new development on the corner of Queen Street and 2nd Avenue North. This site is situated in close proximity to City Hospital, high-density residential and the downtown core. The building will be community-oriented and ideal for a high-quality restaurant, café, neighbourhood-centric retailers and boutiques and small office users including medical and financial services. There is naming potential for larger office tenants.

PROPERTY AMENITIES

- Revitalized City Park neighbourhood is dense, beautiful, walkable and young
- Population of ± 20,000 within 2 km radius
- Four (4) minute walk from Saskatoon City Hospital
- Sister to City Perks and Better Brother Brewing leasing main floor bays
- 208/240 volt, 1200 amp, 3-phase power
- Common access from 2nd Avenue North with elevator access to second floor and basement
- Storage, bike parking and possibility of A2 occupancy in basement
- Nineteen (19) on-site covered parking stalls; \$100/stall/month
- Additional heated parking available half a block away

Main Floor Retail Space:

\$34.00 PSF NET

Second Floor Office Space:

\$25.00 PSF NET



Specifications

Available	± 900 SF - 9,568 SF
Building	± 6,890 SF Main Floor ± 13,800 SF Second Floor ± 6,500 SF Basement
Site	13,825 SF
Zoning	B5 (Inner-City Commercial)
Parcels	121016001, 121015954
Possession	Immediate
Occupancy Costs	\$9.50/SF Main Floor \$12.50/SF Second Floor
Net Lease Rate	\$34.00/SF Main Floor \$25.00/SF Second Floor



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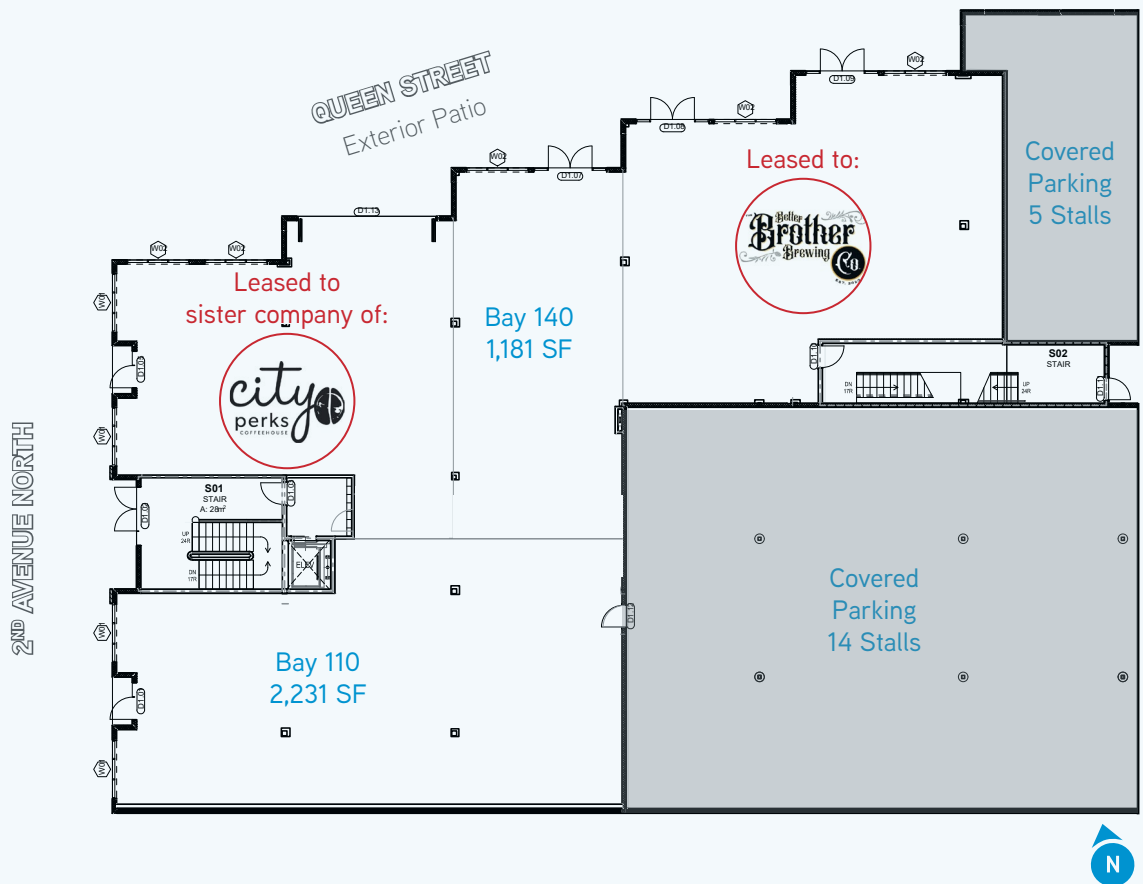
728 Spadina Crescent East
Saskatoon, SK | S7K 3H2

