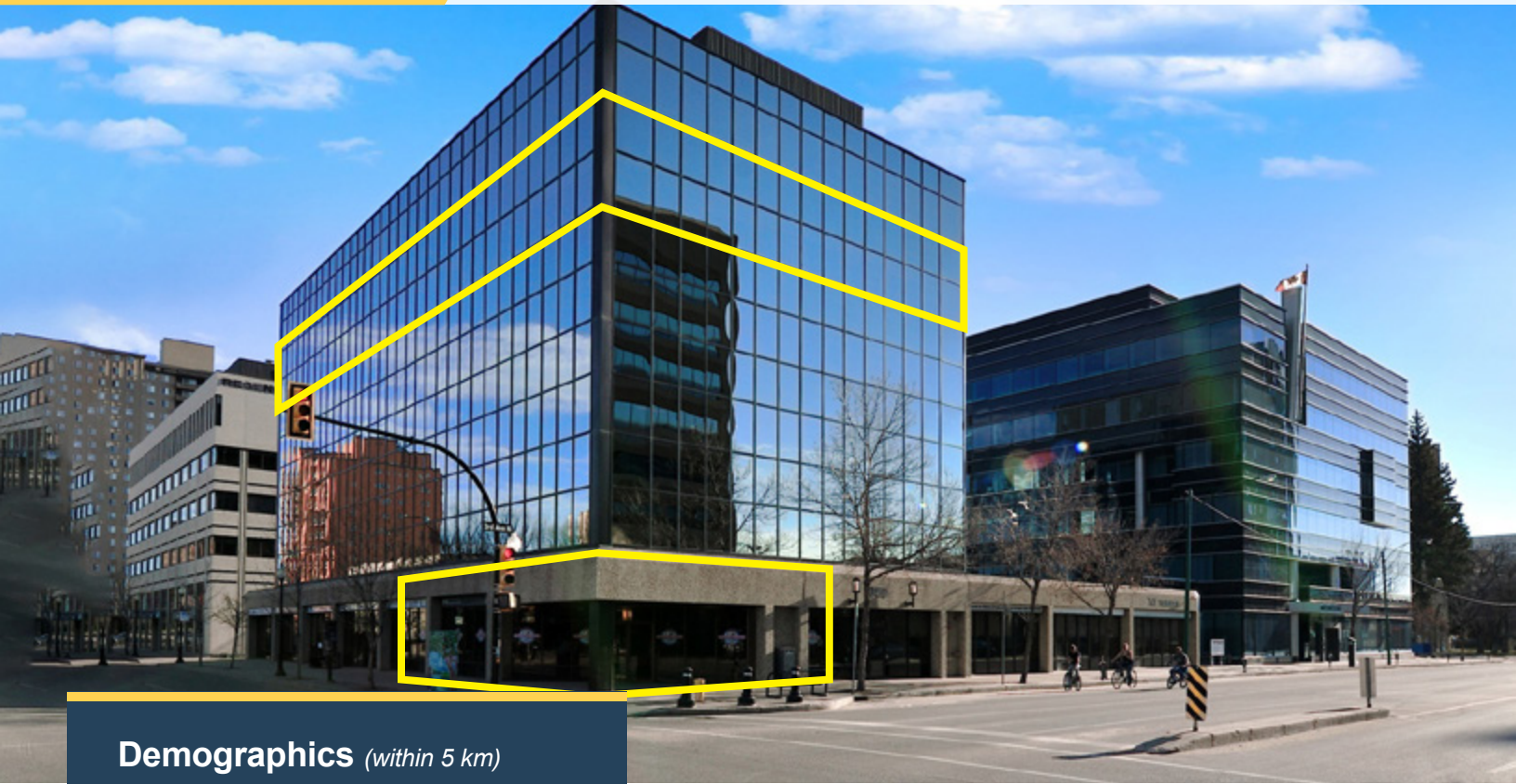


For Lease

T&T Towers, 340 & 350 3 Ave. N | Saskatoon, SK



Demographics *(within 5 km)*



NEIGHBORHOOD
Downtown



POPULATION
145,959



MEDIAN AGE
37



HOUSEHOLD INCOME
\$84,673

Building Details



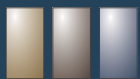
PARKING
1:500 | Surface
& Underground



YEAR BUILT
2005



PARKING COST
Surface | \$200/month +GST
Underground | \$300/month +GST



Blackstone

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

