



135 21<sup>st</sup> Street East, Suite 410, Saskatoon, SK Excl.

# MacMillan Building office **for lease**

Office space in one of Saskatoon's historic buildings.

Located on the fourth floor, Suite 410 features an efficient floor plan comprised of a bullpen work area, a private office or boardroom and a staff area with kitchen and storage. Large windows showcase great views of the Central Business District. The building offers secure key fob access.

Tenants enjoy access to shared washrooms and recently upgraded amenities including a boardroom equipped with state-of-the-art audiovisual systems and video conferencing capabilities, a kitchen/lunchroom, a new fitness center with change rooms and showers and a games room with a pool table, shuffle board, table tennis and foosball. These amenities area located in the neighbouring Canada Building.

Asking:

**\$14**  
PSF



Suite 410  
1,024 SF



Downtown  
office

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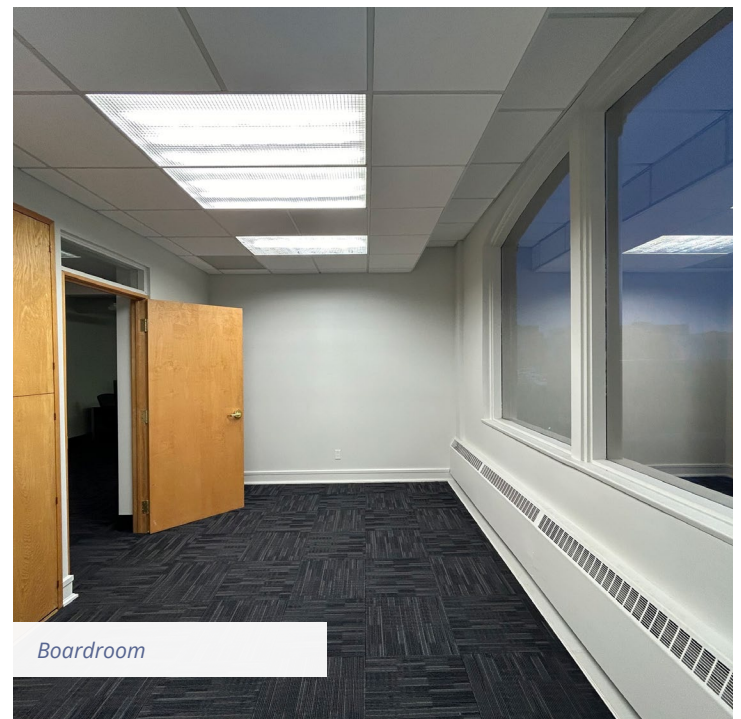
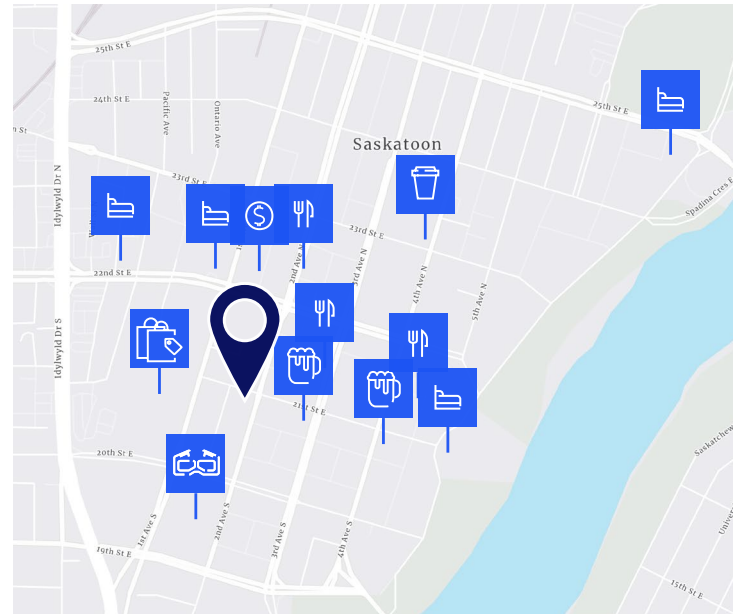
jason.wionzek@colliers.com

