



105 21st Street East, Mezzanine, Saskatoon, SK Excl.

Canada Building office **for lease**

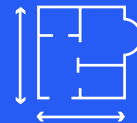
Office space in one of Saskatoon's historic buildings.

Located on the 2nd floor, the mezzanine space is large and spacious and overlooks 21st Street East. The space features ample natural light and a modern build-out comprised of private offices, a kitchen and washrooms.

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. The property offers on-site security and management.

Asking:

\$16
PSF



Mezzanine
4,376 SF



Downtown
office

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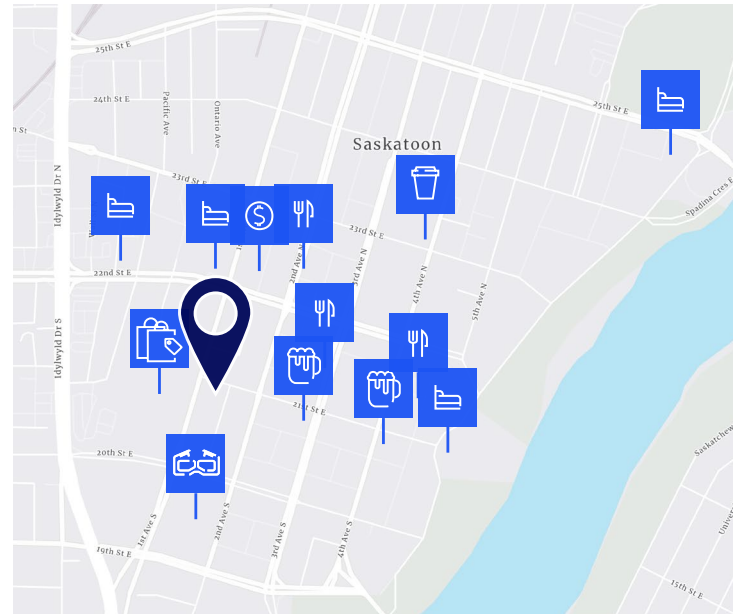
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Property Profile

Canada Building Office

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

Available	Mezzanine 4,376 SF
Building Area	77,577 SF
Site Area	0.32 AC
Zoning	B6 (Downtown Commercial)
Parcel	120169188
Possession	TBD
Property Tax	\$4.19/SF (est. 2025)
Occupancy Costs	\$13.87/SF (est. 2025)
Net Lease Rate	\$16.00/SF

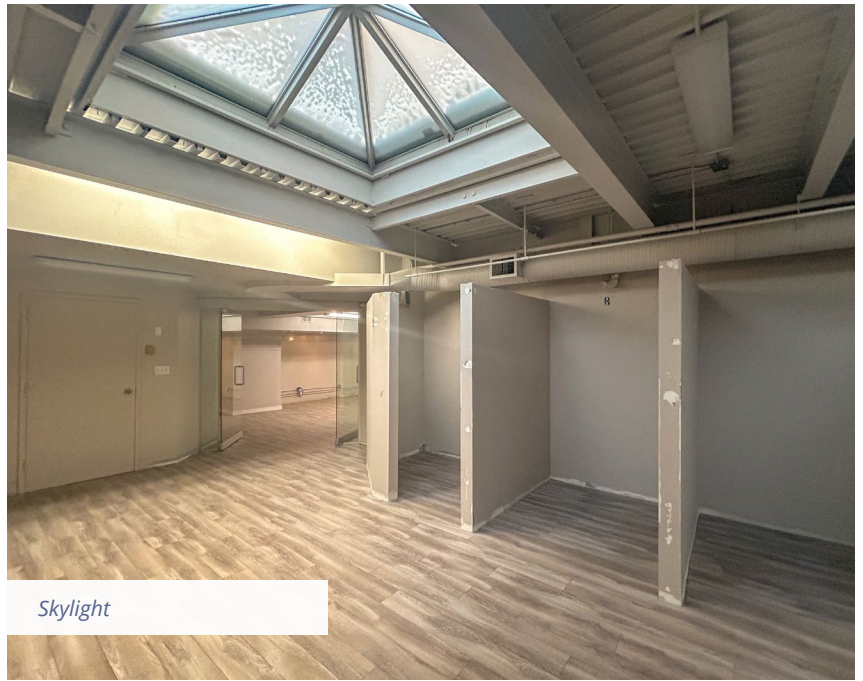


Property features

- Access through lobby, no elevator service
- Overlooking the 21st Street East corridor
- Large windows and skylights providing ample natural light
- Spacious floor plan with three (3) private offices and two (2) floor-to-ceiling glass offices
- Private washrooms
- Directory signage available in main lobby
- Tenants have access to a new boardroom, kitchen/lunchroom, gym and games room
- Parking available nearby at market rates
- Leasing incentives available; contact listing agent for details



