



FOR LEASE SCOTIA CENTRE

123 2 Avenue S Saskatoon, SK

RETAIL 985 square feet
UNIT 154
POSSESSION August 01, 2012



PAUL MCCLOY
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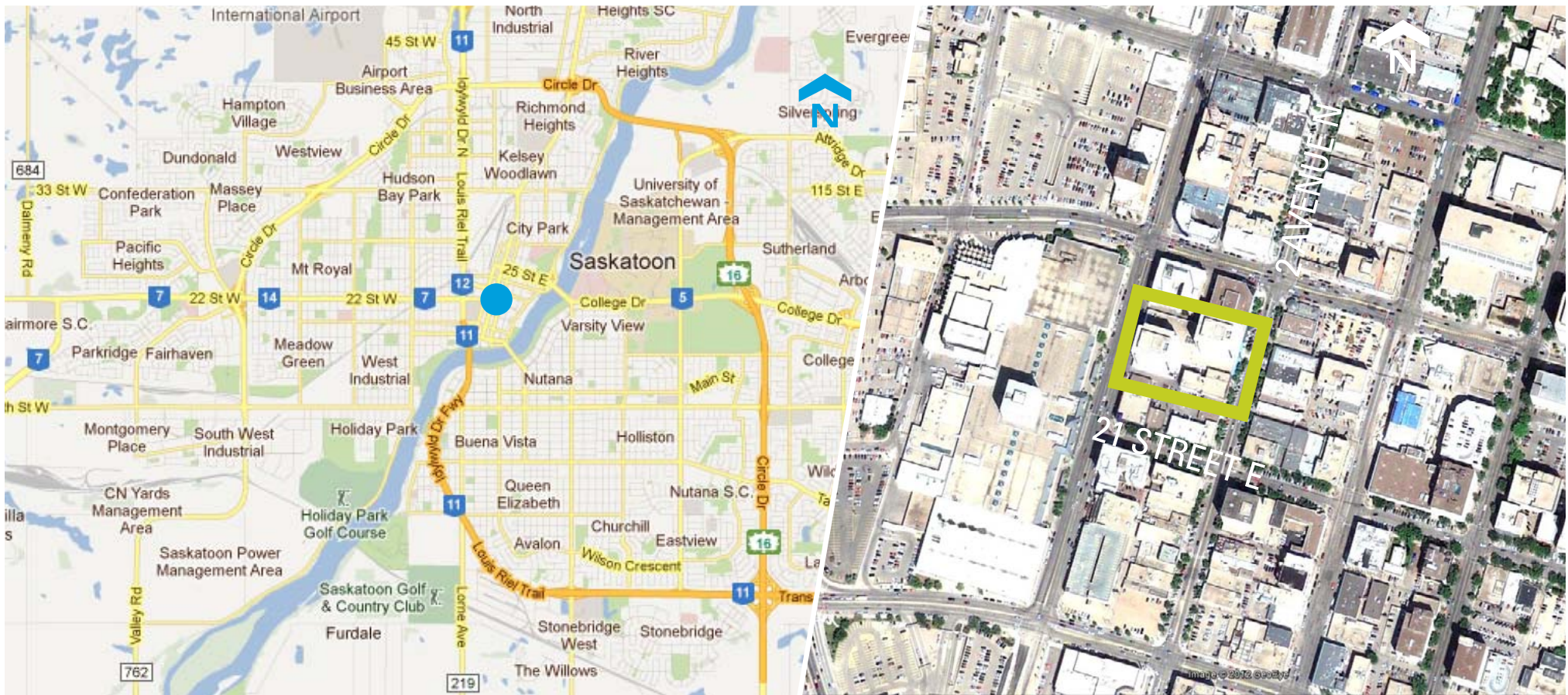
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HIGHLIGHTS

- This mixed use site is comprised of a twin-tower commercial office complex and a retail centre
- Seeking a fashion or accessories operator for the complex
- Retail renovation spring 2012

SITE LOCATION



LOCATION HIGHLIGHTS

- Located across the street from Midtown Plaza in the Central Business District
- A premiere office address in Saskatoon

PROPERTY HIGHLIGHTS



CENTRE SQUARE FOOTAGE

Office: 245,163 square feet
Retail: 25,123 square feet

LANDLORD

Dundee Realty Management

YEAR BUILT

1985

CO-TENANTS:



