



135 21<sup>st</sup> Street East, Suite 408, Saskatoon, SK Excl.

# MacMillan Building office **for lease**

Office space in one of Saskatoon's historic buildings.

Located on the fourth floor, Suite 408 features views of Saskatoon's Central Business District and is comprised of a large open space with ample room for approximately three (3) work stations, one (1) private offices and a kitchen area with storage. 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 408  
894 SF



Downtown  
office

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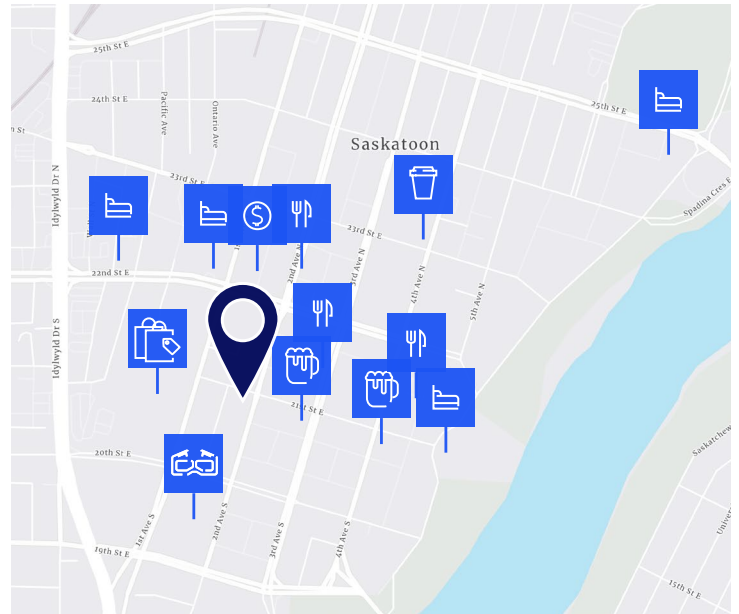
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# Property Profile

## 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 408 894 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

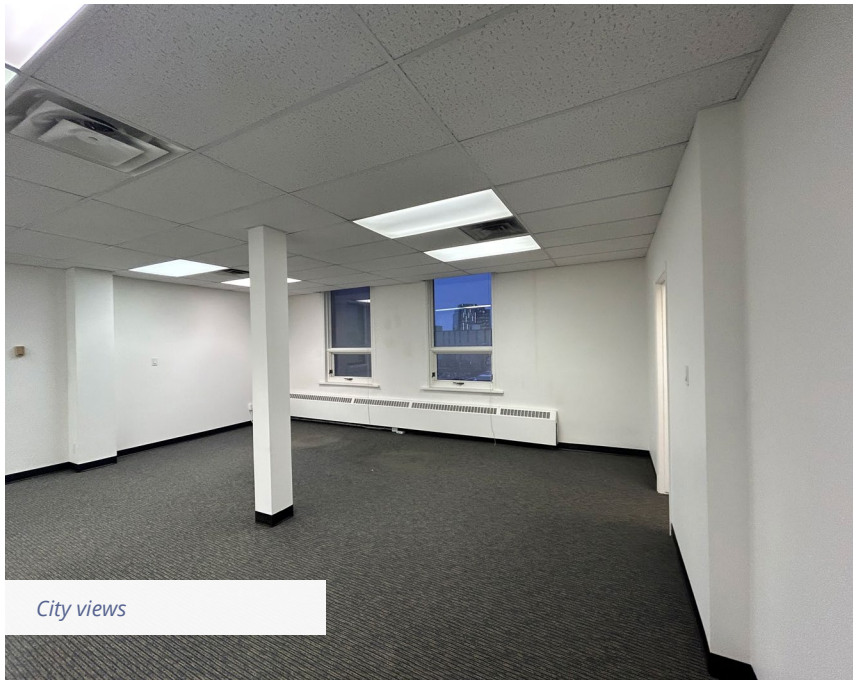


## Property features

- Views of the Central Business District
- One (1) private office
- Large open work area with space for three (3) work stations
- Kitchen and storage area
- 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



