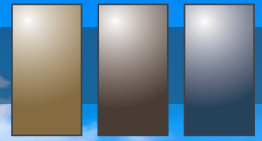


\$30 psf

Tenant allowance
on 5 Year Term

First 3 Months
FREE



Op Costs \$13.50 psf

FOR LEASE

T&T Towers

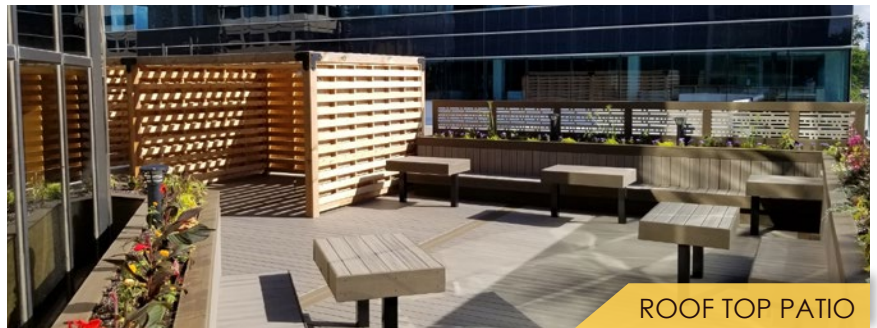
340 & 350 3rd Ave N, Saskatoon, SK

Unit		Net Rate	Op Costs
Building 340 - 3rd Avenue N			
Unit 600	14,107 SF	\$20.00 PSF	\$13.50 PSF
Building 350 - 3rd Avenue N			
Unit 300	1,050 SF	\$18.00 PSF	\$13.50 PSF
Unit 310	1,603 SF	\$18.00 PSF	\$13.50 PSF
Unit 410	6,191	Conditionally Leased	\$13.50 PSF

Op. Costs: \$13.50 PSF Includes Taxes & Utilities
Available: Immediately



GYM



ROOF TOP PATIO

Blackstone

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5

P (403) 214-2344

www.blackstonecommercial.com

For Leasing Information Or An On-Site Tour Please Contact

Tyler Pellegrini (Agent of Re/Max) | P (306) 491-9956 | tpellegrini@BlackstoneCommercial.com

Shane Olin | P (403) 313-5305 | solin@BlackstoneCommercial.com

T&T Towers

340 & 350 3rd Ave N, Saskatoon, SK

Property Highlights

- ▶ T&T Towers are located in downtown Saskatoon within the Central Business District and in close proximity to hospitals, restaurants, the river valley and the university
- ▶ Updated, well-maintained building and grounds with secure underground parking
- ▶ T&T Towers comprises two office buildings with shared common areas
- ▶ The common areas include a roof top patio, gym, spa and sauna, steam room, showers and kitchen. Now open!
- ▶ Landlord will build to suit tenants needs
- ▶ Office space from 902- 32,000 SF
- ▶ Street front access available



SAUNA

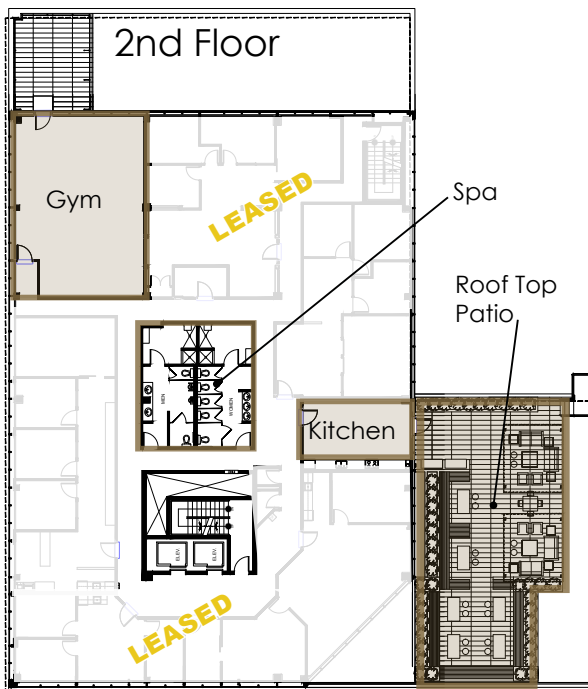
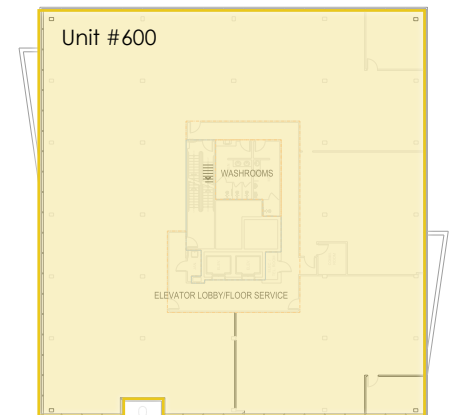