Floor-to-ceiling glass office

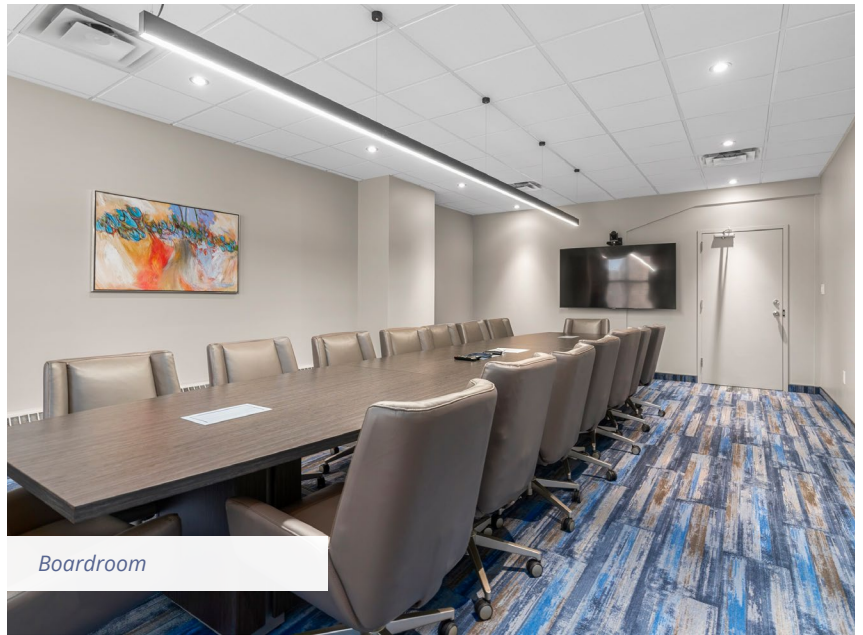


Skylight

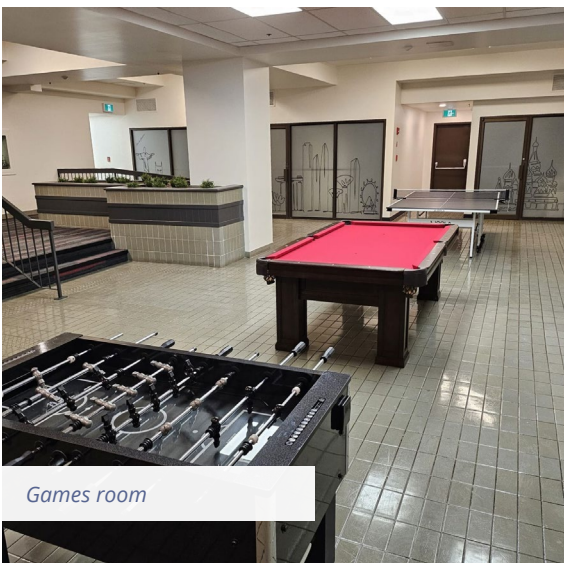


Fitness facility

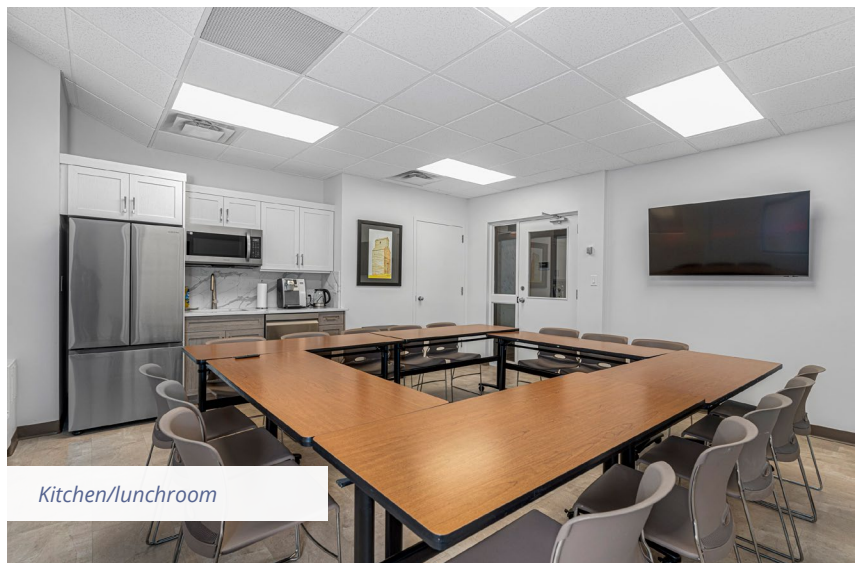
Rendering



Boardroom



Games room



