



**Blackstone**

**For Lease**

340 & 350 3rd Avenue N | Saskatoon SK

**Prime Central Business District**

# T&T Towers



**Shane Olin** *Managing Broker*

**P** 403.313.5305

**E** [solin@blackstonecommercial.com](mailto:solin@blackstonecommercial.com)

**Lisa Oberding** *Agent of Colliers*

**P** 306.380.4812

**E** [lisa.oberding@colliers.com](mailto:lisa.oberding@colliers.com)



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# For Lease

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**Prime Central Business District**



Unit 500

Unit 100



Roof Top Patio



Sauna



Fitness Centre



Kitchen

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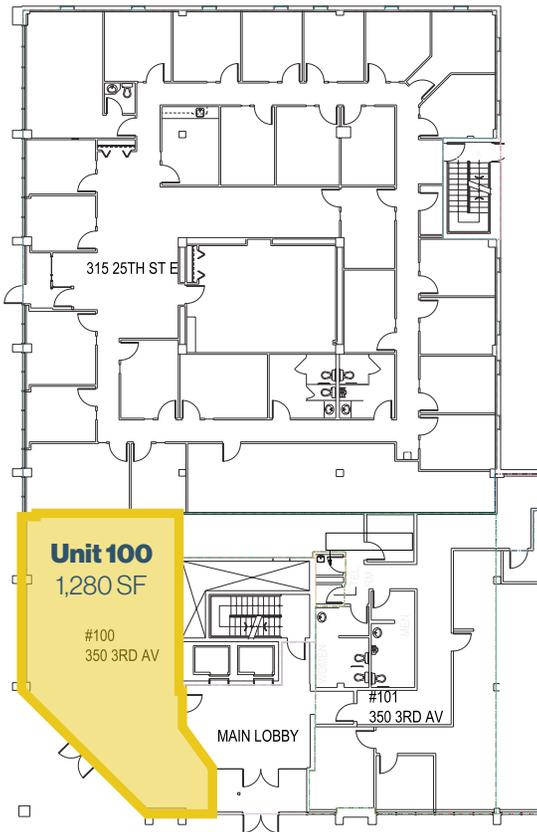
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# For Lease

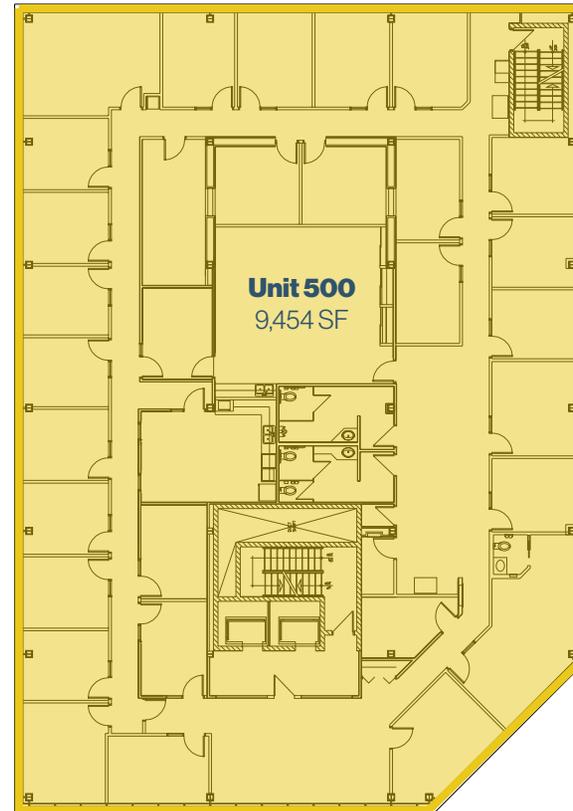
340 & 350 3rd Avenue N | Saskatoon SK  
**Prime Central Business District**

**\$30 PSF Tenant Allowance on  
5 Year Term | First 3 Months FREE**

### Mainfloor | 350 3rd Ave. N



### 5th Floor | 350 3rd Ave. N



*Available December 2025*

### PROPERTY DETAILS

	Bldg. 350	Net Rent
<b>Size Available</b>	Unit 100   1,280 SF	\$22 PSF
	Unit 500   9,454 SF <i>Available Dec 2025</i>	\$18 PSF

