



**CUSHMAN &
WAKEFIELD**
Saskatoon

**FOR LEASE:
EVERGREEN CROSSING**
1218 Baltzan Boulevard



PROPERTY HIGHLIGHTS

- **Zoning: B4MX4 Integrated Mixed-Use District**
- **Legal Description Parcel #'s: 203423622, 203423734**
- **Building Size: 67,642 SF (Phase 1)**
- **Commercial Retail Unit sizes available from 1,148 SF to 16,047 SF**
- **249 on-site customer parking stalls, 86 site perimeter parking stalls**
- **Lease rate: \$32.00 psf/yr**
- **Occupancy costs: \$10.50 psf/yr (2020 Estimate)**
- **Tenant improvement incentives for qualified tenants**

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High Visibility Retail



SHOPPING CENTRE HIGHLIGHTS

- Phase 1 to include dedicated medical retail building, fitness, restaurants, gas bar & car wash, EV charging stations, quick food service drive thru with available CRU's ranging in size from 1,148 SF to 15,475 SF
- Retail Building B 7,200 SF
CRU sizes starting at 1,200 SF
- Retail Building C 4,800 SF
CRU sizes starting at 1,200 SF
- Retail Building E 7,148 SF
CRU sizes starting at 1,148 SF
- Retail Building F 15,475 SF
CRU sizes starting at 4,750 SF
- 2 Story Medical Building 16,047 SF
CRU sizes starting at 1,246 SF
- 335 parking stalls
bicycle parking 1/ 250m²

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2 Story Medical Building



Evergreen Crossing will offer 100,000 SF of **shopping centres** upon the completion of Phase 2 located in the Evergreen District Commercial area on McOrmond Drive at the major signalized intersection of McOrmond Drive and Baltzan Boulevard

The Evergreen Crossing shopping centres will be the first high-quality commercial amenities for residents of Evergreen, Aspen Ridge, and surrounding neighborhoods. Creating an environmentally friendly consumer experience within the development sites and along the surrounding streets.

This shopping experience will offer abundant on site parking, additional street front angled parking, EV charging stations, bicycle parking with surrounding dedicated walking & cycling paths which flow through the centres dedicated green space and on-site water retention.

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Area Profile

- Evergreen / Aspen Ridge population forecast of 25,000 + Residents by City of Saskatoon upon completion
- Projected McOrmond Drive average annual daily traffic upon opening of the Chief Mistawasis commuter bridge 14,000 per day growing to 20,000 per day
- Amenities include: Joint-Use Elementary Schools: Sylvia Fedoruk School & St. Nicholas Catholic School; High Schools, St. Joseph High School & Centennial High School, Recreation: Saskatoon Forestry Farm & Zoo, Sasktel Soccer Centre, Meewasin Northeast Swale, Terry Fox Track

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