



Colliers

135 21st Street East, Suite 408, Saskatoon, SK Excl.

MacMillan Building office **for lease**

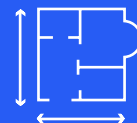
Office space in one of Saskatoon's historic buildings.

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

Ward Edwards

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Jason Wionzek

Senior Vice President | Sales Associate

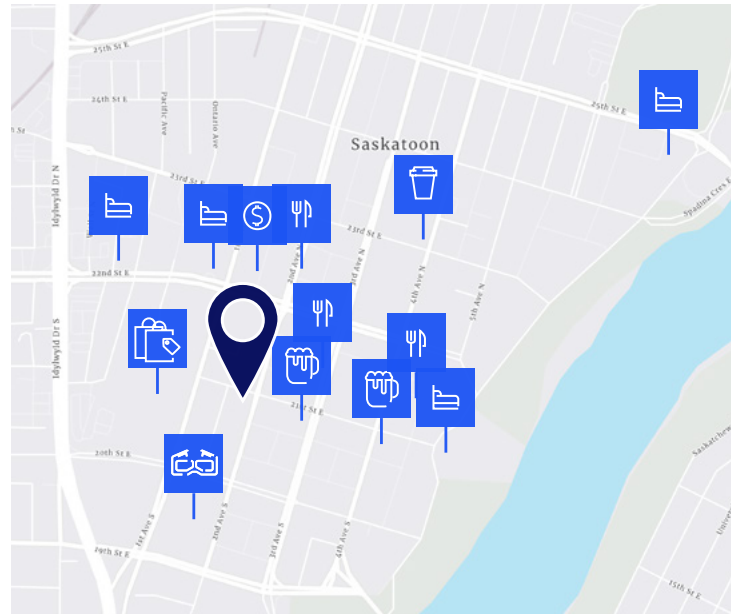
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Property Profile

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 408 894 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