*Kitchen and storage area*



*City views*

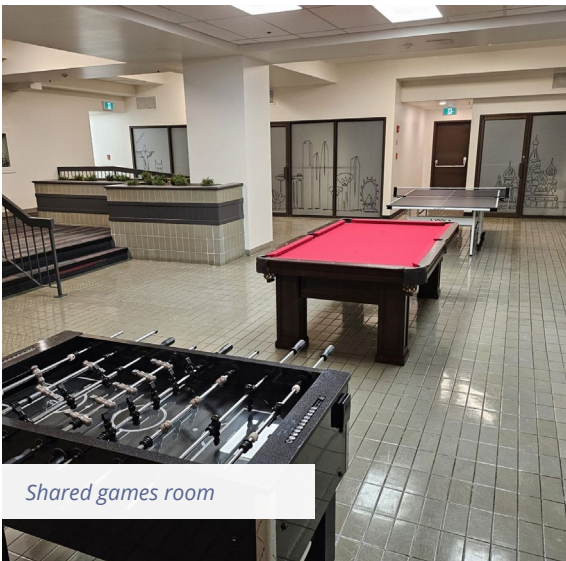


*Shared fitness facility*

*Rendering*



*Shared boardroom*



*Shared games room*



*Shared kitchen/lunchroom*

# Floor Plan

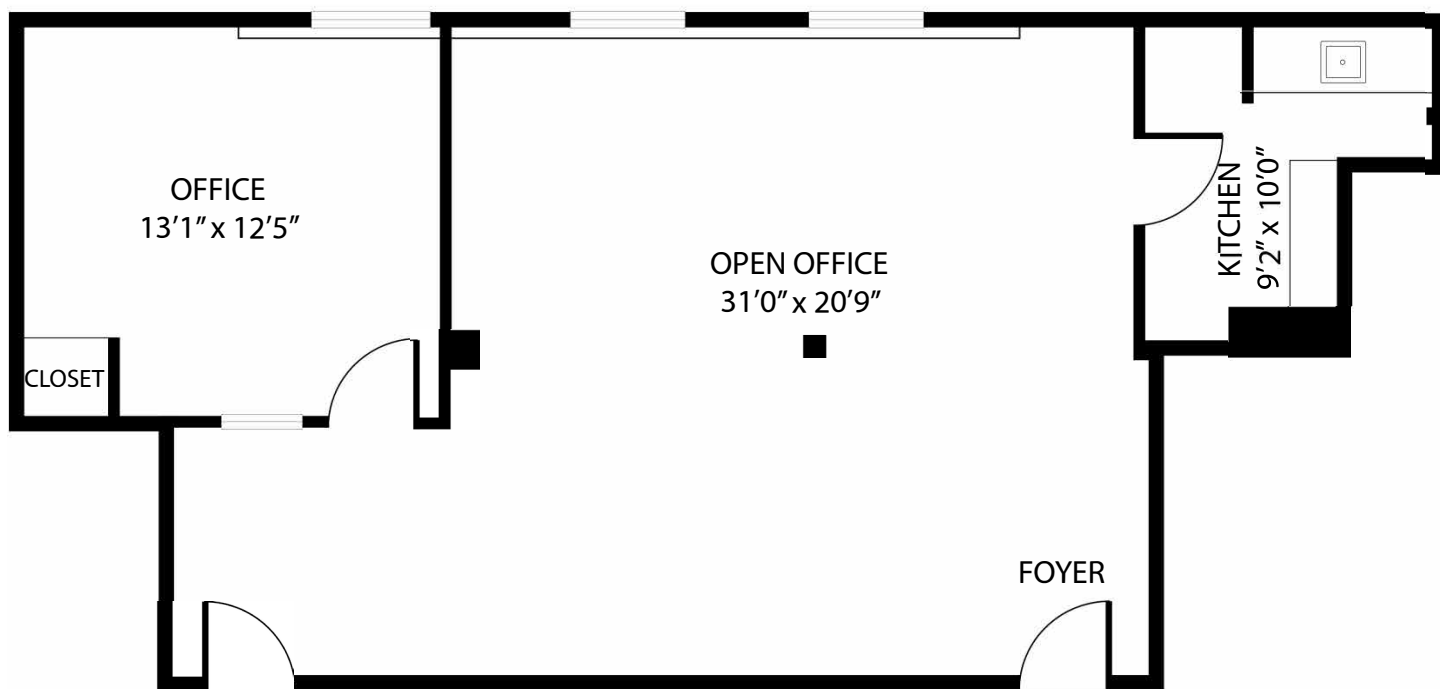


# 894

square feet  
available



Click here for  
virtual tour



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