



Colliers



135 21<sup>st</sup> Street East, Suite 315, Saskatoon, SK Excl.

# MacMillan Building office **for lease**

Office space in one of Saskatoon's historic buildings.

Located on the third floor, Suite 315 features great views of the 21<sup>st</sup> Street corridor and the Bessborough Hotel. The suite is comprised of two (2) large corner offices and four (4) additional offices, storage, staffroom and a kitchen area. 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 315  
2,434 SF



Downtown  
office

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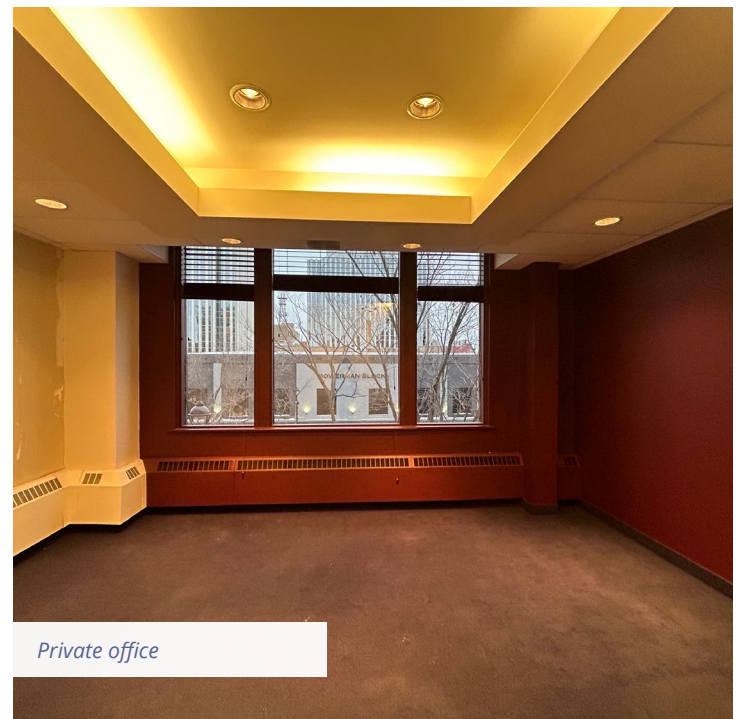
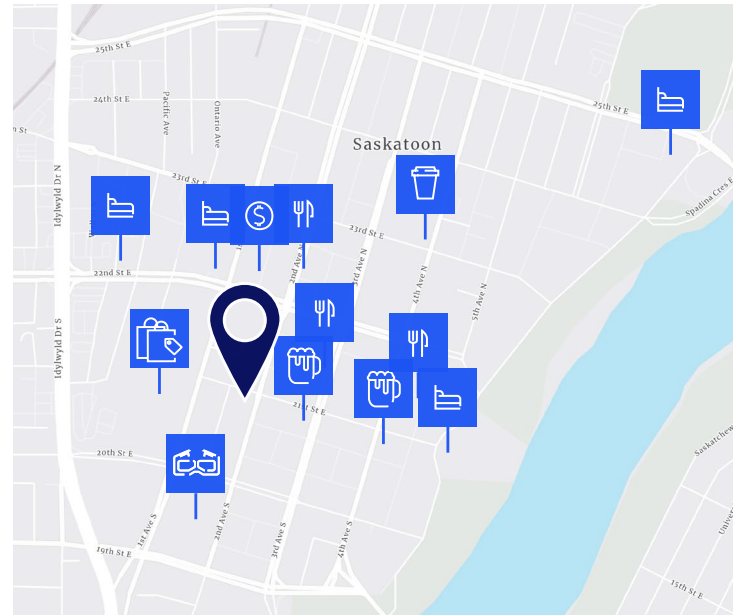
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# Property Profile

## 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 315 2,434 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

- Great views of 21<sup>st</sup> Street corridor and the Bessborough Hotel
- Two (2) corner offices and four (4) smaller offices
- Glass boardroom/staff area
- Large storage room
- 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



Corner office



Private office

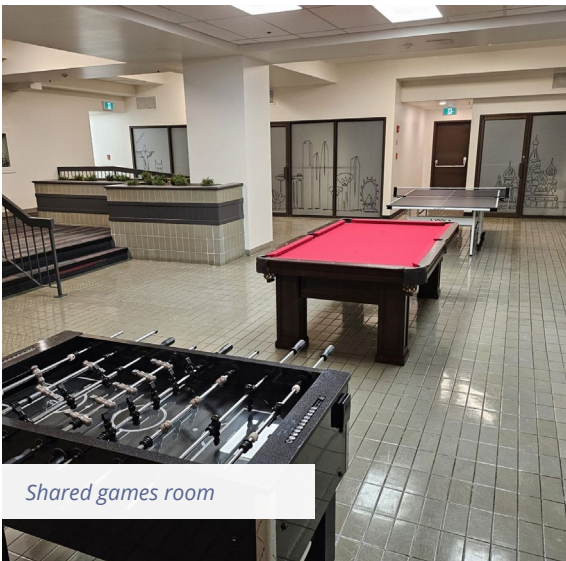


Shared fitness facility

Rendering



Shared boardroom



Shared games room



Shared kitchen/lunchroom

# Floor Plan

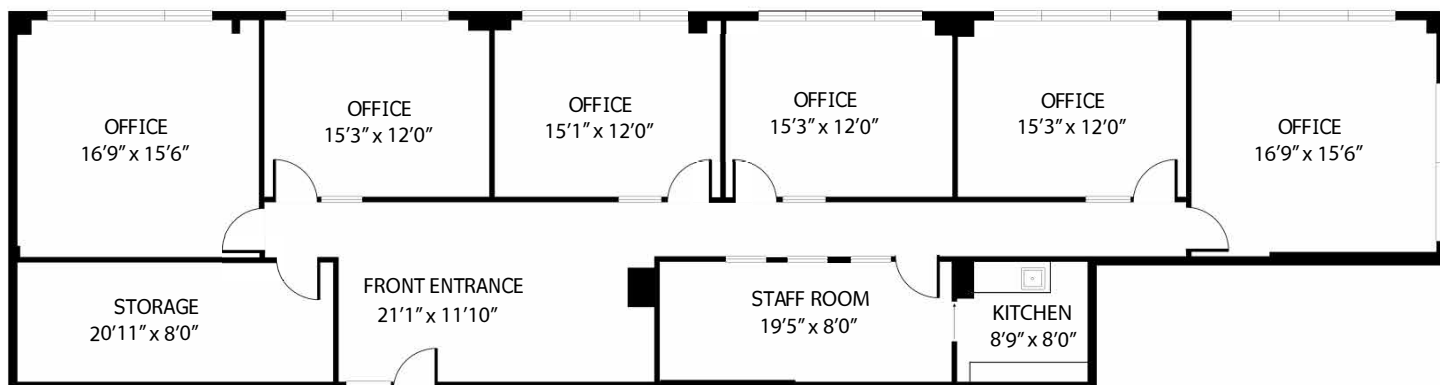


# 2,434

square feet  
available



Click here for  
virtual tour



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