



Colliers

**135 21<sup>st</sup> Street East, Suite 202, Saskatoon, SK Excl.**

# MacMillan Building office **for lease**

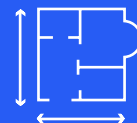
Office space in one of Saskatoon's historic buildings.

Located on the second floor, Suite 202 features a large reception and work station area, four (4) private offices, a kitchen area with sink, staff room with shower and lockers and views of 21<sup>st</sup> Street East and 2<sup>nd</sup> Avenue South. 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 202  
2,100 SF



Downtown  
office

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**Jason Wionzek**

Senior Vice President | Sales Associate

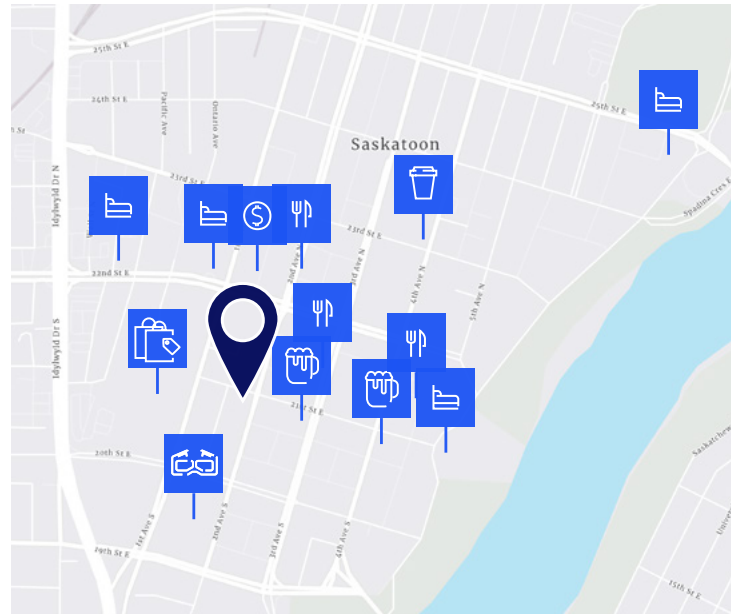
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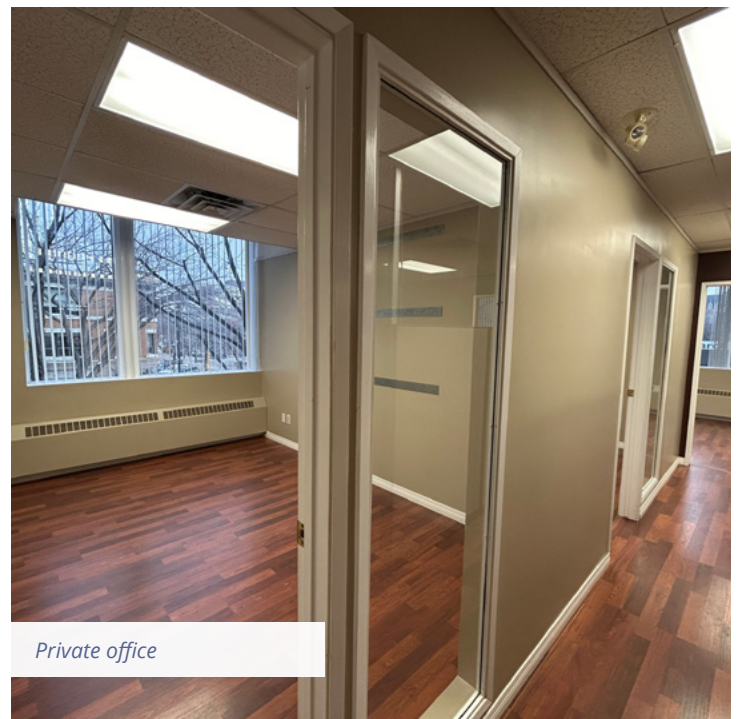
# Property Profile

## MacMillan Building Office

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

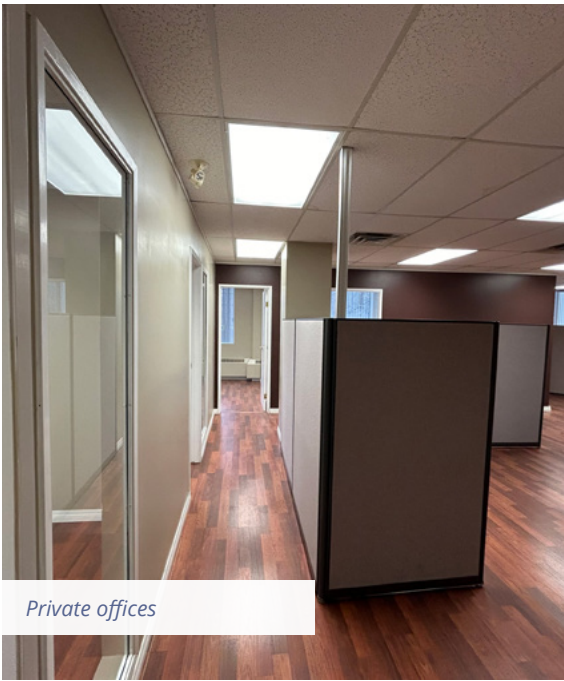


|                 |                          |
|-----------------|--------------------------|
| Available       | Suite 202 2,100 SF       |
| Building Area   | 23,407 SF                |
| Site Area       | 0.2 AC                   |
| Zoning          | B6 (Downtown Commercial) |
| Parcel          | 131590537, 131590548     |
| Possession      | TBD                      |
| Property Tax    | \$4.49/SF (est. 2026)    |
| Occupancy Costs | \$14.12/SF (est. 2026)   |
| Net Lease Rate  | \$14.00/SF               |



