



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

Ward Edwards

Senior Sales Associate

+1 306 850 3353

ward.edwards@colliers.com

Jason Wionzek

Senior Vice President | Sales Associate

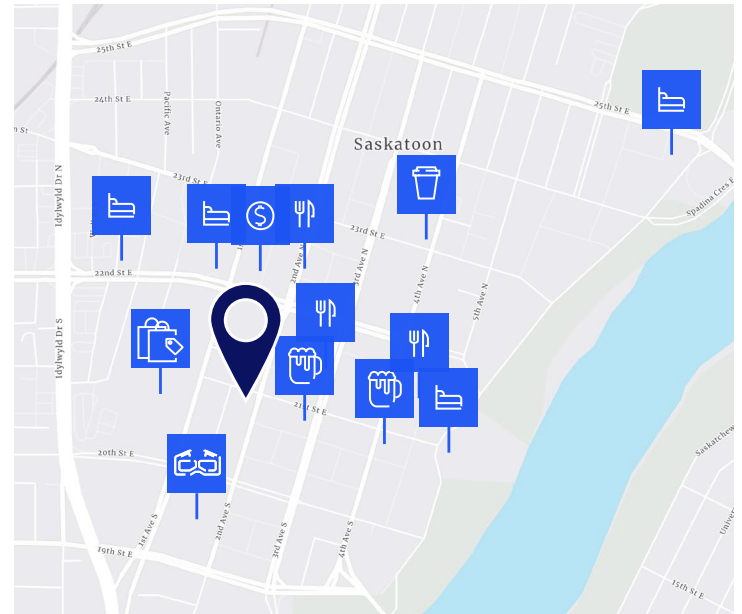
+1 306 227 2408

jason.wionzek@colliers.com

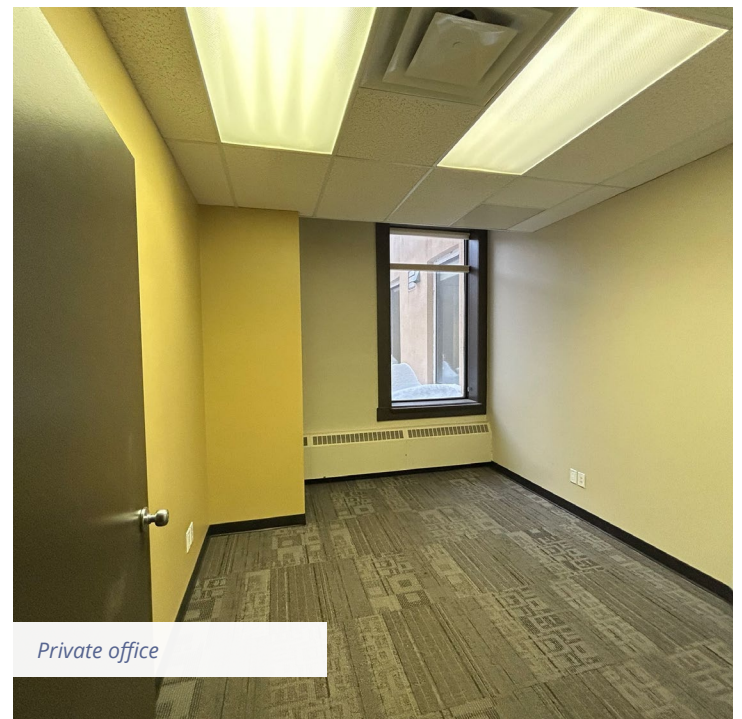
Property Profile

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	\$3.89/SF (est. 2025)
Occupancy Costs	\$12.92/SF (est. 2025)
Net Lease Rate	\$14.00/SF

