



FOR LEASE

RIVER CENTRE

475 – 2nd Avenue South | Saskatoon, SK



CONTACT US TODAY FOR MORE INFORMATION REGARDING THE EXCITING RIVER CENTRE!

LEASING AGENTS



COMMERCIAL REAL ESTATE

ICR Commercial Real Estate is a Saskatchewan company committed to providing our clients with the most knowledgeable and in-depth information about our province's commercial real estate market. Specializing in the leasing, sales and property management of retail, office and industrial real estate, ICR is known as an industry leader in assisting developers and land owners to maximize the value of their real estate.

ICR's unique position in the industry reflects the quality of our staff who work as a coordinated team supported by leading edge computer technology and innovative research capability. We believe in strictly adhering to a policy of not competing with our Clients in the purchase, sale or leasing of commercial real estate within Saskatoon.

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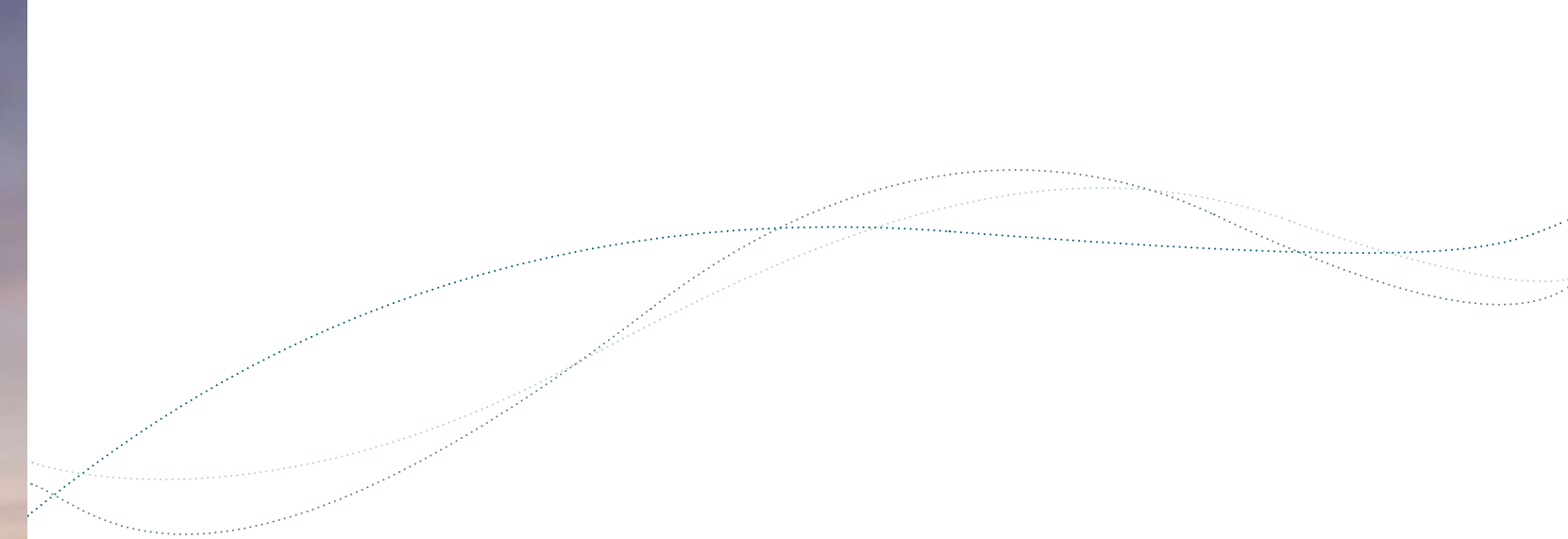
DEVELOPER



Tonko Realty Advisors Ltd. has provided commercial real estate advisory and management services for over 25 years. It offers fully integrated services in acquisitions, development, leasing, and asset and property management of office, industrial, and retail properties in key Western Canadian growth markets.