MERLE NORMAN

pointoptical

SaskTel



Gentries
Sheila's Flowers
2nd Avenue Grill
Fashion 6th Avenue

Briannes Lingerie
Scotia Dental
Klassique Design
Tall Girl

PARKING

248 underground stalls

MUNICIPAL ADDRESS

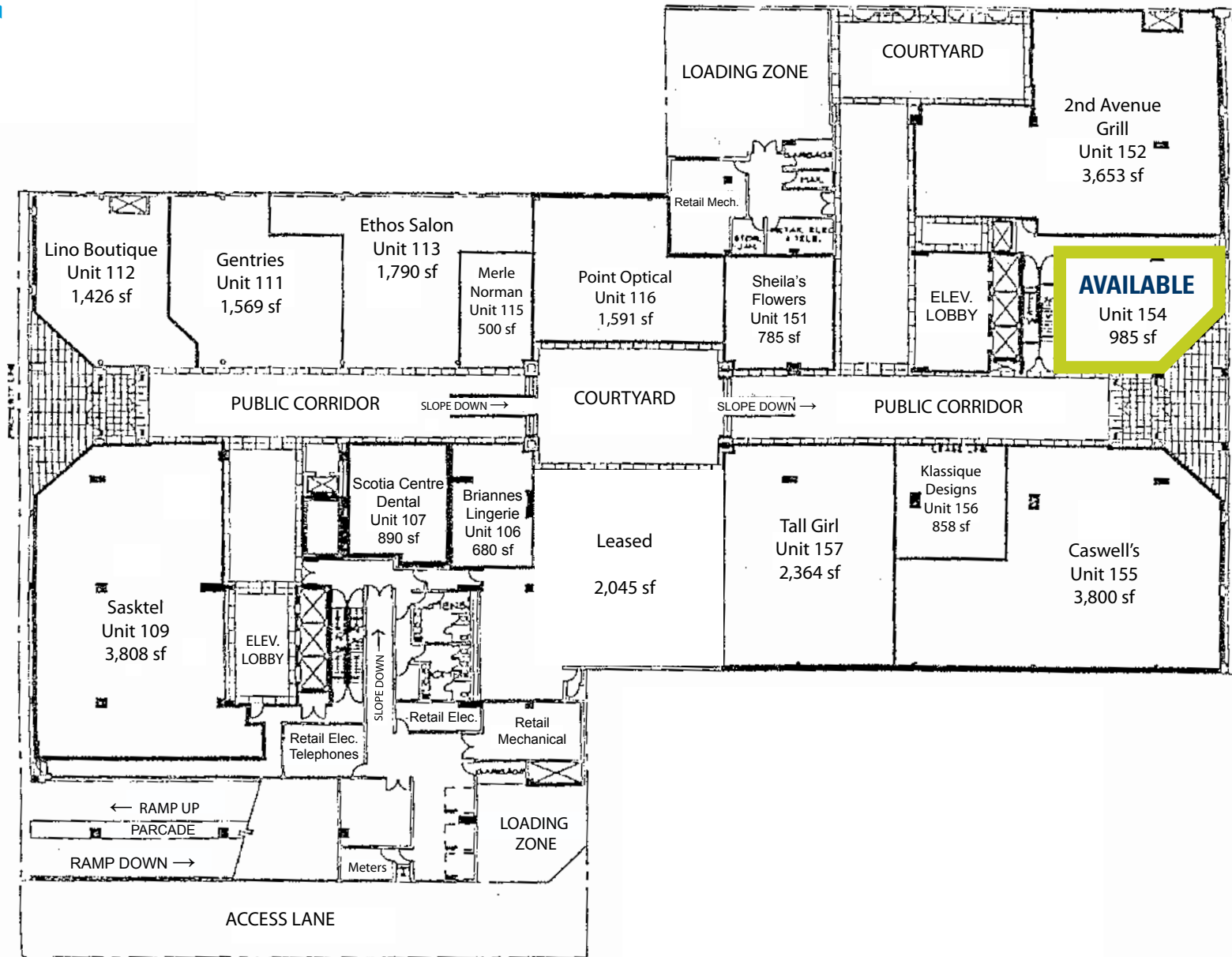
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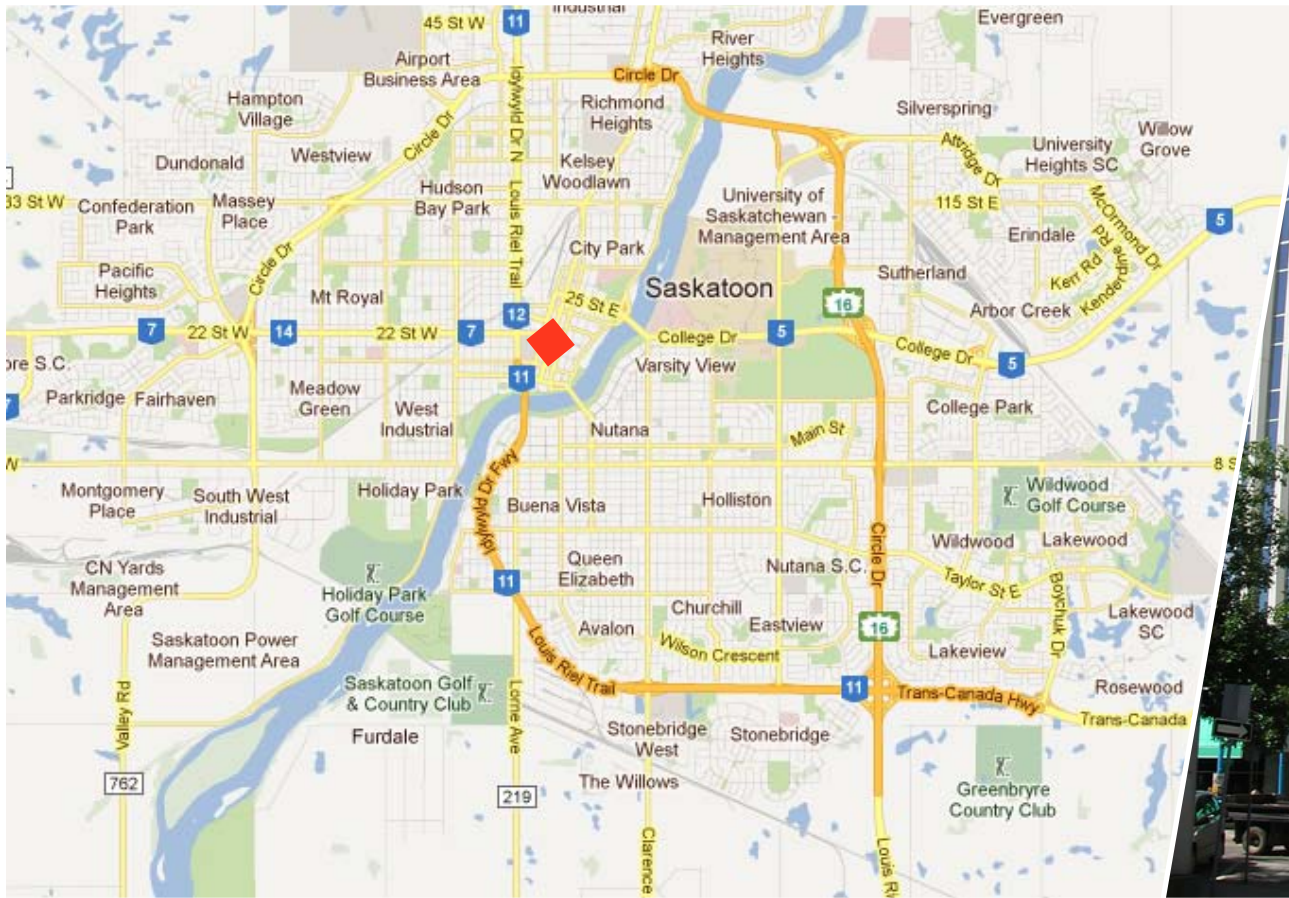
ADDITIONAL RENT - 2012 ESTIMATES

OPERATING COSTS	\$12.17 PSF
PROPERTY TAX	\$4.20 PSF
PROMO FUND	\$1.75 PSF
TOTAL	\$18.12 PSF

PREMISES UTILITIES Separately metered
MANAGEMENT FEE Included

FLOOR PLAN





SASKATOON DEMOGRAPHICS

POPULATION	267,842
MEDIAN AGE	35.2
AVERAGE HOUSEHOLD INCOME	\$90,207
DAYTIME POPULATION	268,967

CUSTOMER AND TRADE AREA HIGHLIGHTS

- Building population +/- 1,000
- Unemployment 4.1% for October 2011 (the lowest provincial unemployment rate in Canada Source: Statistics Canada)
- 3,500 residents in the Central Business District
- 20,000 daytime working population



The rendering above is a representation of the Landlord's renovation plan but is subject to change and is subject to final confirmation.

HIGHLIGHTS

- Removal of food court and addition of new food offering
- New floor and wall finishings
- New ceiling and lighting package
- Fully renovated public washrooms
- Enhanced public seating and decor



The rendering above is a representation of the Landlord's renovation plan but is subject to change and is subject to final confirmation.

HIGHLIGHTS

- Removal of existing awning
- Addition of new entry way signage
- Addition of blade signs



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