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Main Floor

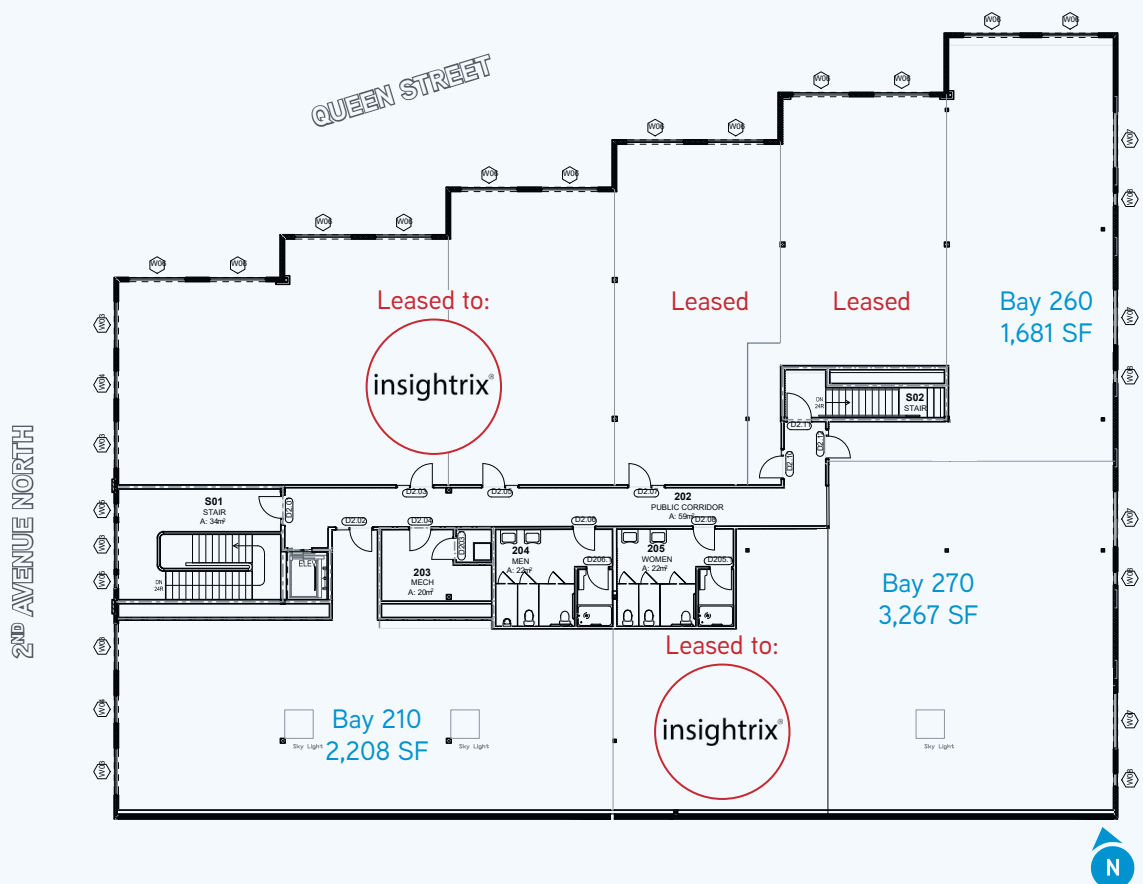
- 1 parking stall per 1,000 SF
- Basement storage available
- Demising walls not constructed, any size available
- Net Lease Rate \$34.00/SF



