



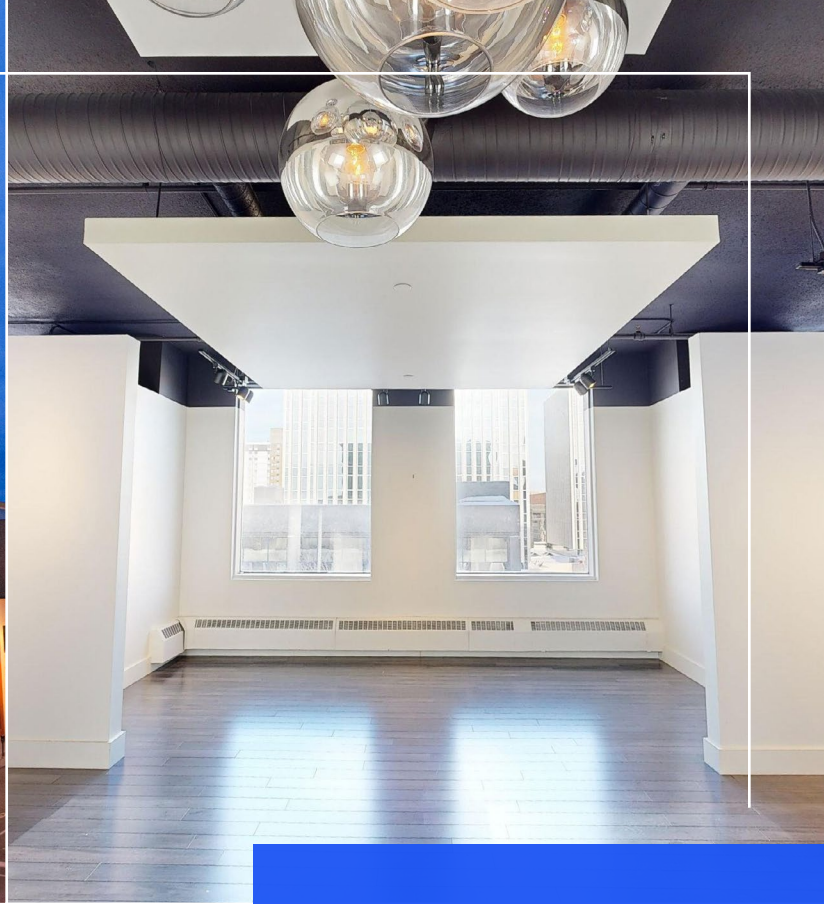
105 21st Street East, Suite 403, Saskatoon, SK Excl.

Canada Building office **for lease**

Office space in one of Saskatoon's historic buildings.

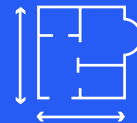
Located on the 4th floor, Suite 403 features a spacious floor plan with high-end finishes. The open concept space includes a reception area, boardroom and a modern kitchen.

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 403
2,444 SF



Downtown
office

Ward Edwards

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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 403 2,444 SF

Building Area 77,577 SF

Site Area 0.32 AC

Zoning B6 (Downtown Commercial)

