



Colliers



Lingard
+ Dreger



Creative



DOUGH BOX

WOOD FIRED PIZZA + PASTA

840



BROADWAY PHARMA

Asking:

\$17
PSF

For Lease | 880 Broadway Avenue, Saskatoon Excl.

Broadway Avenue landmark office.

AAA office space with ground level retail on the corner of Main Street and Broadway Avenue.

Well positioned office space on the second floor at the corner of Broadway Avenue and Main Street featuring open retail/office area in a mixed-use multi-storey building. Anchor office tenant is Lingard + Dreger LLP. Other tenancies in the area include Leopold's Tavern, Bulk Cheese Warehouse, Amigos Cantina, Nutters Everyday Naturals, Broadway Cafe and Nutana Bakery.

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Opportunity

Broadway is a popular shopping and cultural destination featuring restaurants and bars, boutique shops, local businesses and annual street festivals.

Specifications

Available
Second Floor Office
± 5,270 SF

Building
118,435 SF

Site Area
13,982 SF

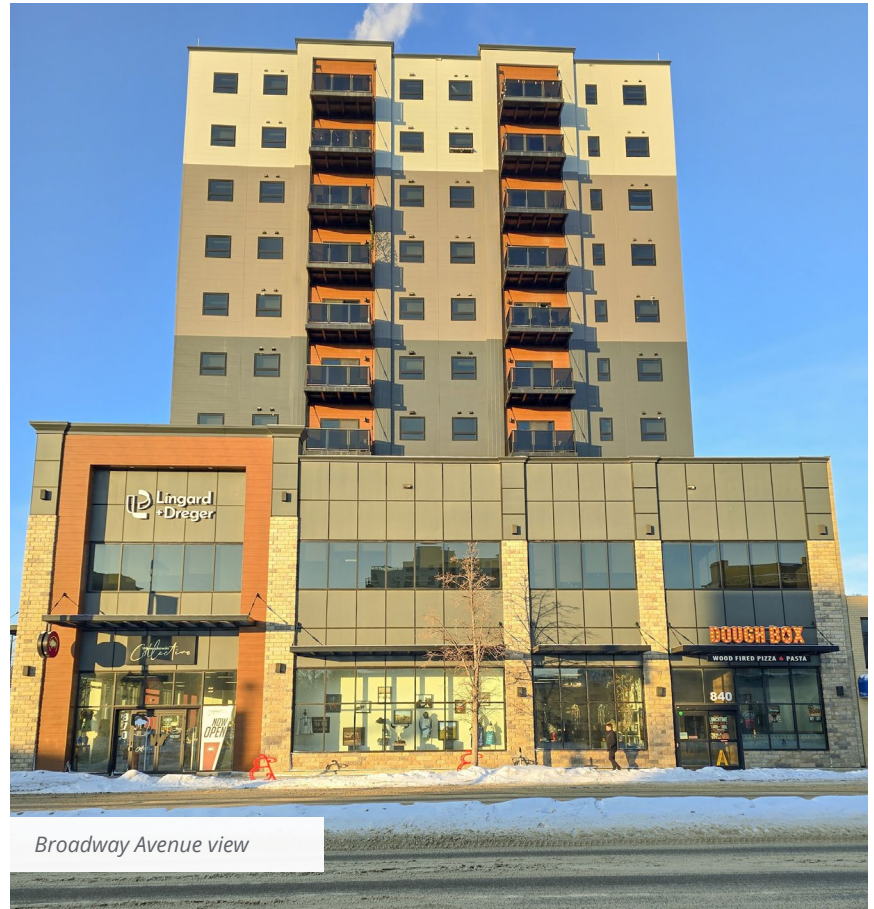
Zoning
**B5B (Broadway
Commercial)**

Parcels
**120156869, 120156870,
120289136, 120289350**

Possession
Immediate

Occupancy Costs
\$12.00/SF (est.)