Currently responsible for a portfolio valued at \$3.4 billion, Tonko consistently adheres to superior standards of performance, service excellence, and corporate integrity. In doing so it exceeds the expectations of tenants and building owners by providing effective space solutions and enhancing asset value.

River Centre is being developed by Tonko Realty Advisors Ltd. on behalf of one of Canada's largest institutional investment counseling firms based in Saskatchewan. With over \$35 billion invested in all major asset classes of which over \$5.5 billion is invested in a diverse real estate portfolio, River Centre is not dependent on pre-leasing requirements or impacted by financing considerations. With an ownership philosophy of long-term investment and environmental practices, design integrity and quality construction are assured.



RIVER CENTRE

is situated in the River Landing area of Saskatoon at the corner of 2nd Avenue South and 19th Street East – one of the most desirable locations in the city. The landmark River Landing project and surrounding area is designed to reclaim the riverfront and create a new urban centre with exciting riverfront amenities which include a Riverfront promenade, a live performance theatre, Farmer's Market and soon to be constructed Mendel Art Gallery.

The proposed office building will become part of a new gateway between downtown Saskatoon and the Meewasin River Valley. The building's location also provides excellent exposure from Sid Buckwold Bridge and neighbouring communities as well as convenient access points from all quadrants of the City.

This site boasts numerous other amenities, including restaurants, shops, a 12-screen cinema, 750 hotel rooms within blocks, a high-quality proposed hotel across the street and parking facilities within a short walking distance. Building occupants will have direct access to public green spaces including an expansive pathway system.

River Centre is the first phase of a comprehensive development. The proposed second phase located across the street to the north at 375 2nd Avenue, will consist of an office tower with an additional 178,000 sq. ft. of rentable office space, plus additional retail space on the main floor and an adjacent parkade offering 250 parking stalls.

LOCATION, LOCATION Location

River Centre is located at the gateway of the emerging South Saskatchewan Riverfront which is home to the Persephone Theatre, the “Prairie Wind” landmark riverfront promenade and the future home of the Mendel Art Gallery. River Centre is a focal point for access from all three south bridges providing simple work transportation in and out of downtown. Two blocks out of the financial core and one block from Saskatoon’s only regional shopping centre provide many amenities making River Centre an ideal work environment.





SUSTAINABLE Features

River Centre is designed to meet a Gold designation in LEED (Leadership in Energy and Environmental Design) building standards. Having a LEED Gold building has a number of advantages for you:

- Lower energy and water usage means lower utility costs;
- High performance glass provides better temperature control;
- Greener building materials improve indoor air quality; and
- A healthy work environment means better worker productivity.

Together we do our part to decrease our environmental footprint on the world.