# Property Profile

## MacMillan Building Office

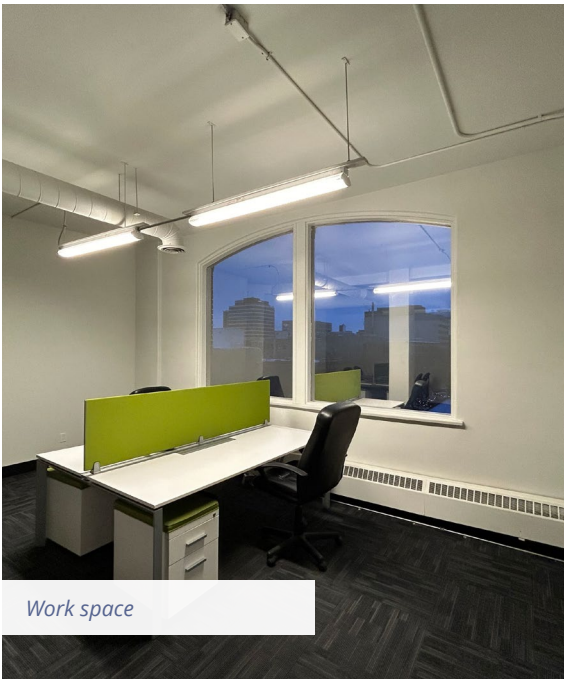
Located across the street from Midtown Plaza and near TCU Place, the South Saskatchewan River bank, River Landing and more.

<b>Available</b>	Suite 410 1,024 SF
<b>Building Area</b>	23,407 SF
<b>Site Area</b>	0.2 AC
<b>Zoning</b>	B6 (Downtown Commercial)
<b>Parcel</b>	131590537, 131590548
<b>Possession</b>	TBD
<b>Property Tax</b>	\$3.89/SF (est. 2025)
<b>Occupancy Costs</b>	\$12.92/SF (est. 2025)
<b>Net Lease Rate</b>	\$14.00/SF

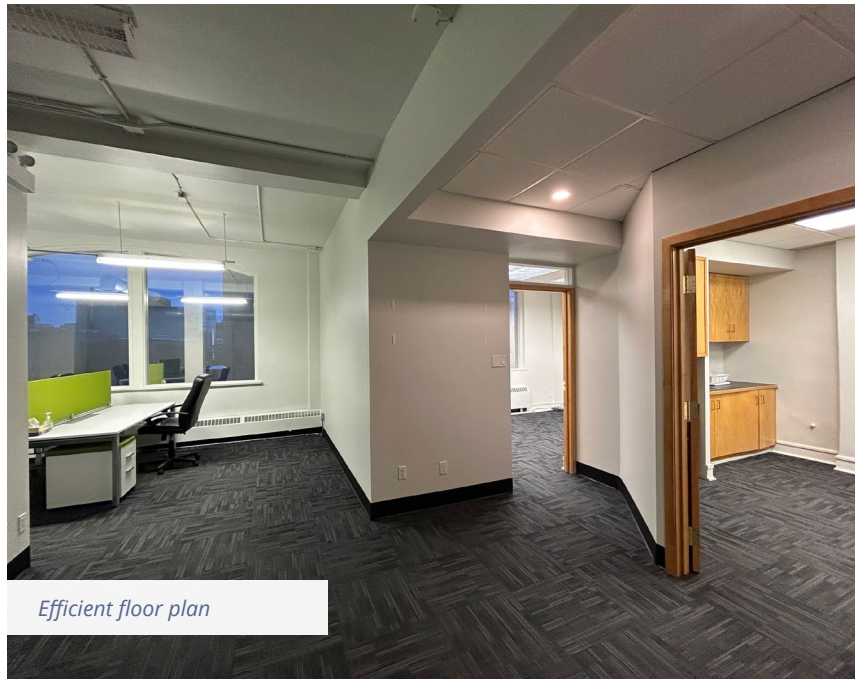


## Property features

- Views of the Central Business District
- One (1) private office
- Bullpen work area
- Large windows
- Shared washrooms
- Directory signage available in main lobby
- Tenants have access to a new boardroom, kitchen/lunchroom, gym and games room in the neighbouring Canada Building
- Parking available nearby at market rates
- Leasing incentives available; contact listing agent for details