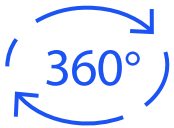
Kitchen/lunchroom

Floor Plan

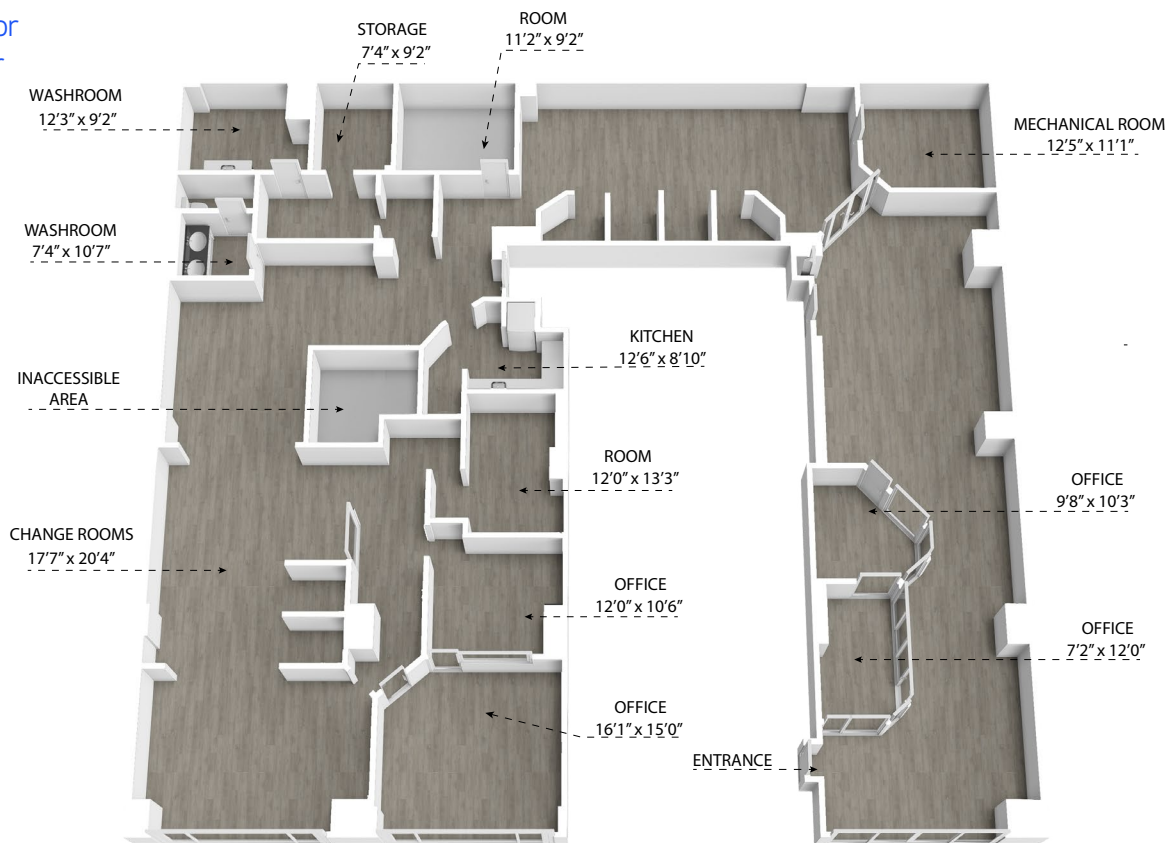


4,376

square feet
available



Click here for
virtual tour



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