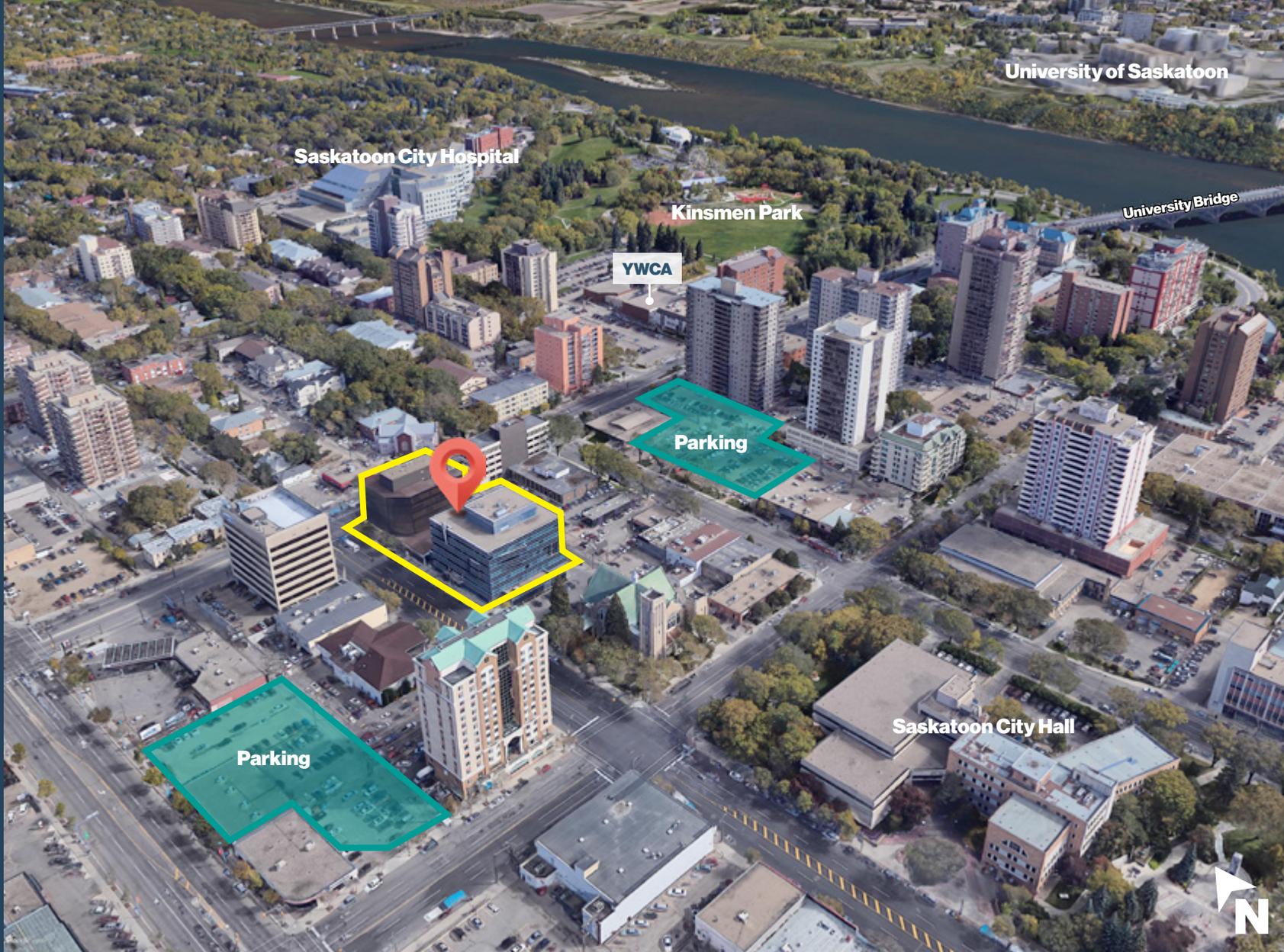
**Availability** Immediately

**Op Costs** \$14.43 PSF (Includes Taxes & Utilities)

**Parking** Surface: \$200/month + GST  
Underground: \$300/month + GST

### 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



**NEIGHBORHOOD**  
Downtown



**POPULATION**  
5KM  
145,959



**MEDIAN AGE**  
37



**HOUSEHOLD INCOME**  
\$84,673



**TRAFFIC COUNT**  
43,100 VPD | University Bridge & 25 ST  
12,000 VPD | 1 Ave & 25 ST

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# Thank you for your Interest



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