



Colliers

135 21st Street East, Suite 409, Saskatoon, SK Excl.

MacMillan Building office **for lease**

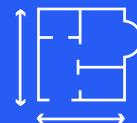
Office space in one of Saskatoon's historic buildings.

Located on the fourth floor, Suite 409 features a compact floor plan comprised of a private office and an open work area with views of 2nd Avenue South and the Central Business District. 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 409
522 SF



Downtown
office

Ward Edwards

Senior Sales Associate

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Jason Wionzek

Senior Vice President | Sales Associate

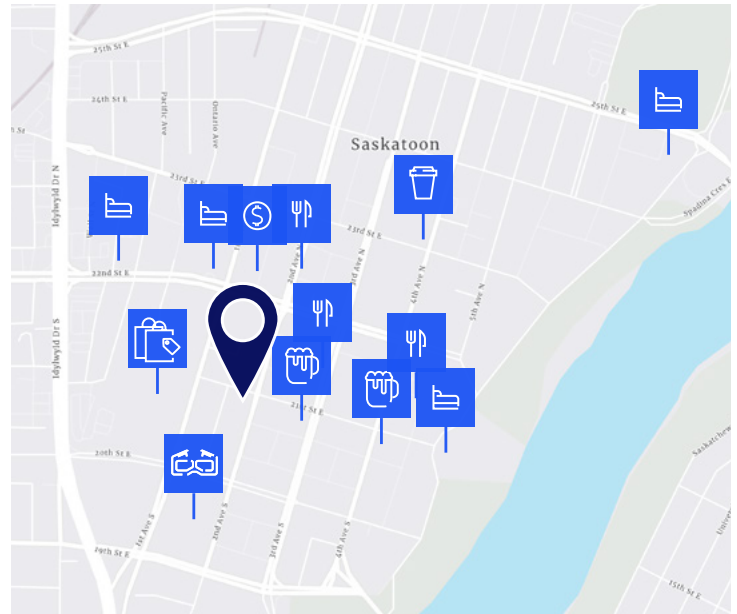
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Property Profile

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 409 522 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

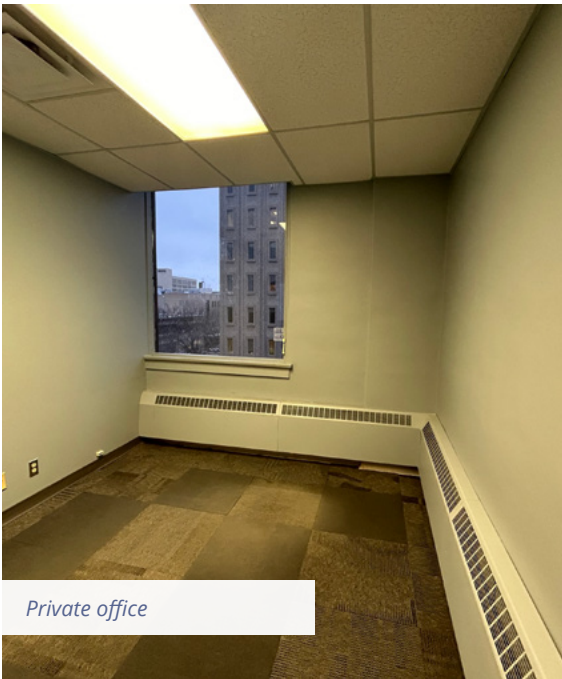


Property features

- Views of the Central Business District
- One (1) private office
- Compact layout
- 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 office