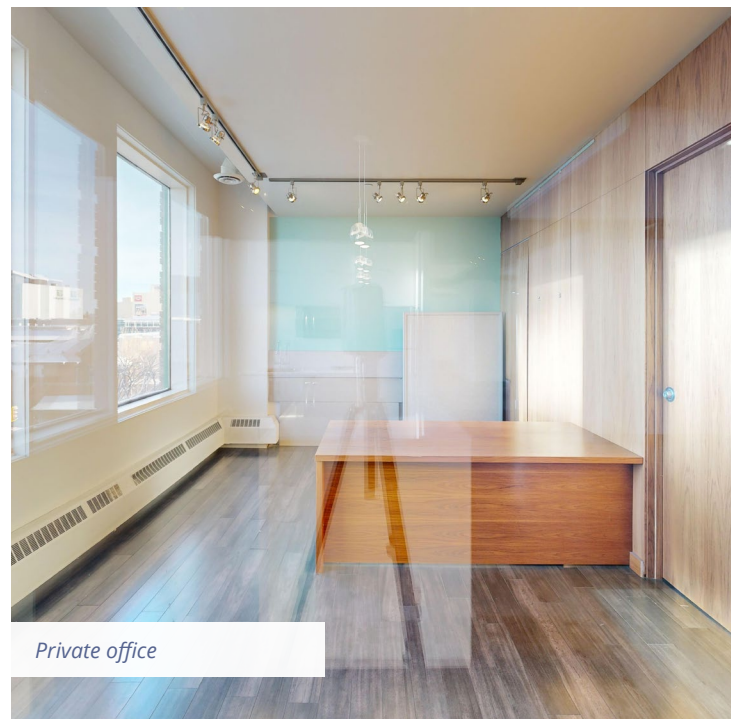
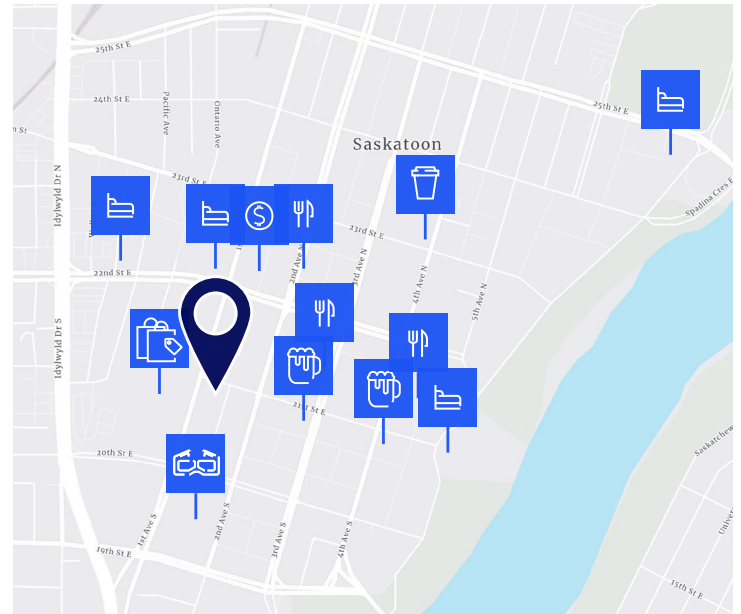
Parcel 120169188

Possession TBD

Property Tax \$4.19/SF (est. 2025)

Occupancy Costs \$13.87/SF (est. 2025)

Net Lease Rate \$16.00/SF

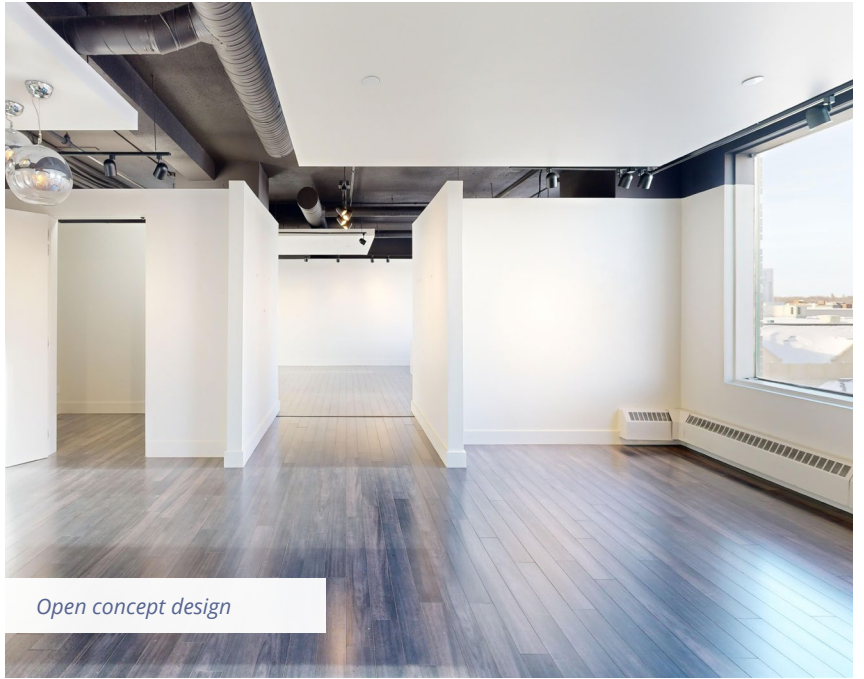


Property features

- Views of the Central Business District
- Spacious design
- Modern kitchen
- Large storage room
- 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



