



105 21st Street East, Suite 301, Saskatoon, SK Excl.

Canada Building office **for lease**

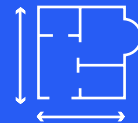
Office space in one of Saskatoon's historic buildings.

Located on the 3rd floor, Suite 301 offers a compact layout featuring a reception area and two (2) private offices with sinks.

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 301
901 SF



Downtown
office

Ward Edwards

Senior Sales Associate

+1 306 850 3353

ward.edwards@colliers.com

Jason Wionzek

Senior Vice President | Sales Associate

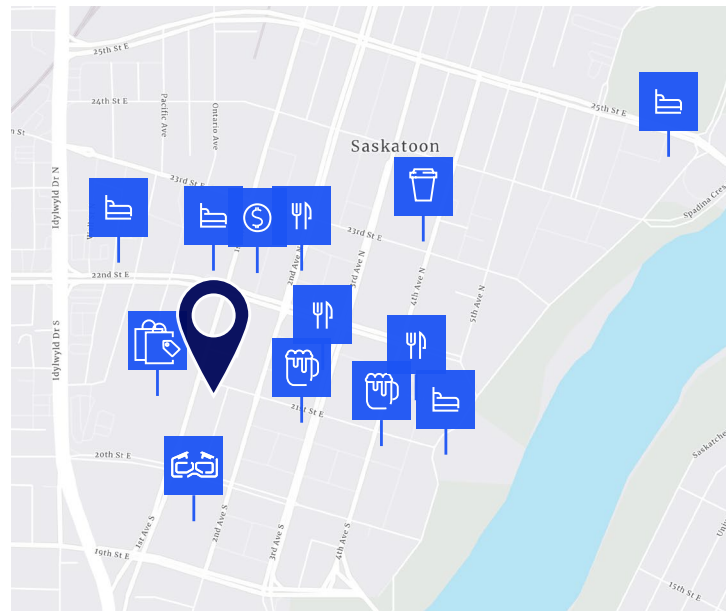
+1 306 227 2408

jason.wionzek@colliers.com

Property Profile

Canada Building Office

Located across the street from Midtown Plaza, TCU Place, the South Saskatchewan River bank, River Landing and more.



Available Suite 301 901 SF

Building Area 77,577 SF

Site Area 0.32 AC

Zoning B6 (Downtown Commercial)