KITCHEN

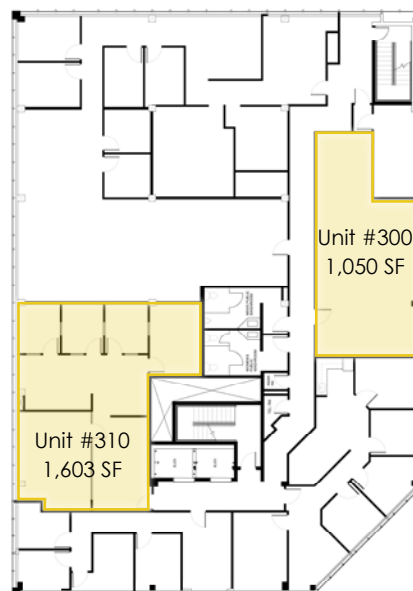


340 - 3RD AVENUE N

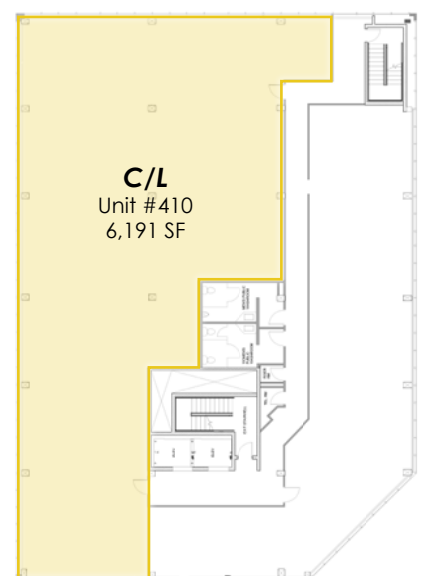
6th Floor - 340 3rd Ave



3rd Floor

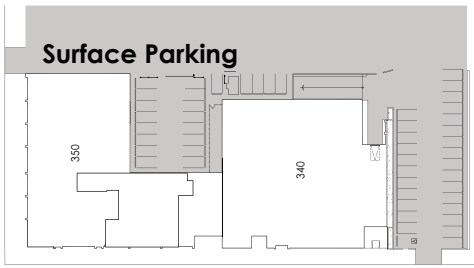


4th Floor



T&T Towers

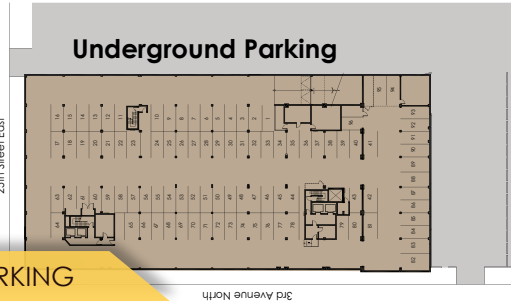
340 & 350 3rd Ave N, Saskatoon, SK



1:500 SF

Surface
\$175/month + GST

Underground
\$225/month + GST



PARKING



Map of **Saskatoon**



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