P (403) 214-2344

blackstonecommercial.com

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

Property Details

Size Available: 350 3 Avenue N
Unit 100 | 1,280 SF
Unit 500 | 9,454 SF

Availability: Immediately

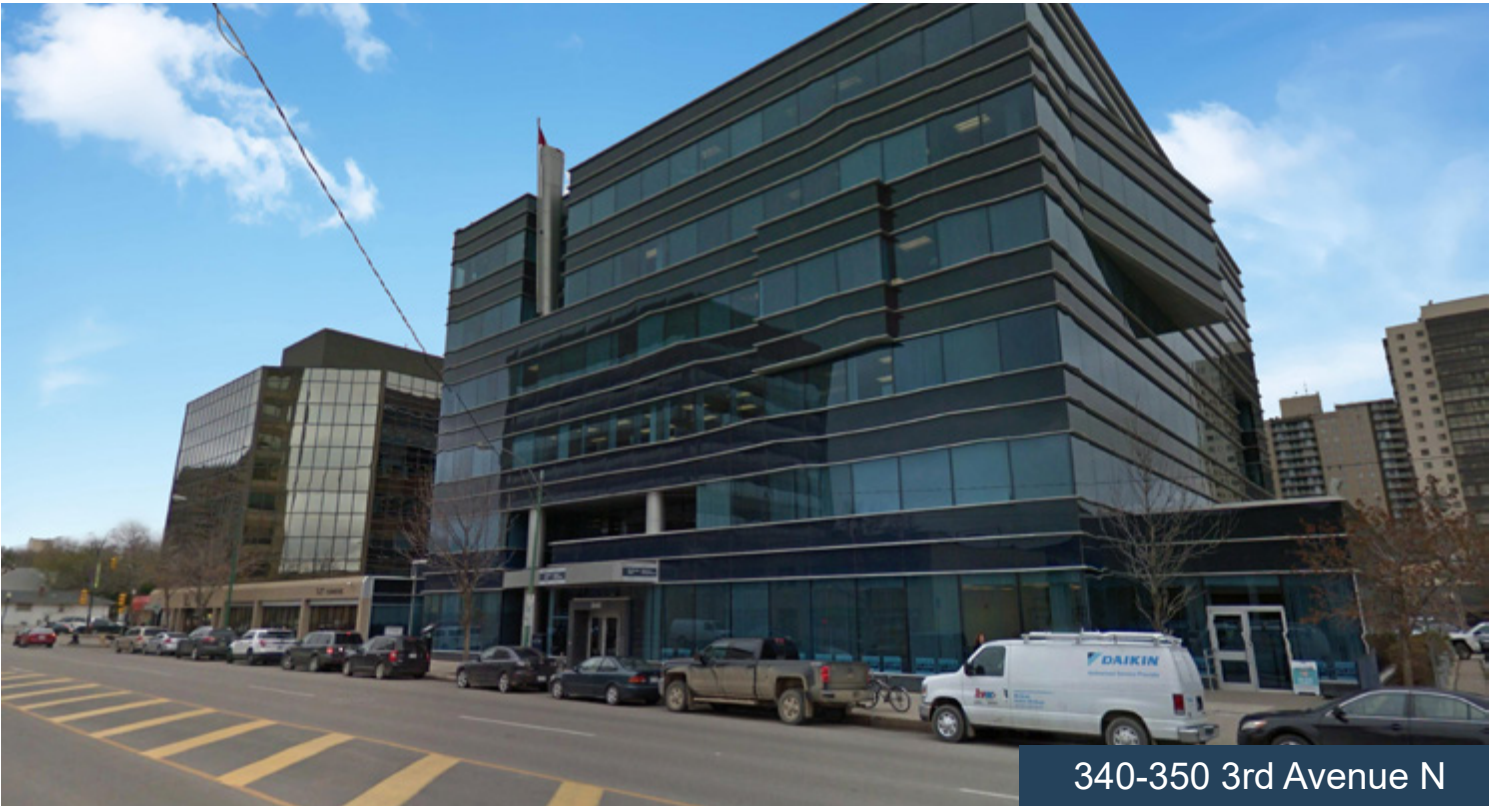
Net Rate: Unit 100 | \$22 PSF
Unit 500 | \$18 PSF

Op Costs: \$15.87 PSF (Est. 2026)
(Includes Taxes & Utilities)

- 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.
- Landlord will build to suit tenants needs
- Street front access available