Net Lease Rate
\$17.00/SF



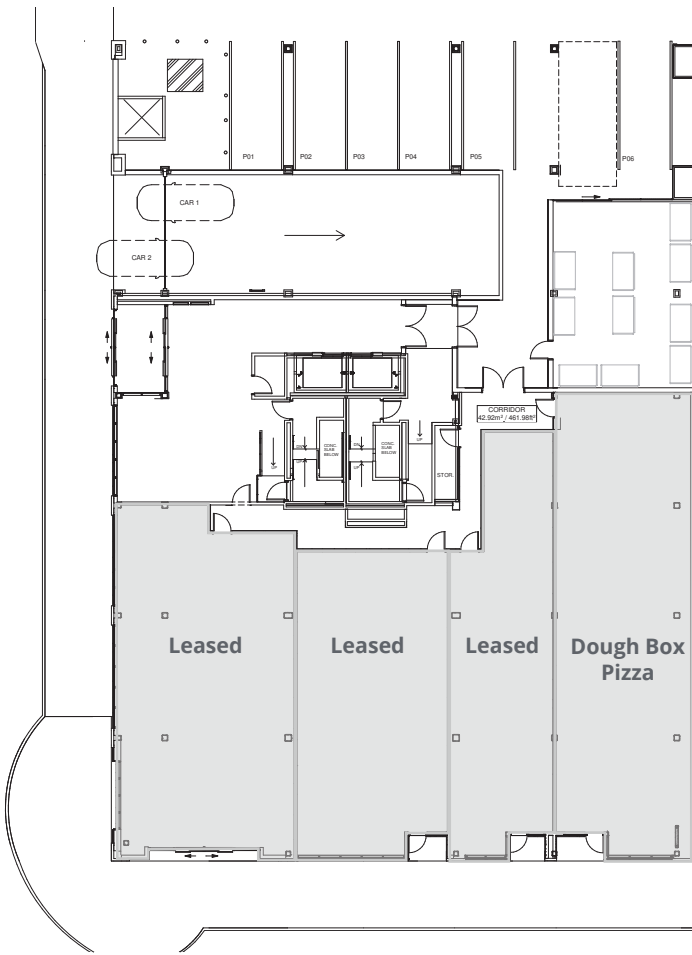
Broadway Avenue view

Property features

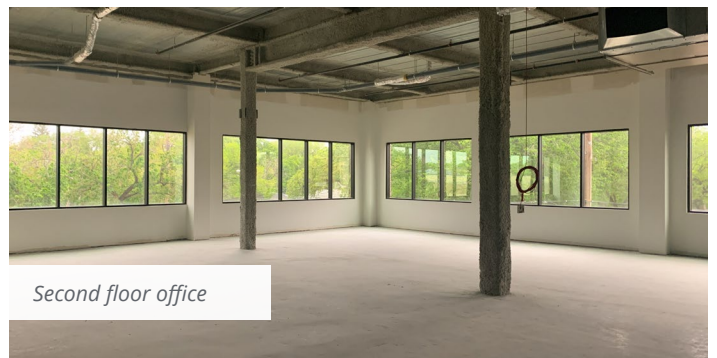
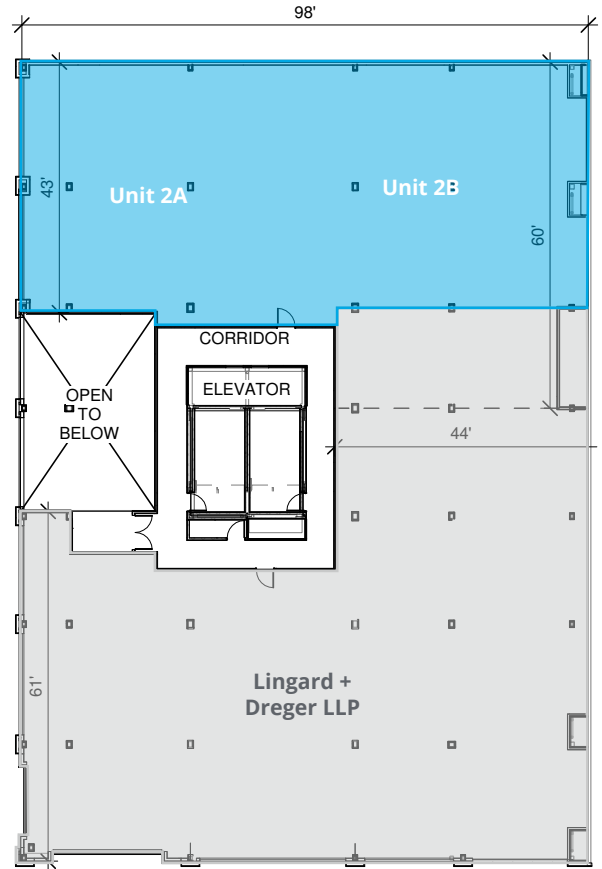
- Newly constructed 10-storey building with ± 68 residential units and 19,000 SF of retail and office space
- Building signage available
- Limited on-site parking, on-street parking in the immediate area
- High pedestrian traffic
- ± 16,100 vehicles daily on Broadway Avenue
- Close to many amenities including restaurants and transit
- Retail and office staff have access to the common games room and deck on the tenth floor

Floor plan

Main Floor Retail



Second Floor Office





Main St

Broadway Ave

[View Online Listing](#)

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