Modern kitchen

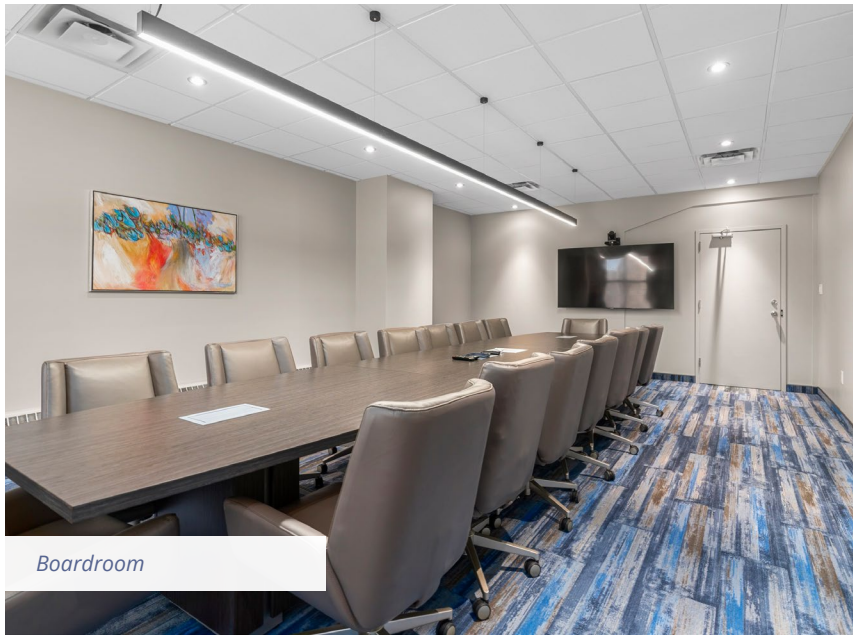


Open concept design

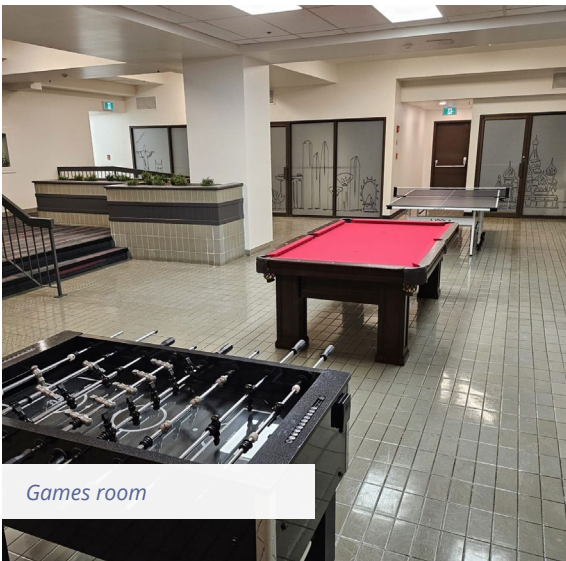


Fitness facility

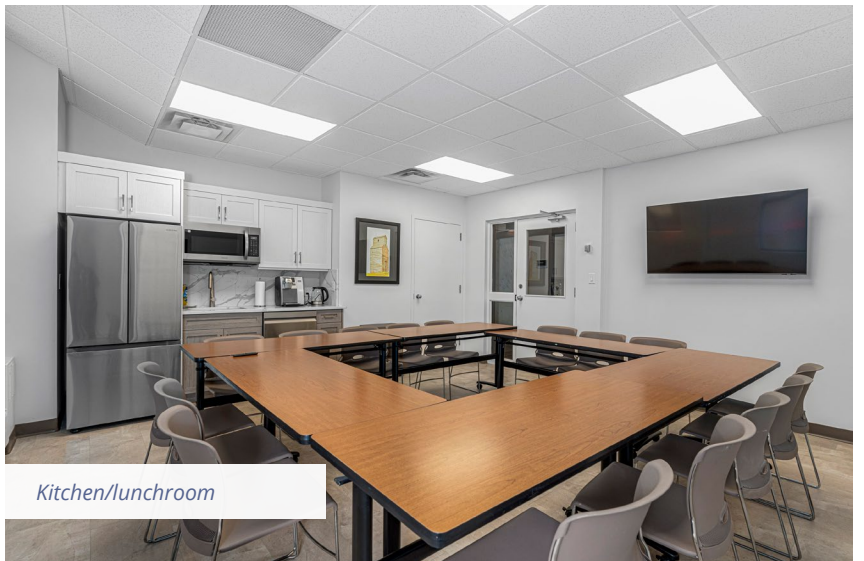
Rendering



Boardroom



Games room