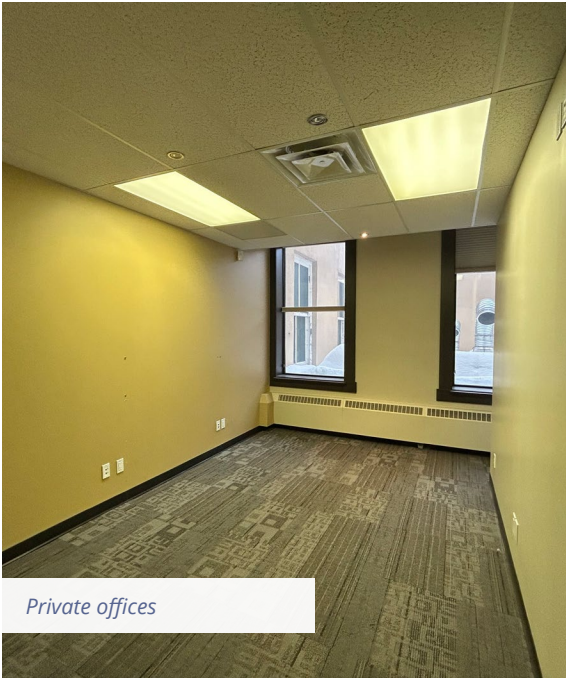


Property features

- 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

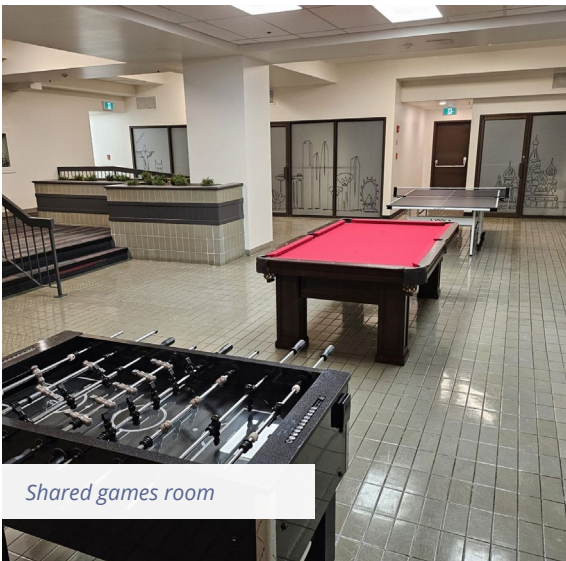


Shared fitness facility

Rendering



Shared boardroom



Shared games room

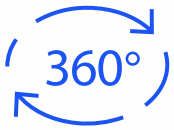


Shared kitchen/lunchroom

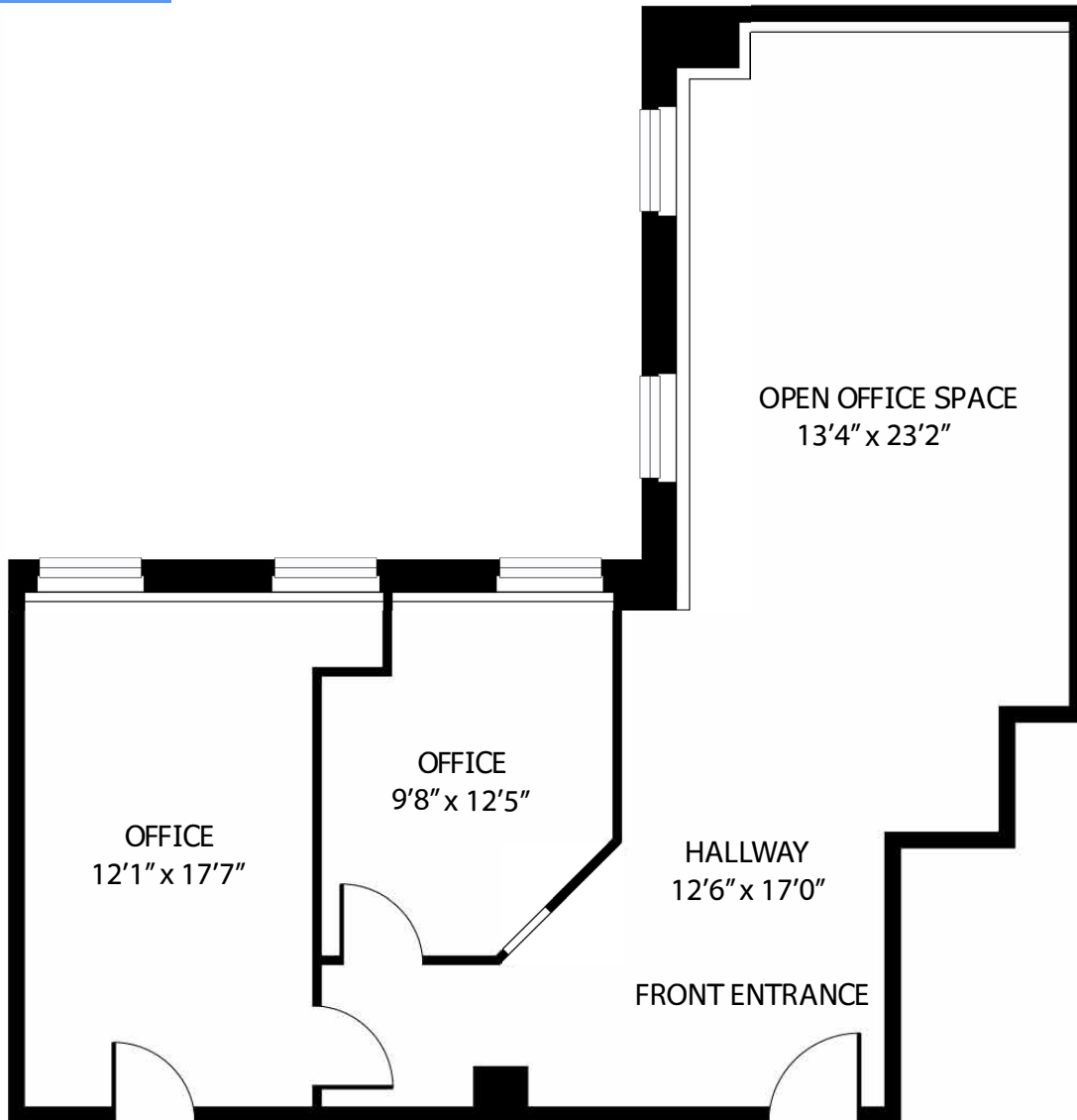
Floor Plan



1,032
square feet
available



Click here for
virtual tour



Jason Wionzek

Senior Vice President | Sales Associate

+1 306 227 2408

jason.wionzek@colliers.com

Ward Edwards

Senior Sales Associate

+1 306 850 3353

ward.edwards@colliers.com

collierscanada.com/p-can2017069

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers McClocklin Real Estate Corp.