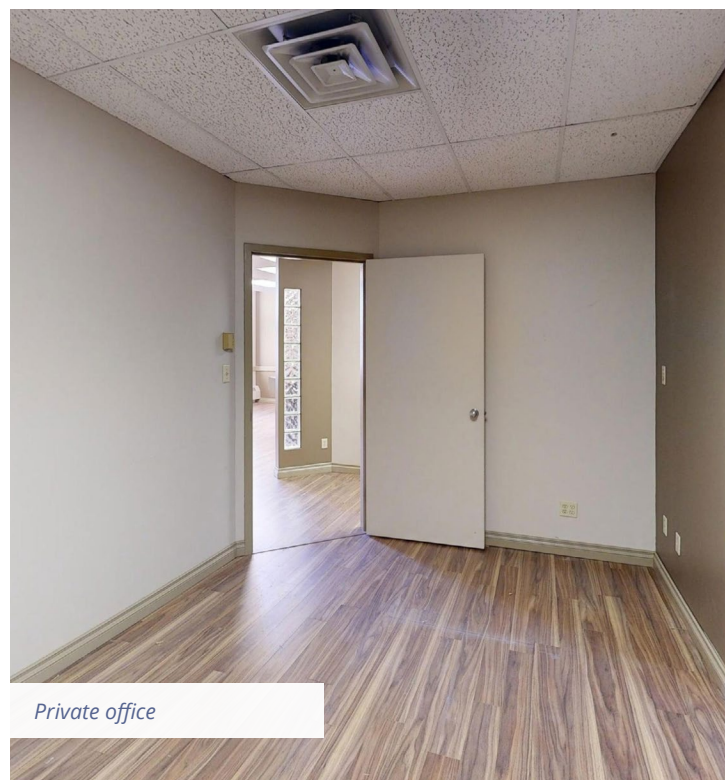
Parcel 120169188

Possession TBD

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

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

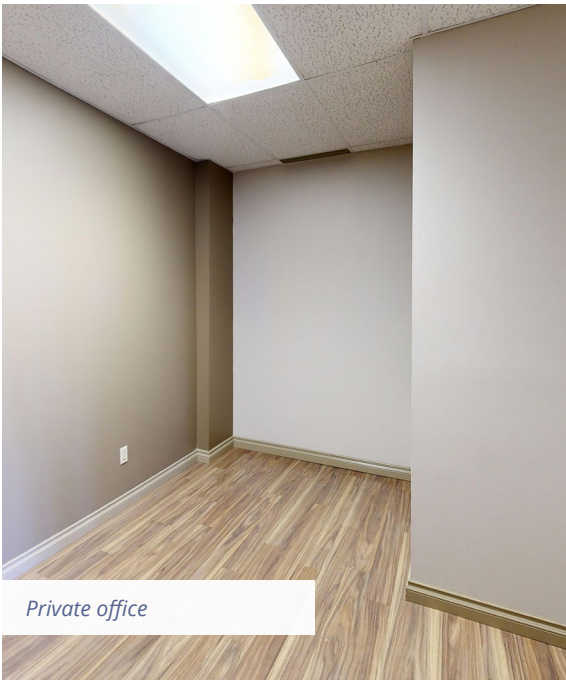
Net Lease Rate \$16.00/SF



Private office

Property features

- Reception area
- Two (2) private offices with sinks
- Shared washrooms
- Tenants have access to a new boardroom, kitchen/lunchroom, gym and games room
- Directory signage available in main lobby
- Parking available nearby at market rates
- Leasing incentives available; contact listing agent for details



