



105 21<sup>st</sup> Street East, Suite 411, Saskatoon, SK Excl.

# Canada Building office **for lease**

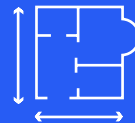
Office space in one of Saskatoon's historic buildings.

Located on the 4<sup>th</sup> floor, Suite 411 features two (2) private offices with views of the Central Business District, a boardroom, reception and storage.

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



Suite 411  
990 SF



Downtown  
office

**Ward Edwards**

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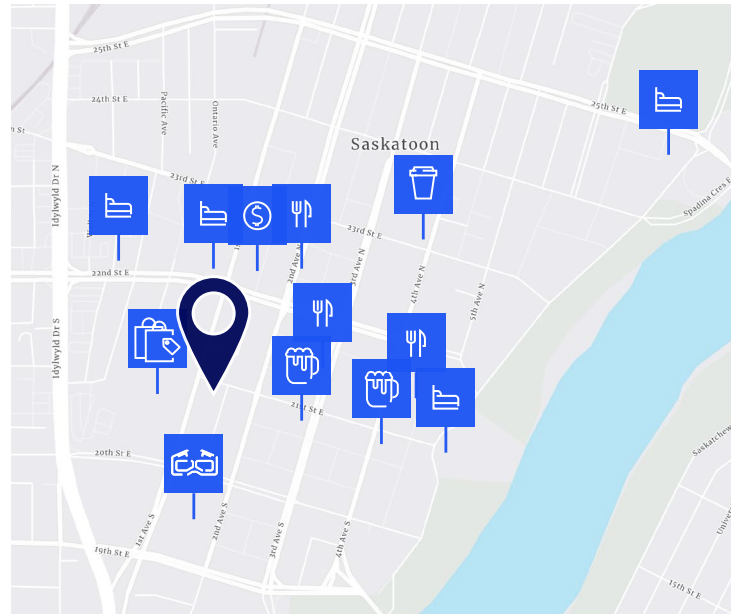
**Jason Wionzek**

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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** Suite 411 990 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)

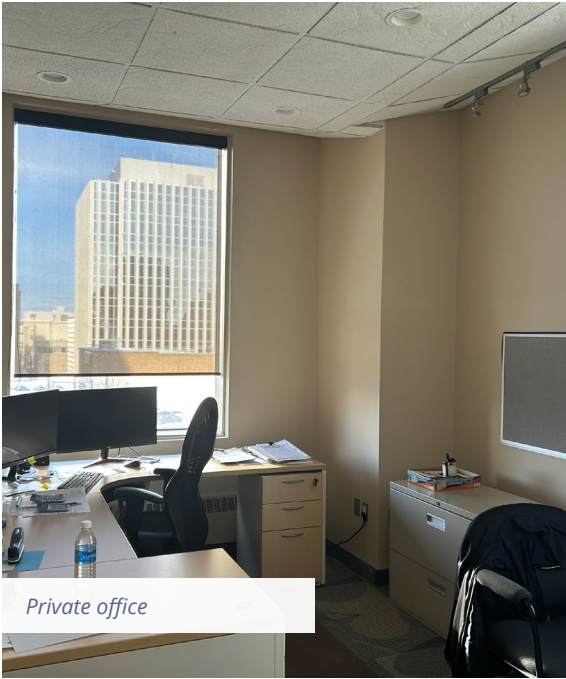
**Net Lease Rate** \$16.00/SF



Reception area

## Property features

- Views of 21<sup>st</sup> Street East
- Reception and waiting area
- Two (2) private offices
- Boardroom
- Two (2) storage areas
- Shared 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