## Property features

- Large reception and work station area
- Four (4) private offices
- Shower and locker room
- Kitchen area with sink
- Double door entry
- 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



Private offices



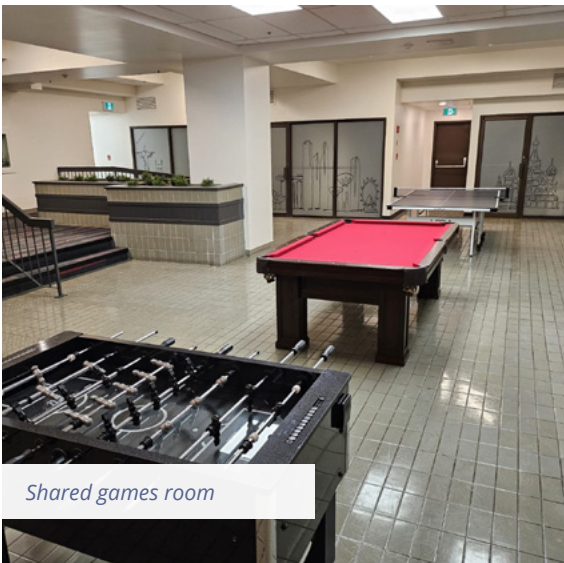
Large work station area



Shared fitness facility



Shared boardroom



Shared games room



Shared kitchen/lunchroom

# Floor Plan

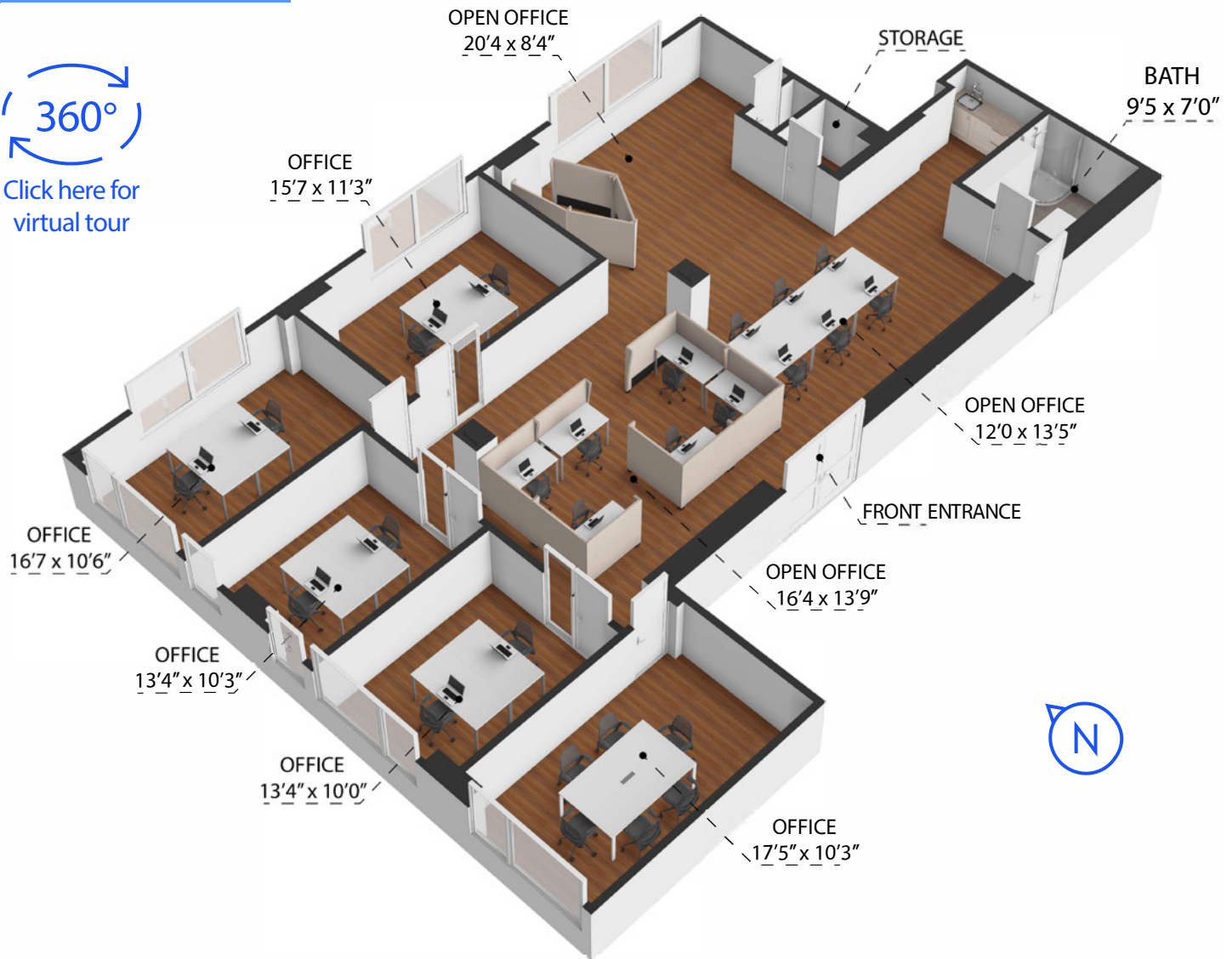


## 2,100

square feet  
available



Click here for  
virtual tour



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