*Work space*



*Efficient floor plan*

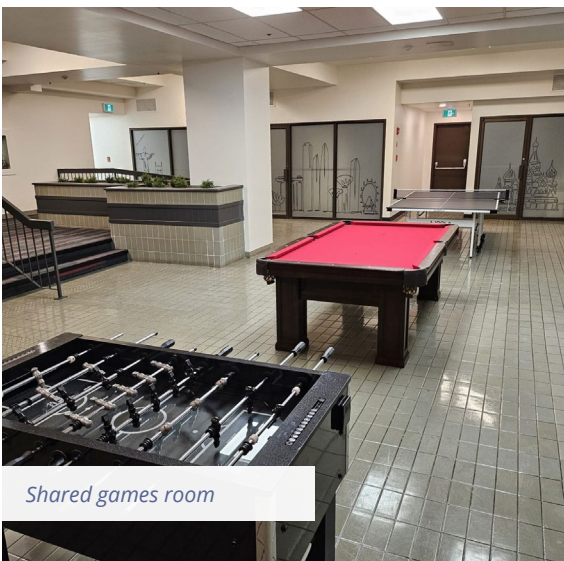


*Shared fitness facility*

*Rendering*



*Shared boardroom*



*Shared games room*

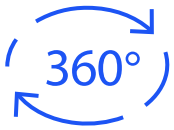


*Shared kitchen/lunchroom*

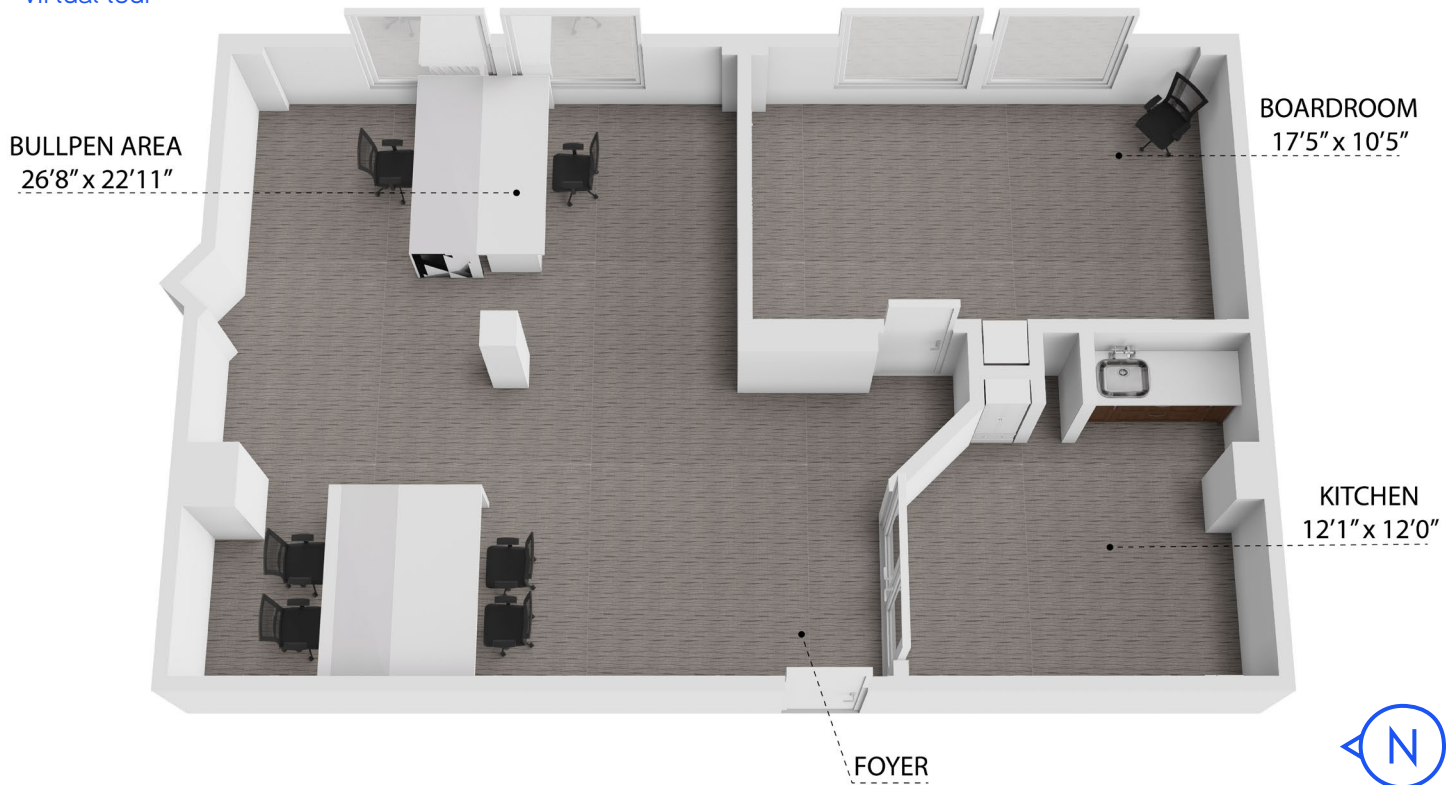
# Floor Plan



1,024  
square feet  
available



Click here for  
virtual tour



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