



135 21st Street East, Suite 203, Saskatoon, SK Excl.

MacMillan Building office **for lease**

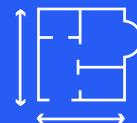
Office space in one of Saskatoon's historic buildings.

Located on the second floor, Suite 203 features two (2) private offices and an open work area with large windows providing an abundance of natural light. 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 203
1,032 SF



Downtown
office

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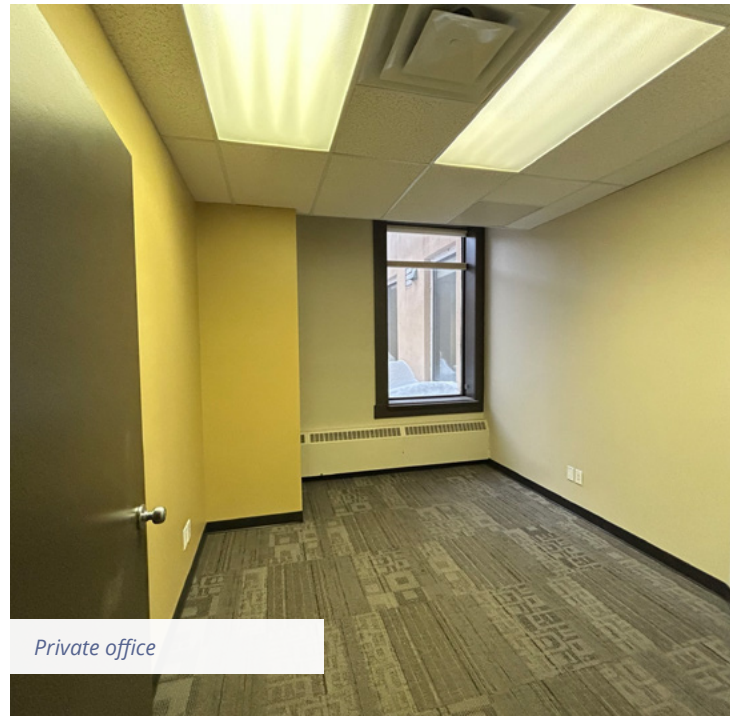
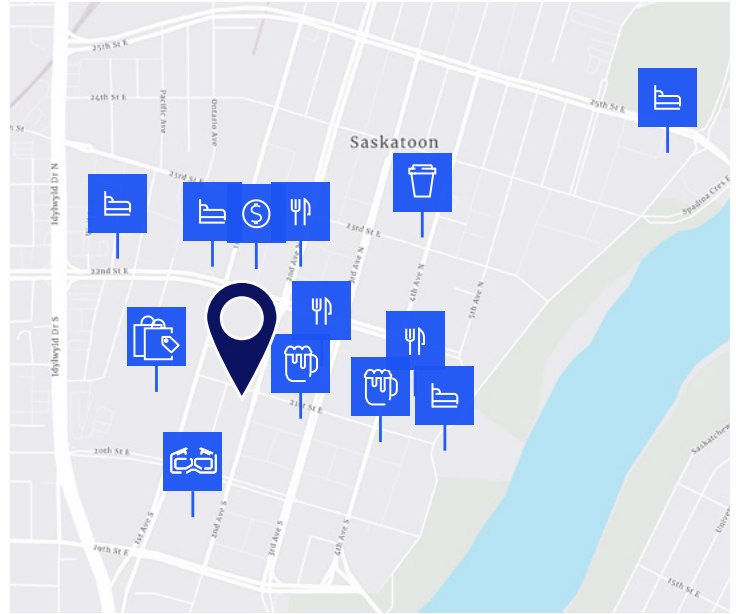
jason.wionzek@colliers.com

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 203 1,032 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

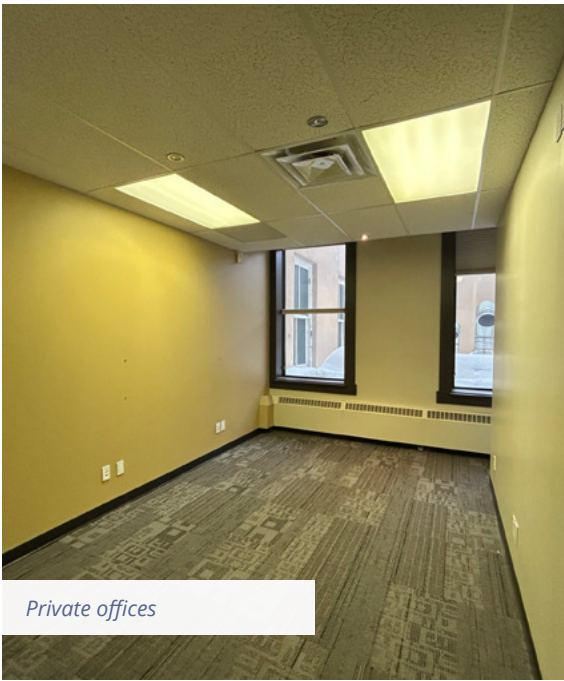


Property features

- Two (2) private offices
- Large open work space
- Large windows providing ample light
- 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



