



### GENERAL

#### ADDRESS

311 Cope Lane, Saskatoon  
Bay 122

#### SPACE AREA

1,216 sf approx.

#### PARKING

Ample on-site parking

#### ZONING

B3

#### TOTAL BUILDING AREA

19,300 SF

#### SIGNAGE

Pylon Sign Space Rental

#### NET RENT

\$25.00 psf

#### OCCUPANCY COSTS

\$13.50 psf



### SPACE AMENITIES & DETAILS

*Attractive retail/office space suitable to a variety of retail, office, professional services tenants. Join the successful list of tenants at Stonegate Center, Tapps Sports Lounge & Grill, Orange Theory Fitness, Pizza Pirates, Satun Cake Shop, OPA!, Quesada, Gloss Nails, Premium Barber Shop.*

- Large front windows
- Open floor plan
- Change room
- Wheelchair accessible washroom
- Storage room
- Staff room



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#### commercial real estate

- sales & leasing
- investment & development

#### property & asset management

- condominiums, commercial & industrial
- retail strip malls & office buildings
- executive residential homes

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## Stonegate Center – ...“in the center of it all...”

Immediate neighborhood area is home to Home Depot, Walmart, Golf Town, Home Sense, Value Village, Boston Pizza, Brown’s Social, Dairy Queen, Sheraton Four Points Hotel etc...

SUBJECT PROPERTY