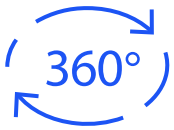


Kitchen/lunchroom

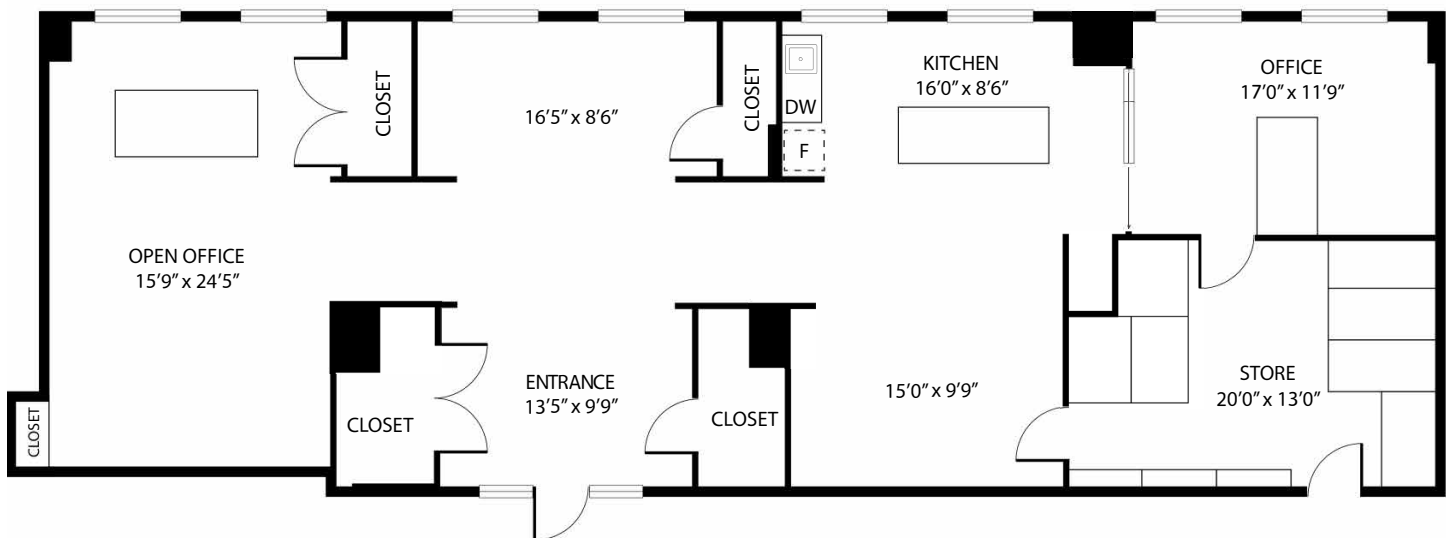
Floor Plan



2,444
square feet
available



Click here for
virtual tour



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