DESIGN YOUR Space

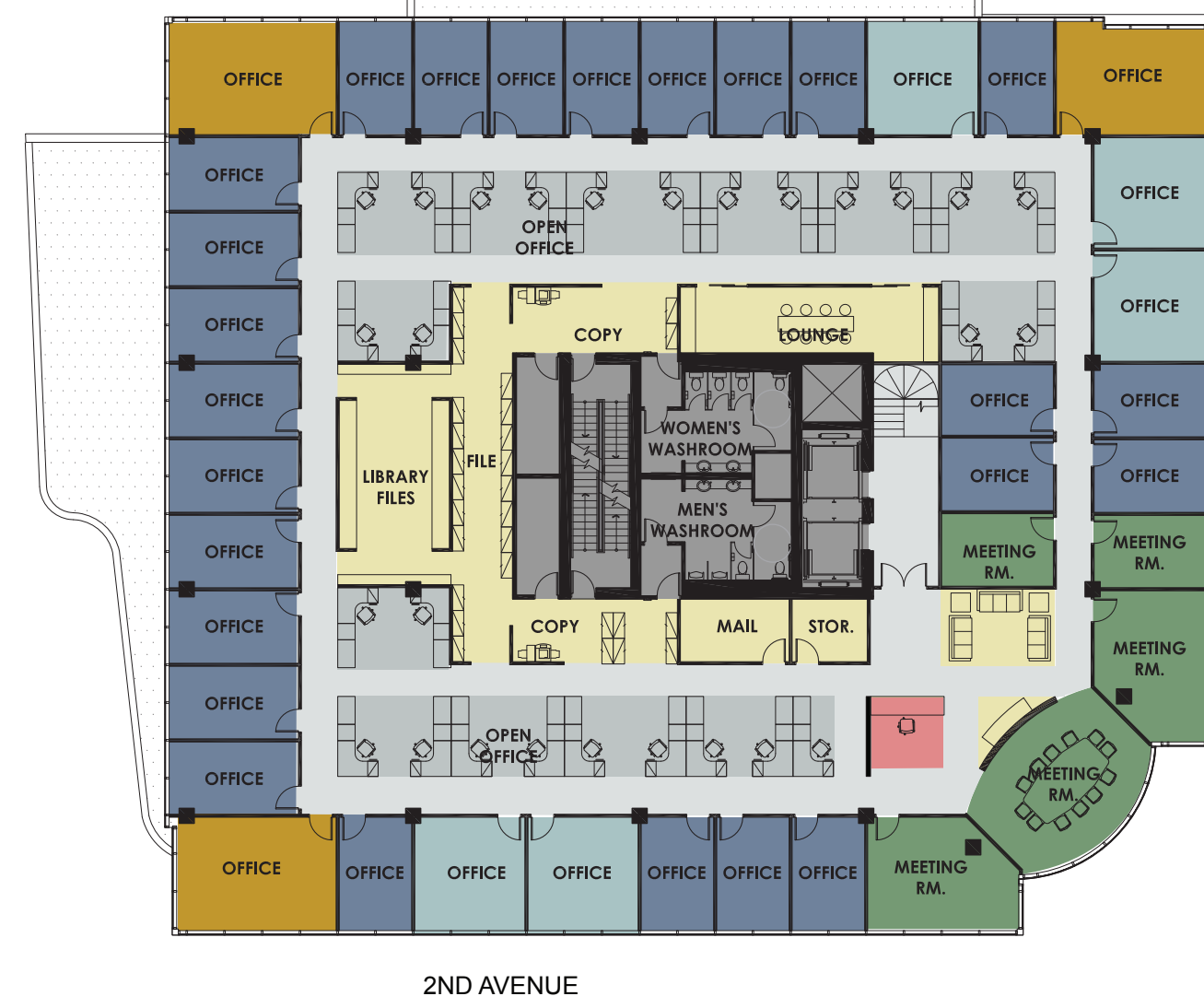
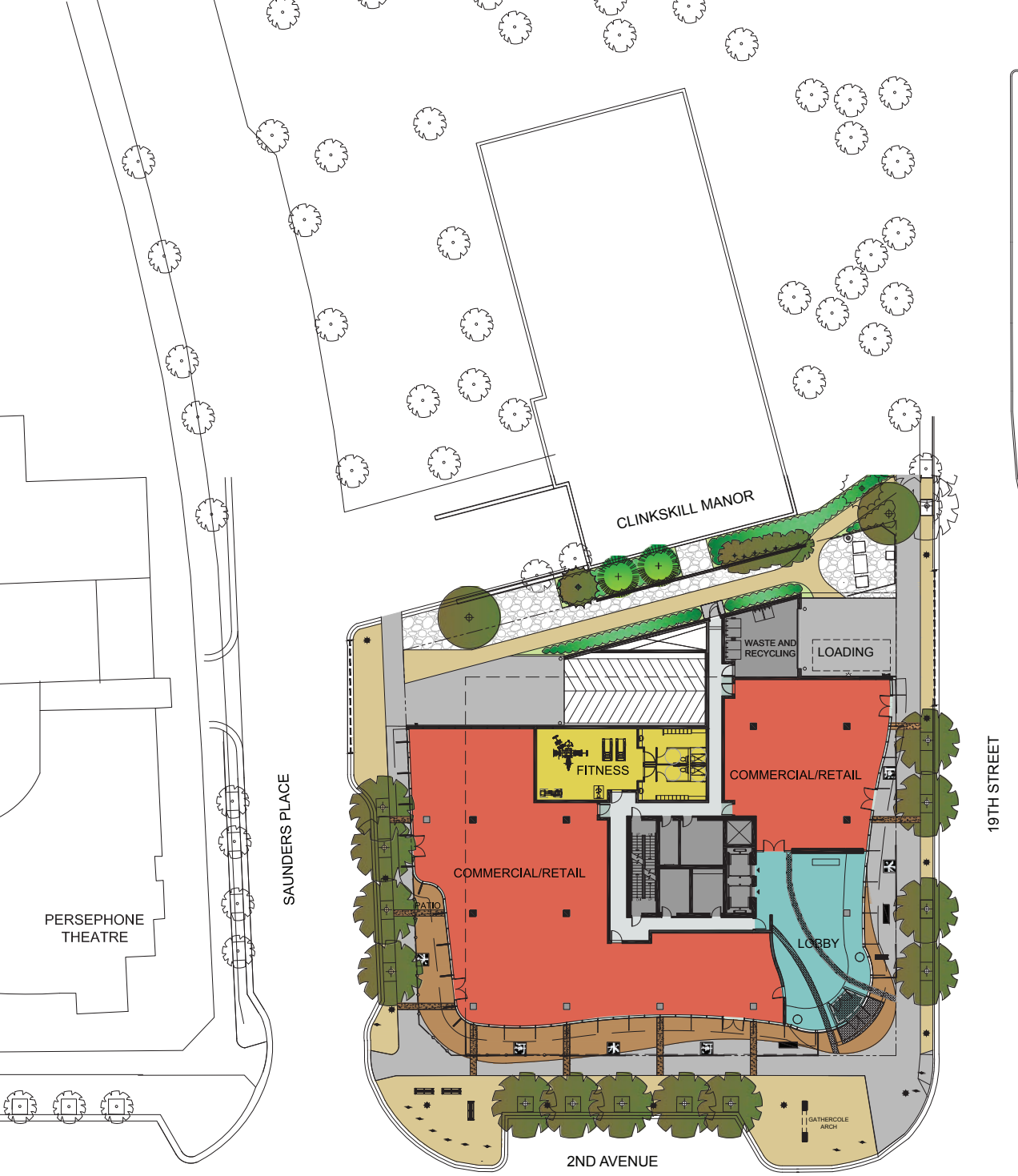
A total of 77,765 sq. ft. of prime and customizable downtown office space and floor plates of up to 16,935 sq. ft. are available - make the call today!