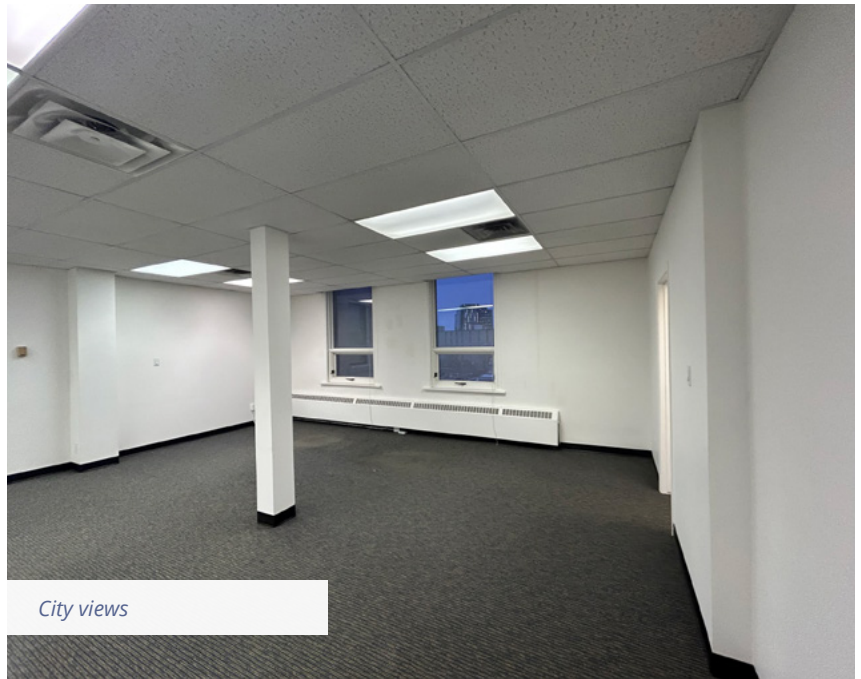
Large open work space

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



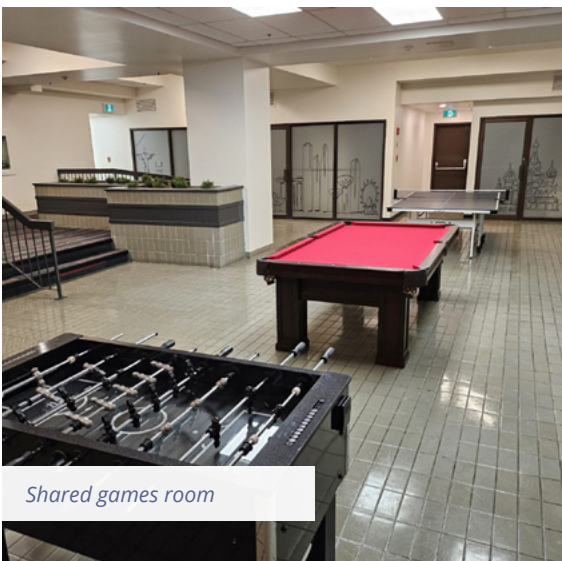
City views



Shared fitness facility



Shared boardroom



Shared games room



Shared kitchen/lunchroom

Floor Plan

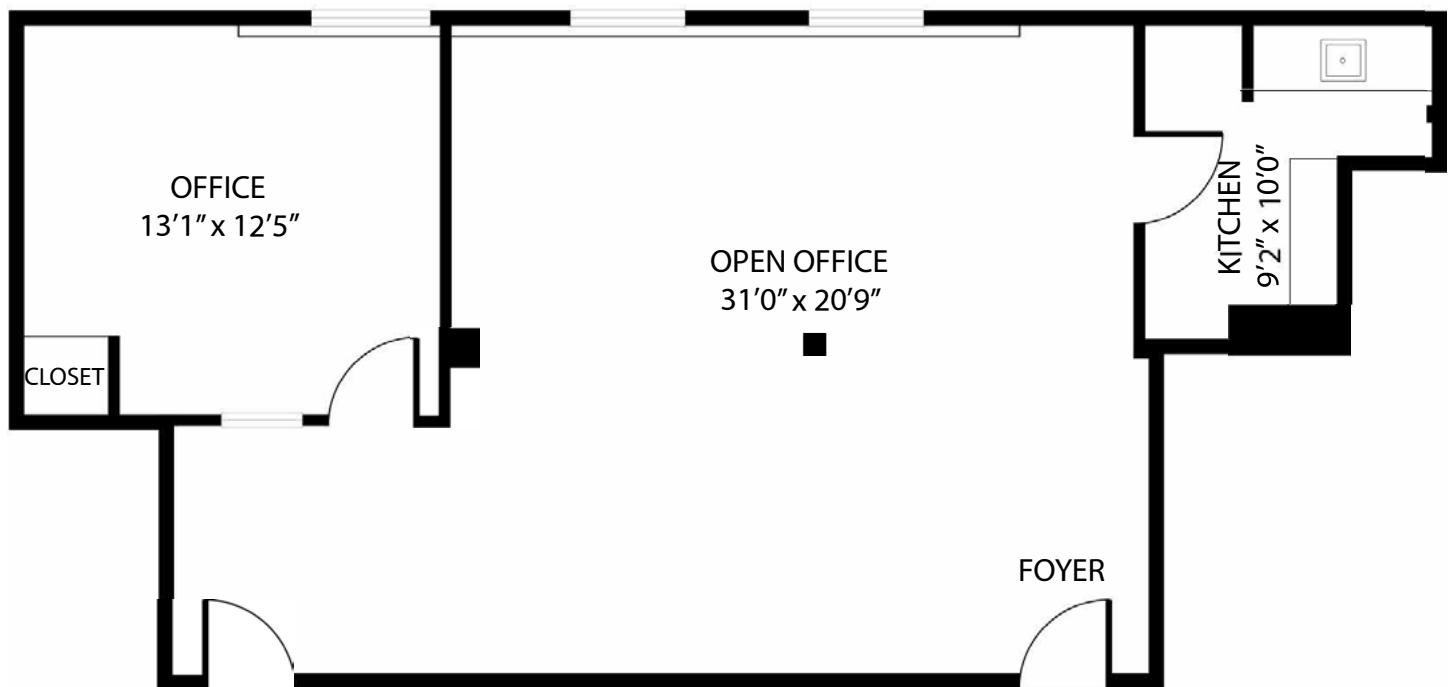


894

square feet
available



[Click here for
virtual tour](#)



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