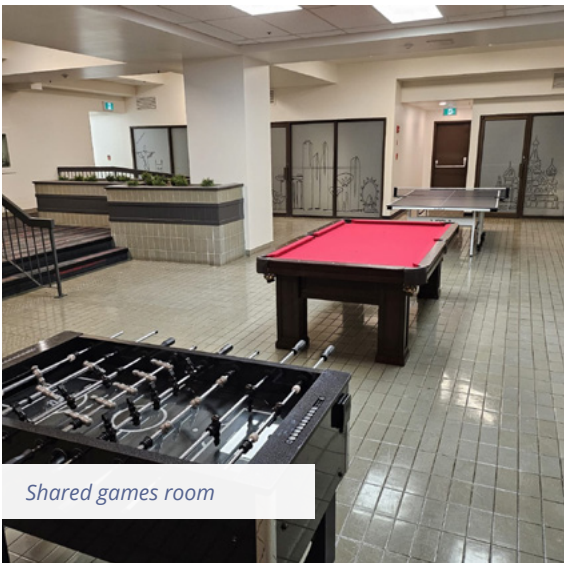
Private offices



Shared fitness facility



Shared boardroom



Shared games room



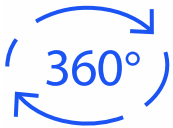
Shared kitchen/lunchroom

Floor Plan

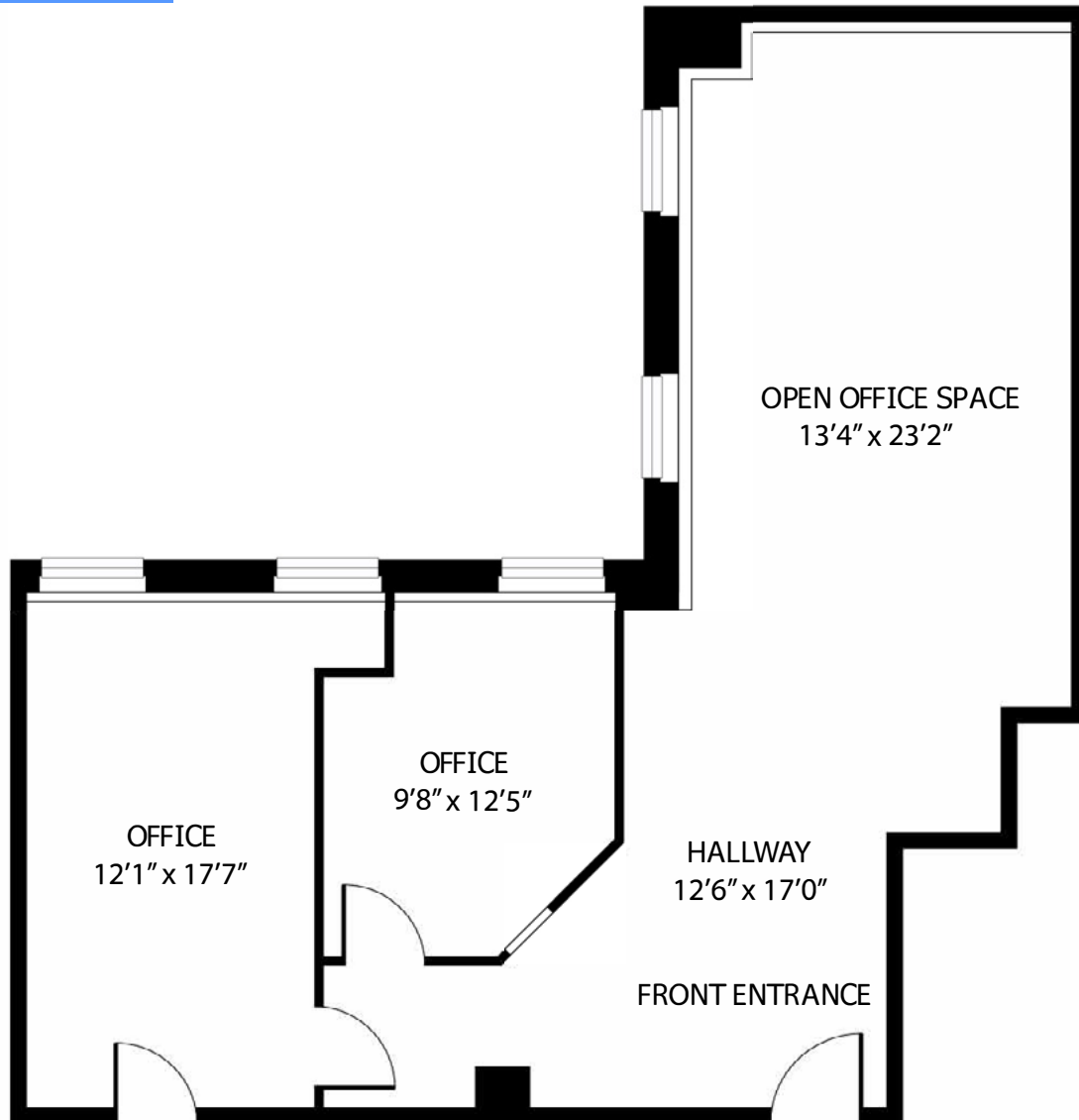


1,032

square feet
available



Click here for
virtual tour



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