

FOR LEASE



Cornerstone
Commons



CORNERSTONE COMMONS 415 WELLMAN CRESCENT, SASKATOON SK

SASKATOON'S FIRST PRIVATELY-BUILT OFFICE PARK
PROFESSIONALLY-MANAGED

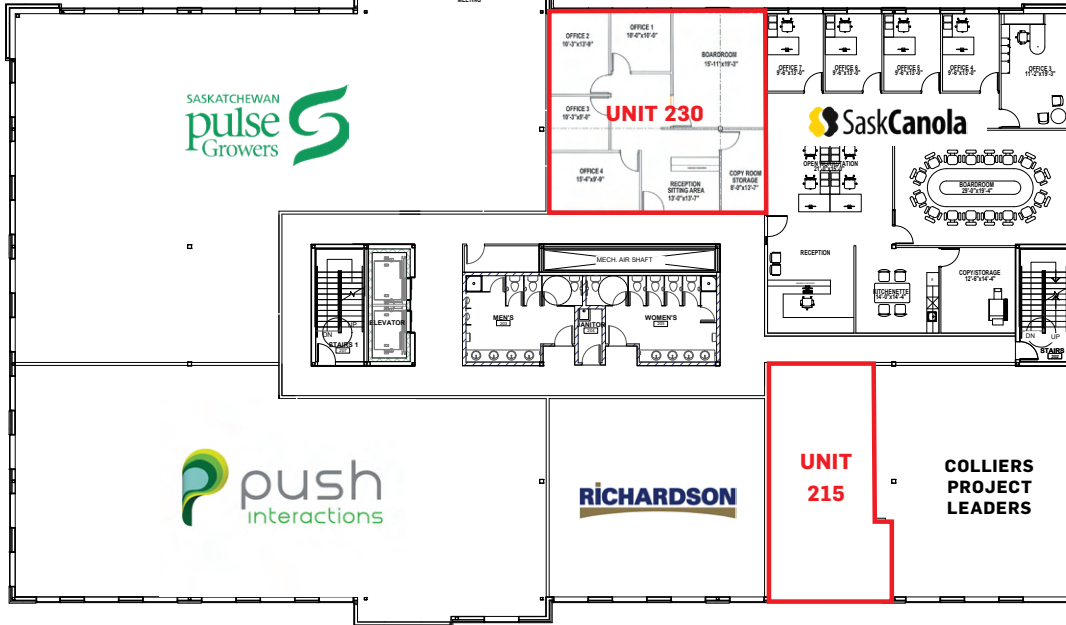
Competitive lease rates, affordable occupancy costs and ample parking will be the driving factors that attract tenants to Cornerstone Commons; the building also offers the largest floor plate in Stonebridge to allow growing businesses to construct the most efficient working environment possible. This office park introduces a new element to the Stonebridge office sector that is otherwise not present in any other suburban office sector within the city.