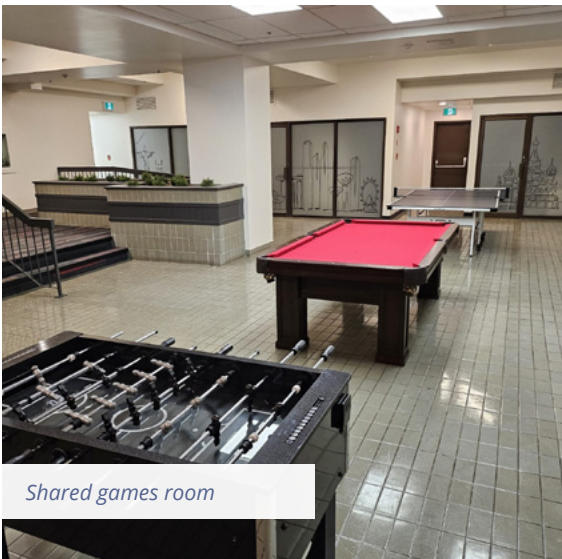
Open work area



Shared fitness facility



Shared boardroom



Shared games room



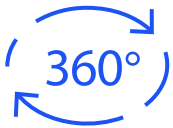
Shared kitchen/lunchroom

Floor Plan

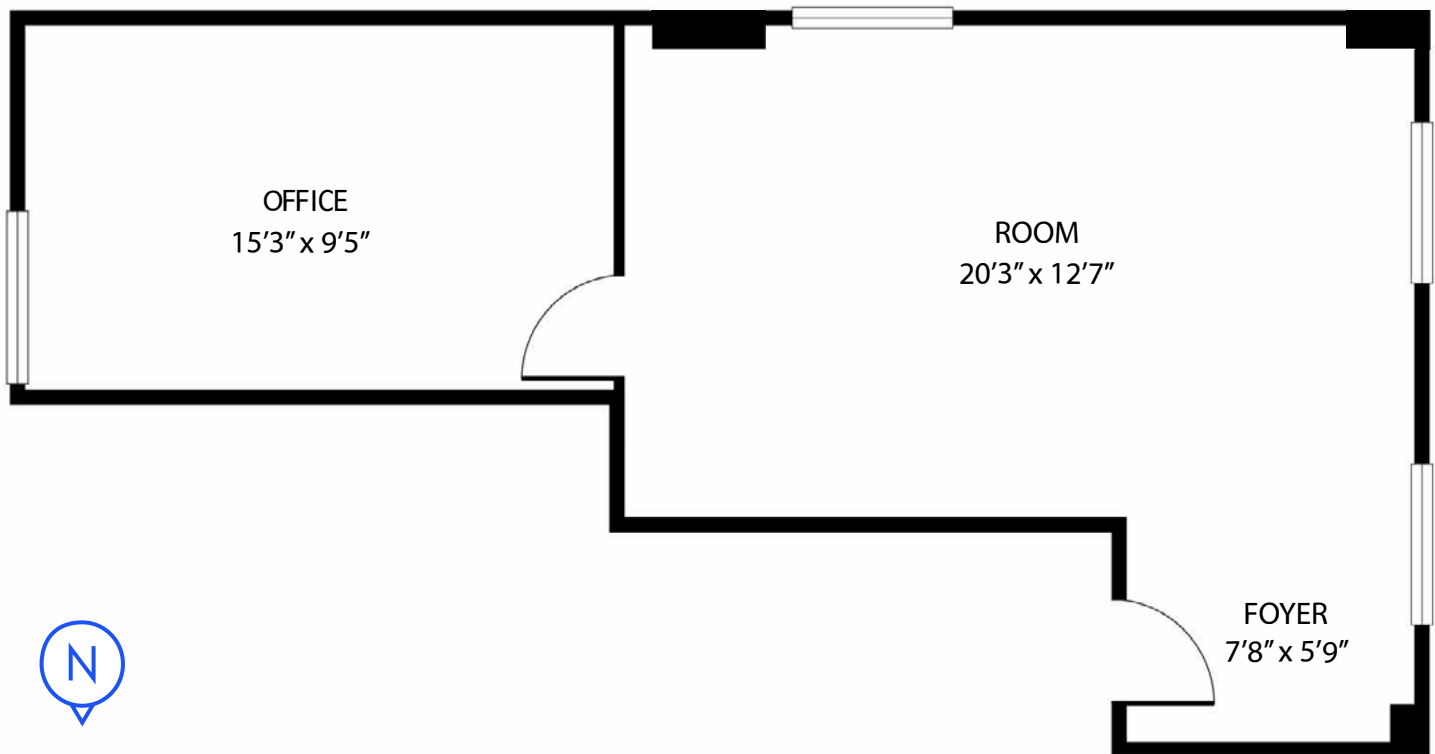


522

square feet
available



Click here for
virtual tour



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