Private office

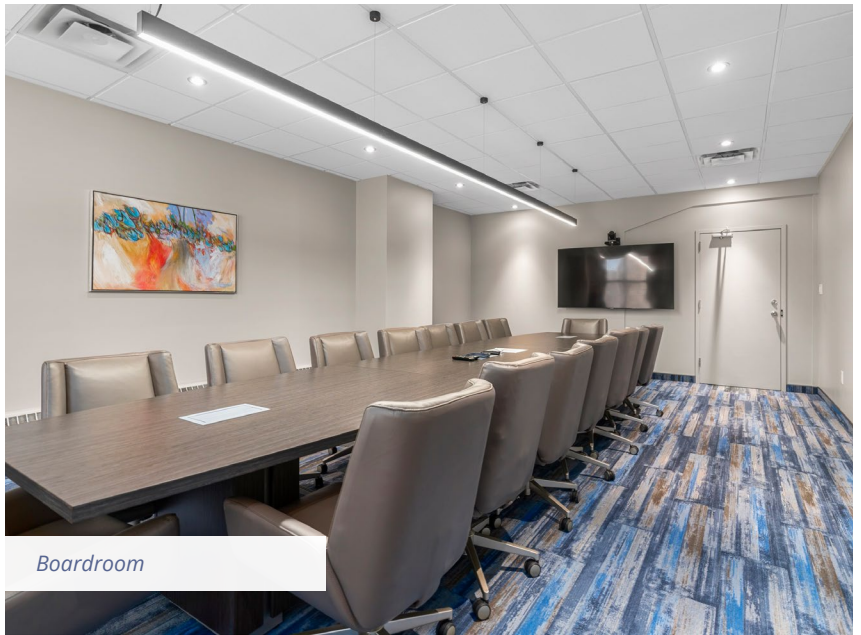


Private office

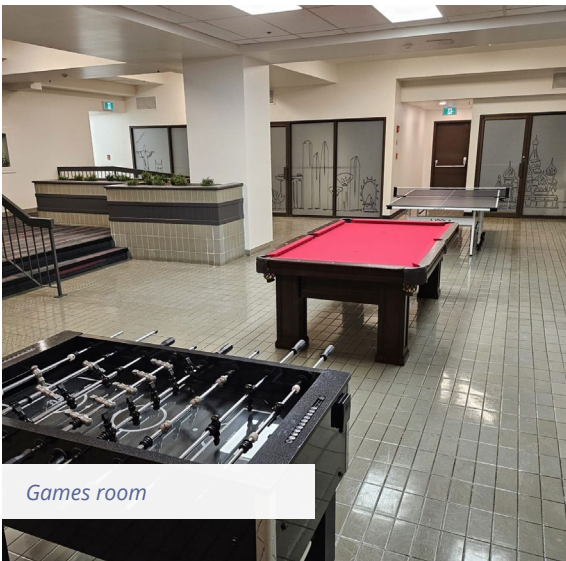


Fitness facility

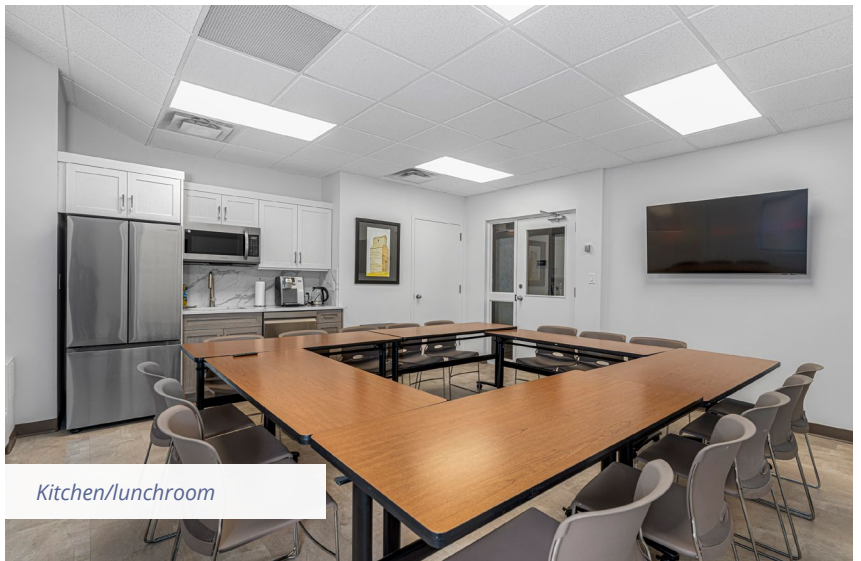
Rendering



Boardroom



Games room



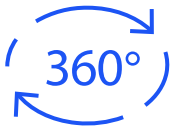
Kitchen/lunchroom

Floor Plan

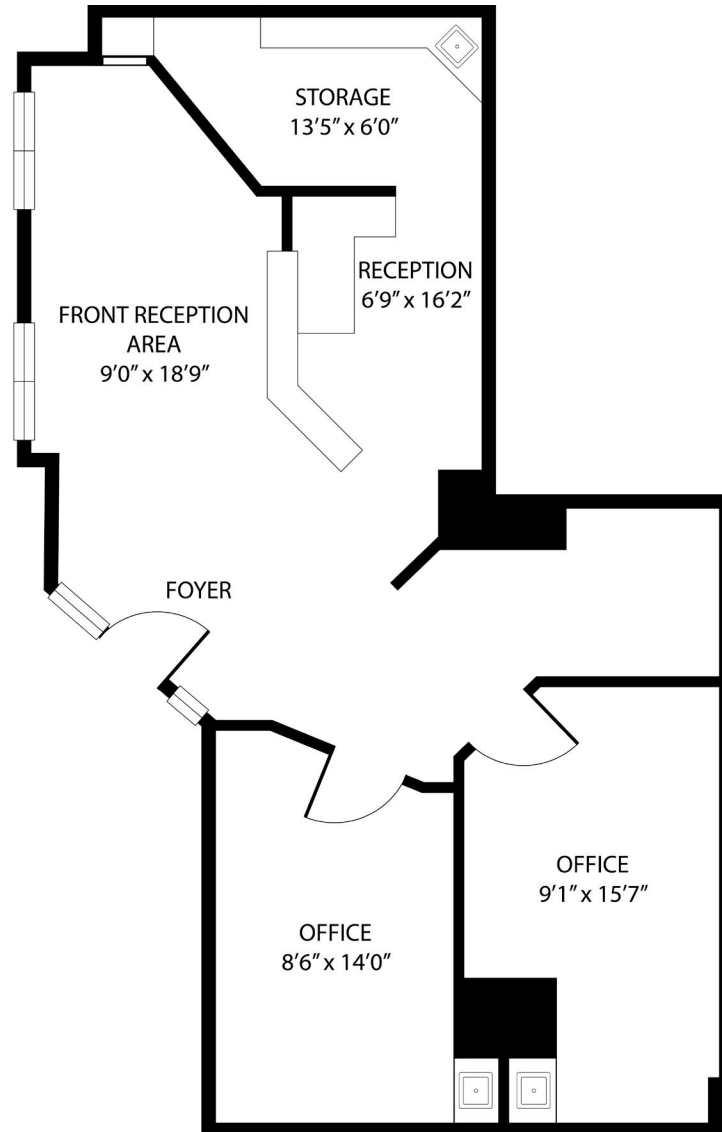


901

square feet
available



Click here for
virtual tour



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