CORNERSTONECOMMONS.CA

WTCSASKATOON.COM

415 WELLMAN CRESCENT

2ND FLOOR PLAN

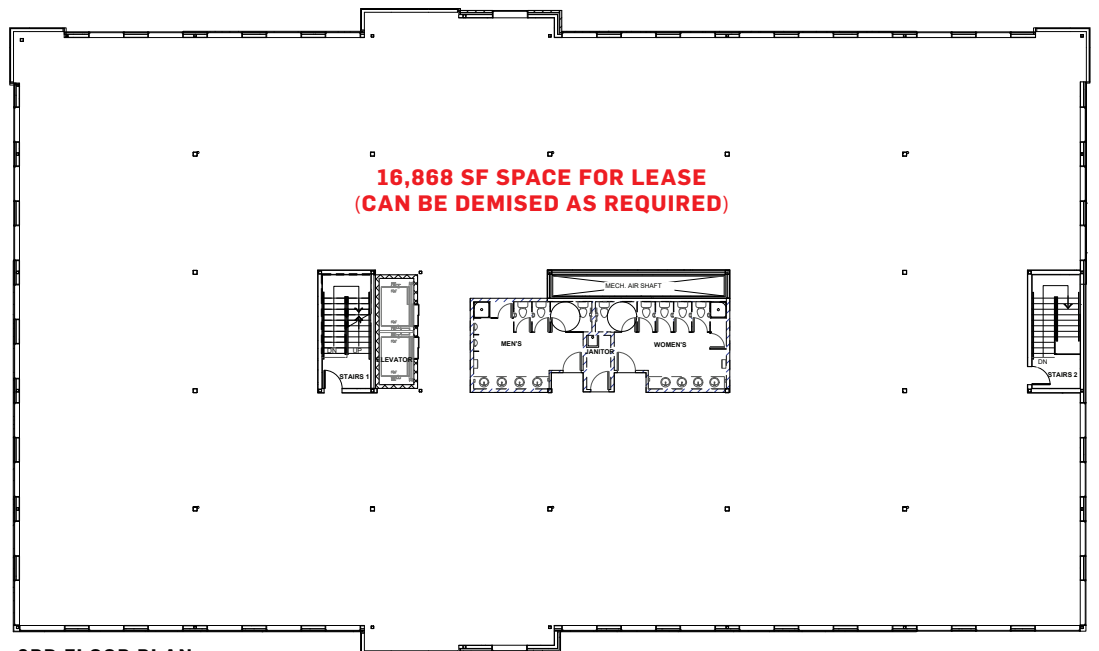


UNIT 230 FOR LEASE
1,251 SF (1,477 SF rentable)

Turnkey build-out with four private offices and boardroom
Aug 1, 2024 completion

UNIT 215 FOR LEASE
704 SF (831 SF rentable)

Suspended ceiling, HVAC, lights, and carpet installed



3RD FLOOR PLAN

Common areas and bathrooms are complete with high-quality finishes

Floor plan designs over 5,000 SF may be provided by the landlord

415 WELLMAN CRESCENT

WORLD TRADE CENTER SASKATOON	
205	push Interactions
215	FOR LEASE - 704 Sq. Ft.
225	SaskCanola SaskBarley
235	pulse Growers
210	RICHARDSON PIONEER
220	Colliers Project Leaders
230	FOR LEASE - 1251 Sq. Ft.



Unit 215



Unit 215



Unit 230

PROPERTY PROFILE

AVAILABLE FOR LEASE

Unit 215: 704 SF (831 SF rentable)
 Unit 230: 1,251 SF (1,477 SF rentable)
 3rd Floor: 16,868 SF (can be demised)

NET LEASE RATES

Unit 215: \$36.00 PSF (10/year lease; turnkey office)
 Unit 230: \$38.00 PSF (10/year lease; turnkey office)
 3rd Floor: \$25.00 PSF (shell space)

OCCUPANCY COSTS

\$9.80 PSF (2024)

POSSESSION

Immediate

ZONING

IB (Industrial Business)

LEGAL DESCRIPTION

Surface Parcel 203230280



Unit 230



Unit 230

415 WELLMAN CRESCENT

BUILDING DETAILS

- 54,000 SF office park on three levels
- Asphalt paving with 202 total stalls including visitor parking: overall ratio is one stall per 257 SF usable
- Ceilings can be open ceiling concept or T-Bar grid systems by way of TIs by the Tenant
- Ceiling Height: Main Floor is 11ft-4in to the underside of ceiling tile. Open concept would provide 12ft to the underside of the joisting.
Second and Third Floor is 9ft to the underside of ceiling tile. Open concept would provide 11ft to the underside of the joisting
- Concrete slab on grade rated at 250 PSF: concrete floors on 2nd and 3rd level rated at 100 PSF
- Hydronic radiant perimeter heaters and high efficiency Lochinvar boilers; HVAC; flexible distribution and zone controls
- Empty conduits provided from the electrical room to each floor: office lighting is additional
- Dual glaze, Low-E windows
- R40 sloped insulation below 2 ply of SBS modified bitumen membranes
- Stone, EFIS stucco banding and brick façade with 24-gauge metal cladding
- Exterior amenities include bike racks, picnic tables and barbeque outlet
- Two hydraulic elevators provided (150 ft/min)
- SaskTel-supplied internet and telephone services



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