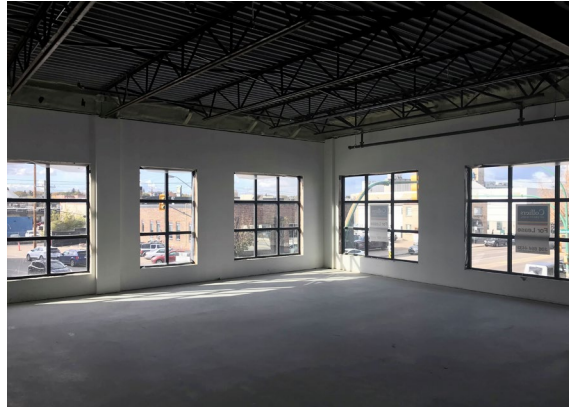
Virtual tour

Second Floor

- Common area entrance and elevator access off 2nd Avenue North
- Skylights
- Common second floor washrooms
- 1 parking stall per 1,000 SF
- Basement storage space available
- Demising walls not constructed, any size available
- Net Lease Rate \$25.00/SF

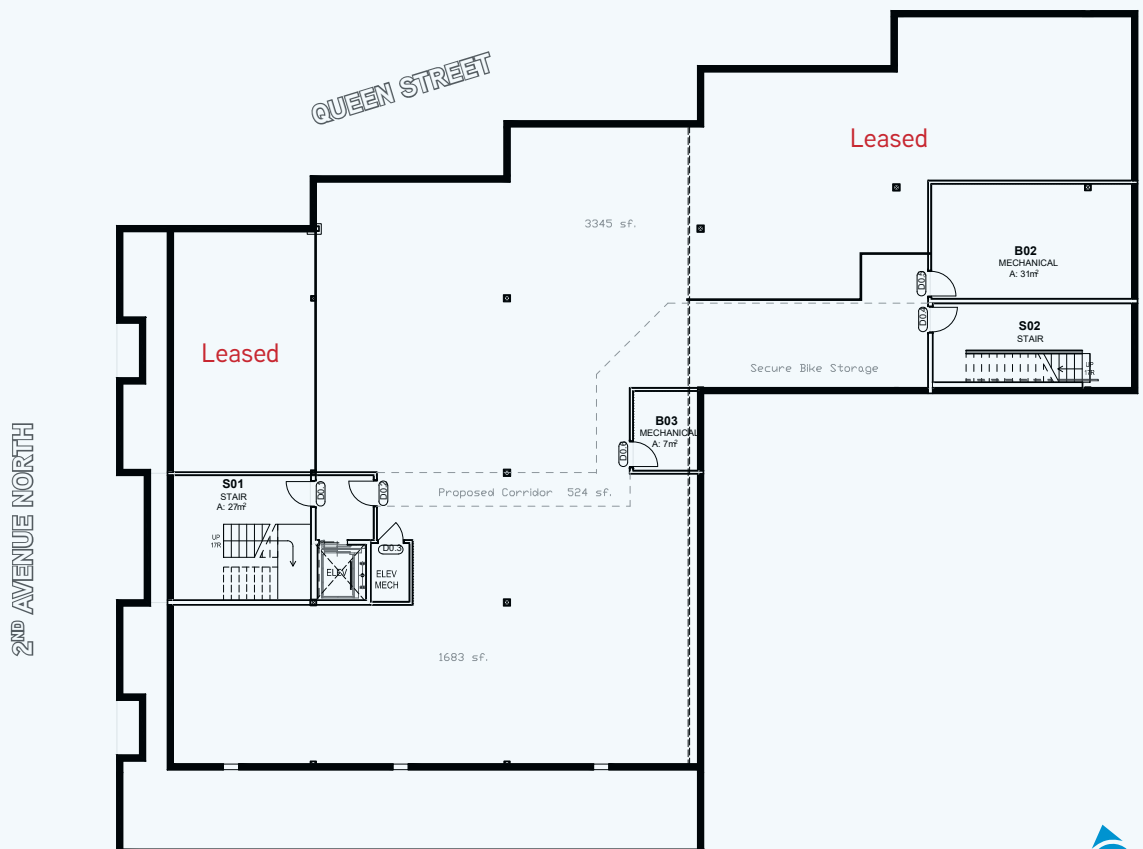


Virtual tour



Lower Level

- Lower level for lease
- Bike storage for tenant use
- Some basement space allocated to each main floor lease
- Demising walls not constructed, any size available



Virtual tour





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