# PRESTON CENTRE

## FOR LEASE: 2100 & 2122 8TH STREET EAST

Preston Centre is a 61,880 SF commercial office-retail complex located on a prominent corner lot at the southwest intersection of 8th Street East and Preston Avenue South within Saskatoon's Grosvenor Park neighbourhood. The Property benefits from significant volumes of daily automotive and pedestrian traffic, occupying one of the main intersections within southern Saskatoon. Currently, there are two available suites ranging in size from 1,352 to 5,457 SF.

### PROPERTY DETAILS

| | |
|---|---|
| Available Area : | 1,352 SF - Suite 206<br>5,457 SF- Suite 301 |
| Possession: | Negotiable |
| Lot Size: | 2.03 Acres |
| Zoning: | B4 |
| Lease Rate: | $22.00 PSF |
| Occ. Cost: | $13.00 PSF (Est.) |

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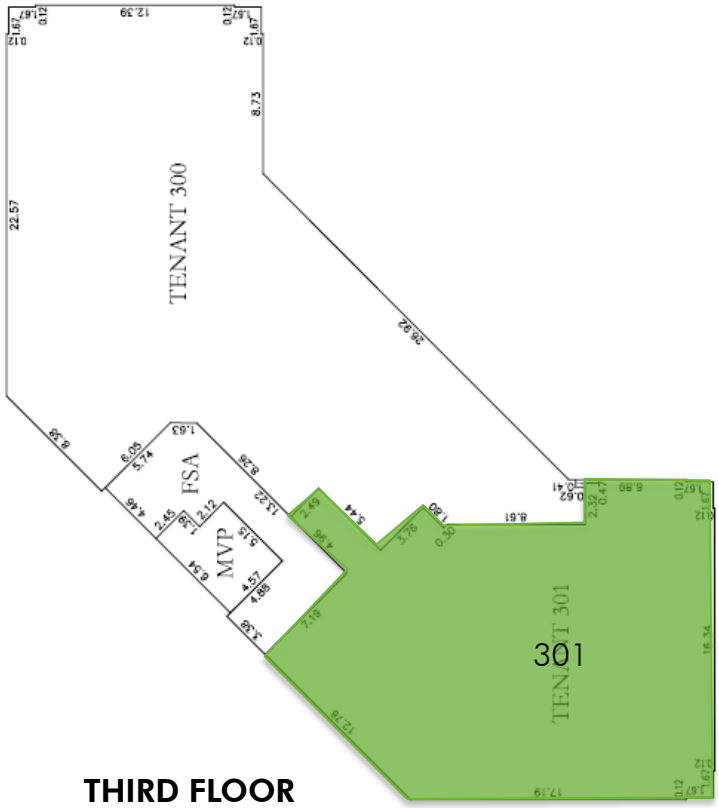
## FLOOR PLANS

SECOND FLOOR




THIRD FLOOR

## LEASE DETAILS

| SUITE | SIZE | AVAILABILITY | RATE | ADDITIONAL RENT |
|---|---|---|---|---|
| 206 | 1,352 SF | Immediate | $22.00 PSF | $13.00 PSF |
| 301 | 5,457 SF | Immediate | $22.00 PSF | $13.00 PSF |

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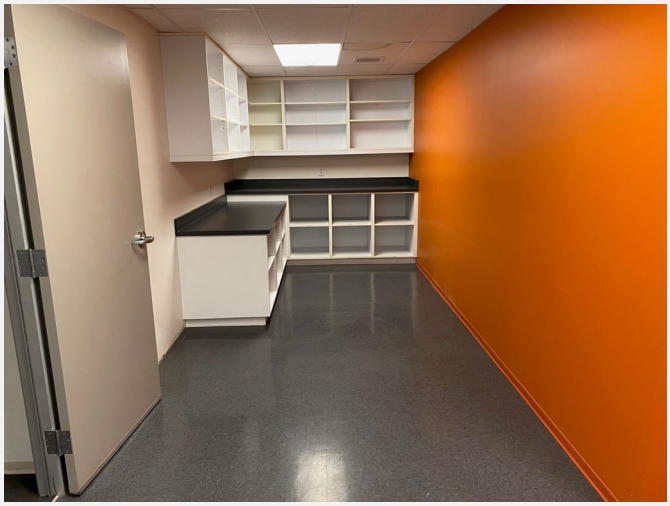

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## AREA MAP & SITE AERIAL

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