For Lease

T&T Towers, 340 & 350 3 Avenue N | Saskatoon, SK



340-350 3rd Avenue N



Fitness Centre



Kitchen



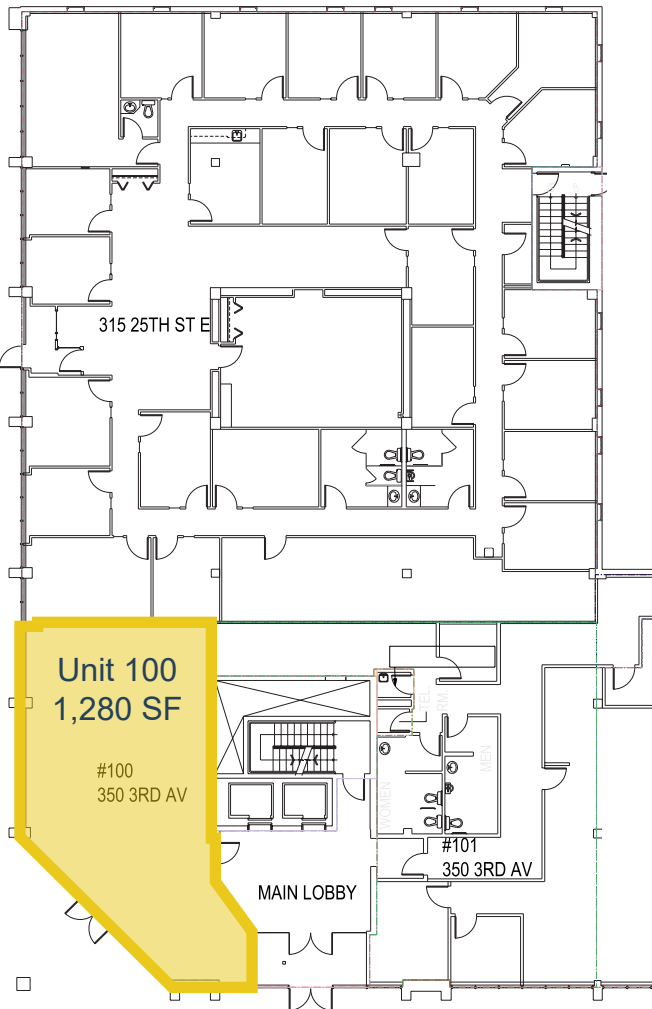
Roof Top Patio



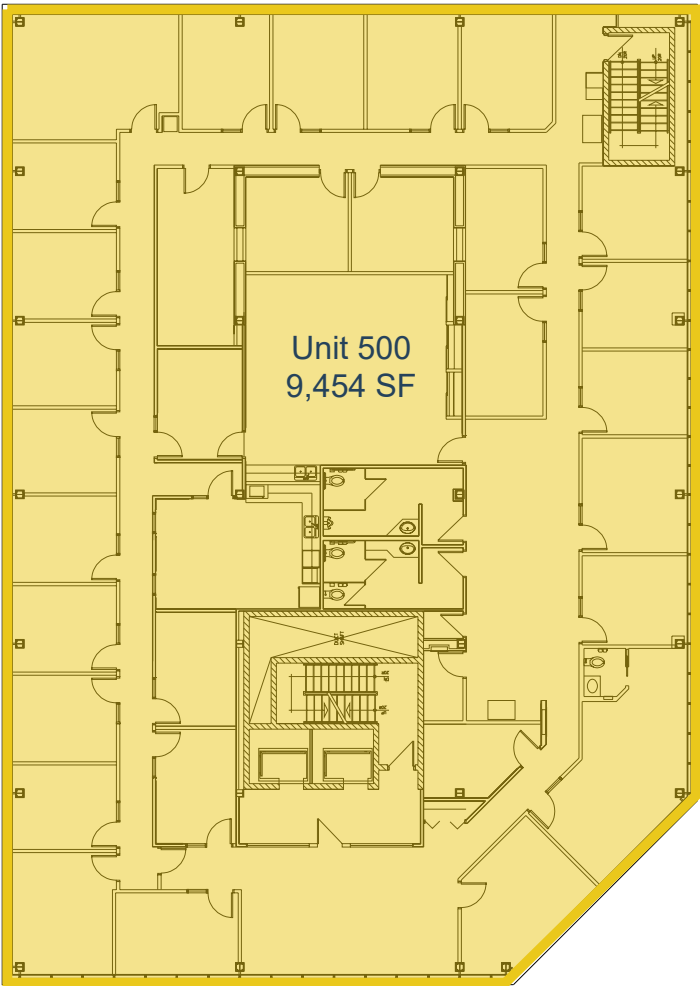
Sauna

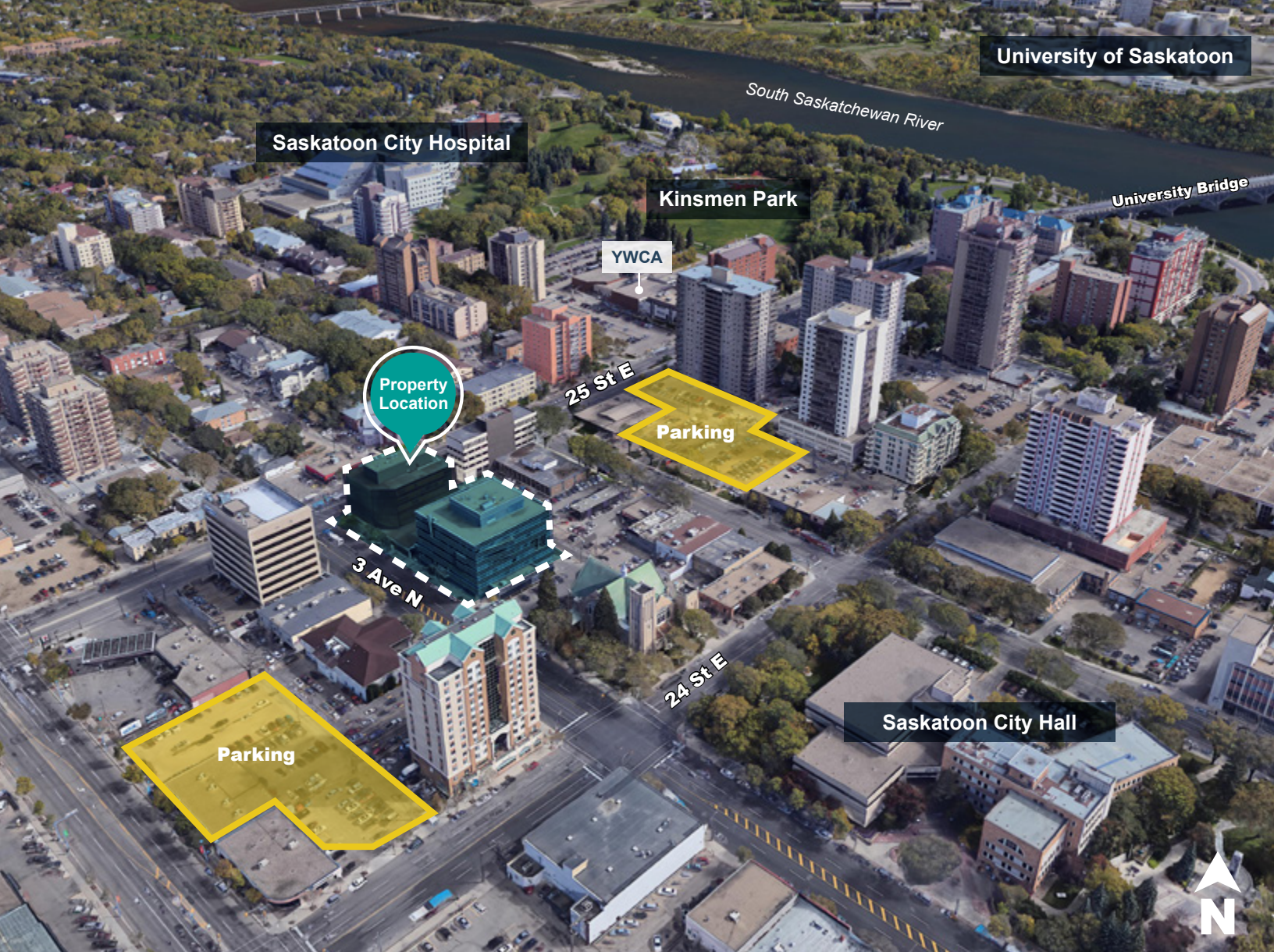
Floor Plans

Mainfloor | 350 3rd Ave. N



5th Floor | 350 3rd Ave. N





Thank you for your interest!

For More Info.

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Shane Olin *Managing Broker*

P 403.313.5305

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Unit A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | P (403) 214-2344

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