Private office

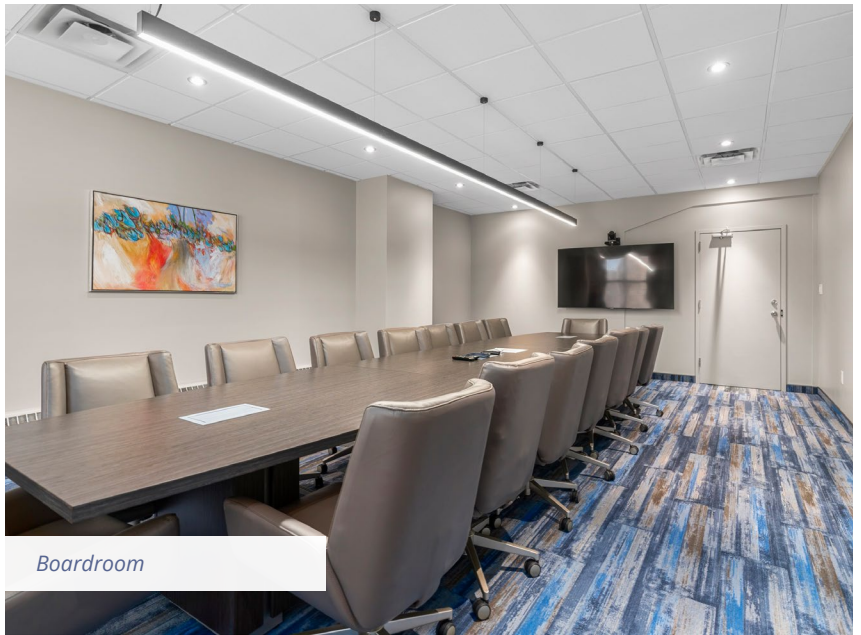


Boardroom

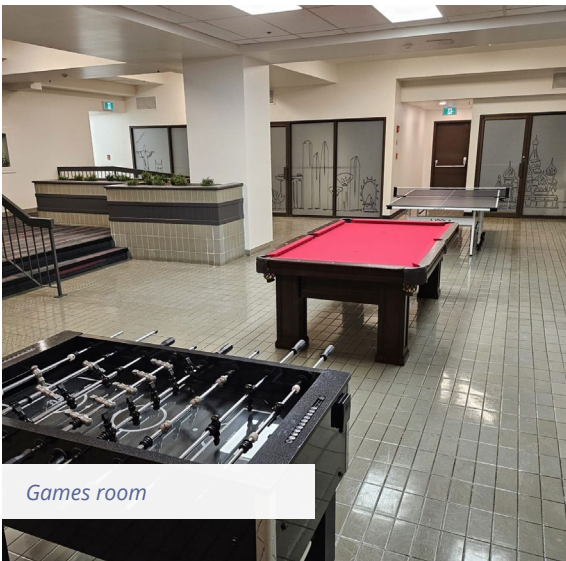


Fitness facility

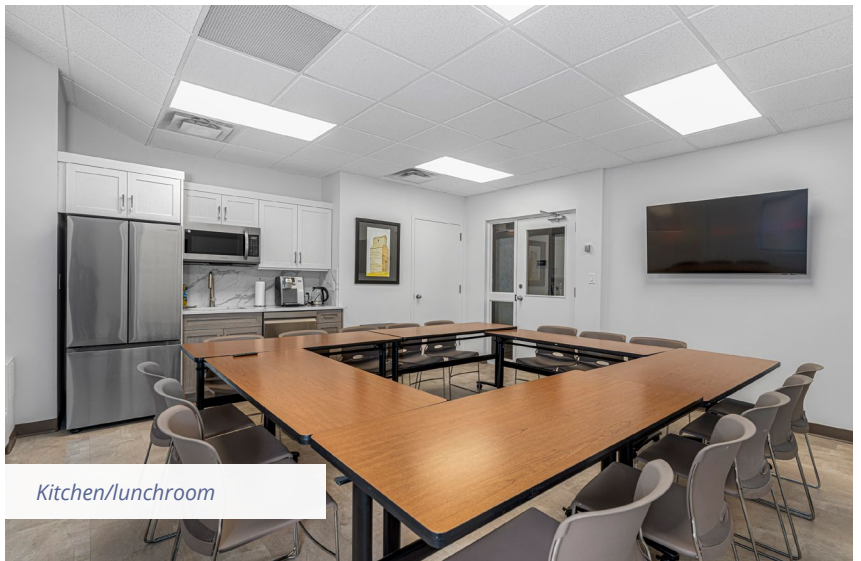
Rendering



Boardroom



Games room



Kitchen/lunchroom

# Floor Plan

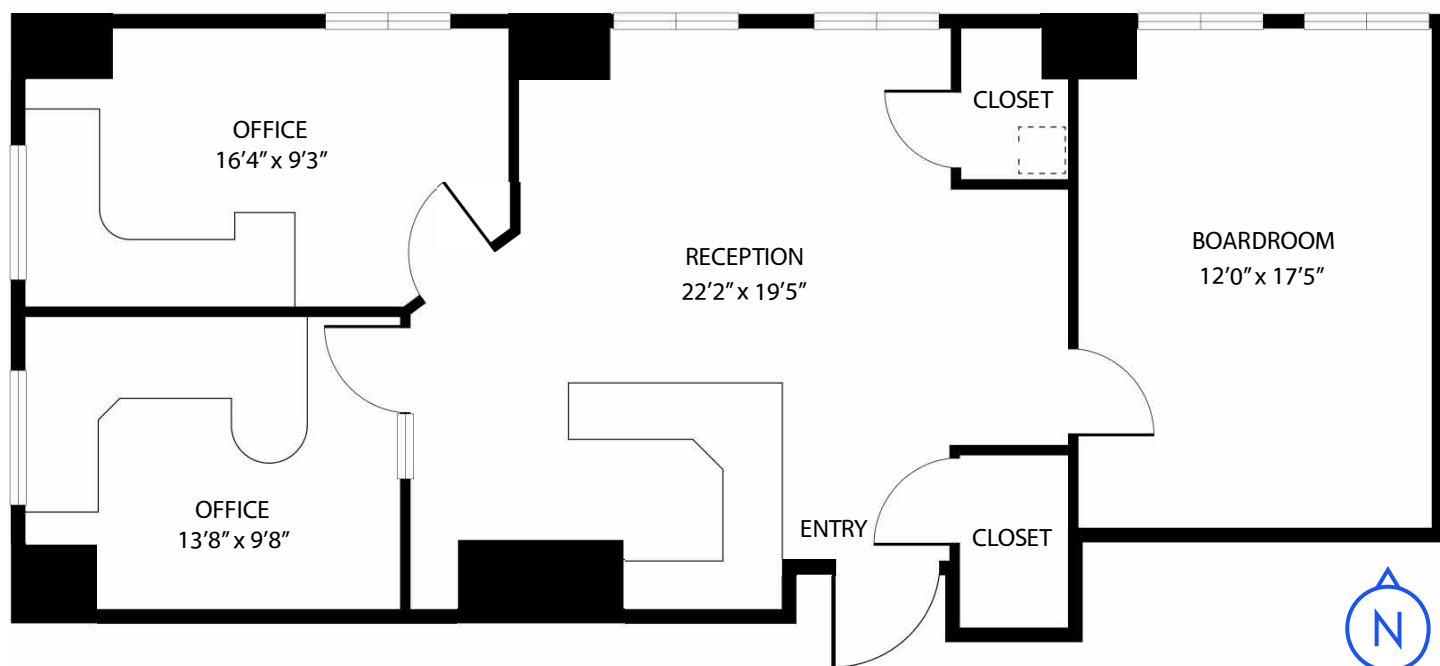


# 990

square feet  
available



Click here for  
virtual tour



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