SQUARE FOOTAGE PER FLOOR

Main Floor:	10,220 sq. ft. (Retail)
2nd Floor:	16,935 sq. ft. (Office)
3rd Floor:	16,935 sq. ft. (Office)
4th Floor:	16,935 sq. ft. (Office)
5th Floor:	16,740 sq. ft. (Office)
TOTAL	77,765 sq. ft.

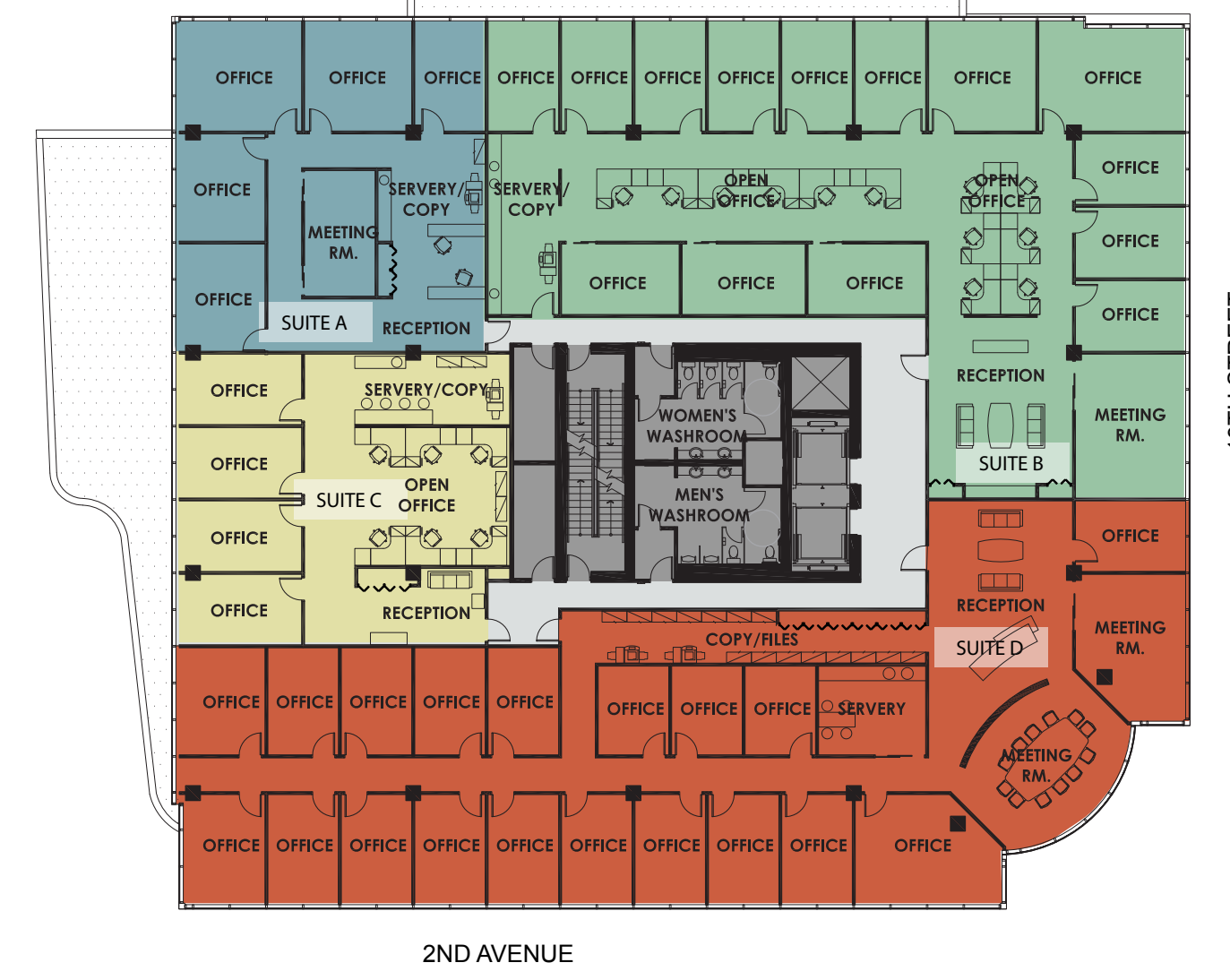
- RIVER CENTRE FEATURES:**
- Opportunity for main floor restaurant with outdoor patio
 - 2nd Floor outdoor patio for offices
 - Fitness facility with day lockers, showers and secure bike storage





FLOOR 2, 3 & 4 – 16,935 sq. ft.
SAMPLE SINGLE TENANT OPEN OFFICE LAYOUT

- 20 – CLOSED OFFICES (10' X 15')
- 84 – OPEN OFFICE
- 3 – MEETING ROOMS



FLOOR 2, 3 & 4 – 16,935 sq. ft.
SAMPLE MULTI-TENANT LAYOUT

- SUITE A – ±2,160 sq. ft.
- SUITE B – ±2,340 sq. ft.
- SUITE C – ±5,775 sq. ft.
- SUITE D – ±6,625 sq. ft.





19TH STREET

THE FINE Details

DEVELOPMENT INFORMATION

LEGAL DESCRIPTION

Block W
Plan 101856427
Parcel 153940855

POSSESSION
LATE 2012

AVAILABLE FOR LEASE

- 77,765 sq. ft.**
- 10,220 sq. ft. of main floor retail
 - 4 office floors with a typical floor plate of 16,935 rentable sq. ft.
 - Parking
 - 40 secured underground stalls
 - 200 surface stalls available

OCCUPANCY COSTS

Market

LEASE RATE

Market



BUILDING HIGHLIGHTS

OFFICE SPACE

- Rentable area of 77,765 sq. ft.
- Efficient floor plate size of approx. 16,935 sq. ft. of rentable area, allowing for maximum space planning flexibility
- Opportunity for up to five (5) corner office locations per floor
- Window-to-core depths of ±45 feet providing excellent day-lighting opportunities and efficient office layouts

OCCUPANCY

- Late 2012

PARKING/LOADING DOCK/STORAGE

- One level of underground parking totalling 40 stalls
- Surface lot with over 200 stalls
- Motion sensor lighting in common areas and parkade

AMENITIES

- Spacious lobby with timeless architectural finishes
- South-facing private patios on 2nd floor
- Two-cab elevator system for reliable high-speed service
- Main floor retail area of 10,200 rentable sq. ft. servicing the building
- Fitness facility offering a full range of professional quality equipment, along with locker rooms and showers
- Planned bistro with outdoor patio on main floor
- Secured bicycle storage in the underground parkade
- Telephone and data risers with space for both traditional and fibre optic cable systems
- Advanced building security system allowing 24/7 access and 24 hour video monitoring

SUSTAINABLE FEATURES

- Targeting LEED Gold certification
- High efficiency HVAC system with 1 zone per 1,000 sq. ft. VAV boxes and perimeter ceiling radiant panels
- Advanced adjustable digital building management system
- Building managed to meet or exceed BOMA Best requirements

TENANT IMPROVEMENT ALLOWANCE

- Available

DEVELOPMENT FEATURES

STRUCTURE

- Floor loading to accept 100 lbs/sq. ft. live load adjacent to building core and 65 lbs per sq. ft. at all other office areas
- Concrete floors trowelled smooth and finished, ready to accept tenant flooring

FINISHES

- Suspended T-bar ceiling at 8'6" with acoustic fibre board ceiling tiles. (Tiles stacked on floor, ready for tenant installation)
- Perimeter and core walls dry-walled, sanded, and finished with one coat of self-priming paint
- Timeless finishes at main lobby floors and walls, including limestone and wood
- Base building window coverings (1" metal venetian blinds)

ELEVATOR LOBBIES (MULTI-TENANT FLOORS)

- Articulated drywall finished with premium vinyl wall finishes
- Acoustic fibreglass ceiling tiles and recessed lighting
- A combination of premium, quality, commercial carpet and tile

ELEVATORS

- Two high-speed elevators serving all levels above grade and the underground parkade level
- Secure card access control

WASHROOMS

- Full barrier free washrooms on all typical floors with elegantly appointed finishes, non-slip porcelain tile floors, granite counter tops and ceramic wall tile
- Automatic water sensors will be provided to urinal and wash basin fixtures

SECURITY AND LIFE SAFETY

- 24/7 floor to floor card access from all elevators and stairwells
- 24-hour video monitoring and recording for parkade and main floor
- 24/7 monitored duress buttons in the parkade and fitness facility
- Fully sprinklered space
- State of the art dual stage fire alarm system

