



105 21st Street East, Suite 305, Saskatoon, SK Excl.

Canada Building office **for lease**

Office space in one of Saskatoon's historic buildings.

Located on the 3rd floor, Suite 305 boasts views of 1st Avenue North and Midtown Plaza and features a functional layout tailored to healthcare professionals.

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 305
1,165 SF



Downtown
office

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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 305 1,165 SF

Building Area 77,577 SF

Site Area 0.32 AC

Zoning B6 (Downtown Commercial)

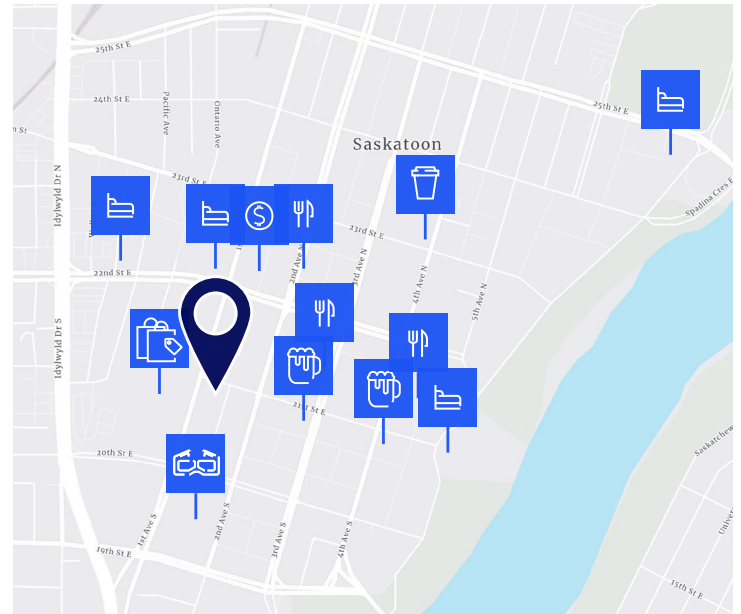
Parcel 120169188

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 1st Avenue North and Midtown Plaza
- Large reception with storage
- Supply room with sink
- Three (3) patient rooms
- 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



Reception area

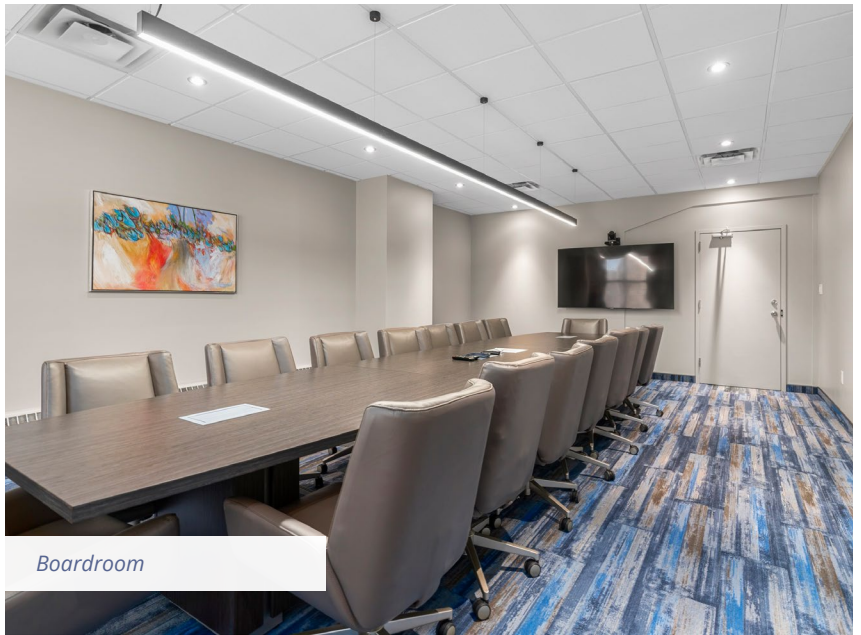


Staff prep area

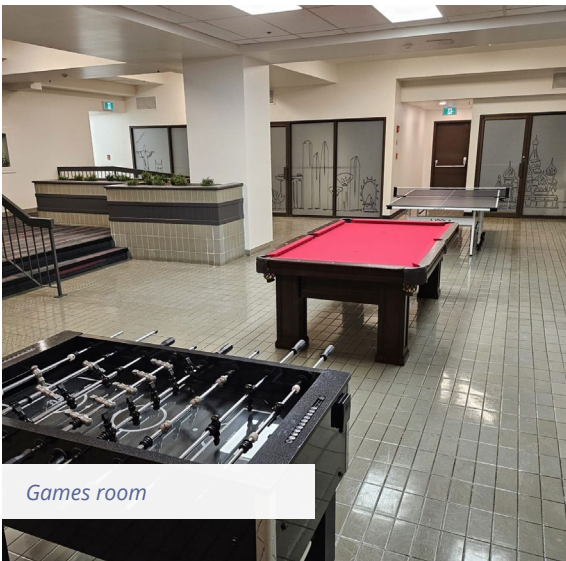


Fitness facility

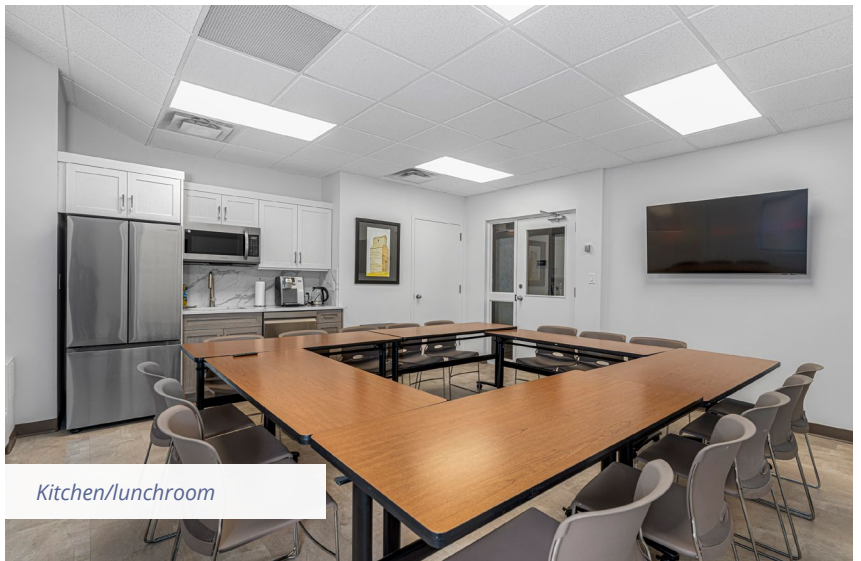
Rendering



Boardroom



Games room

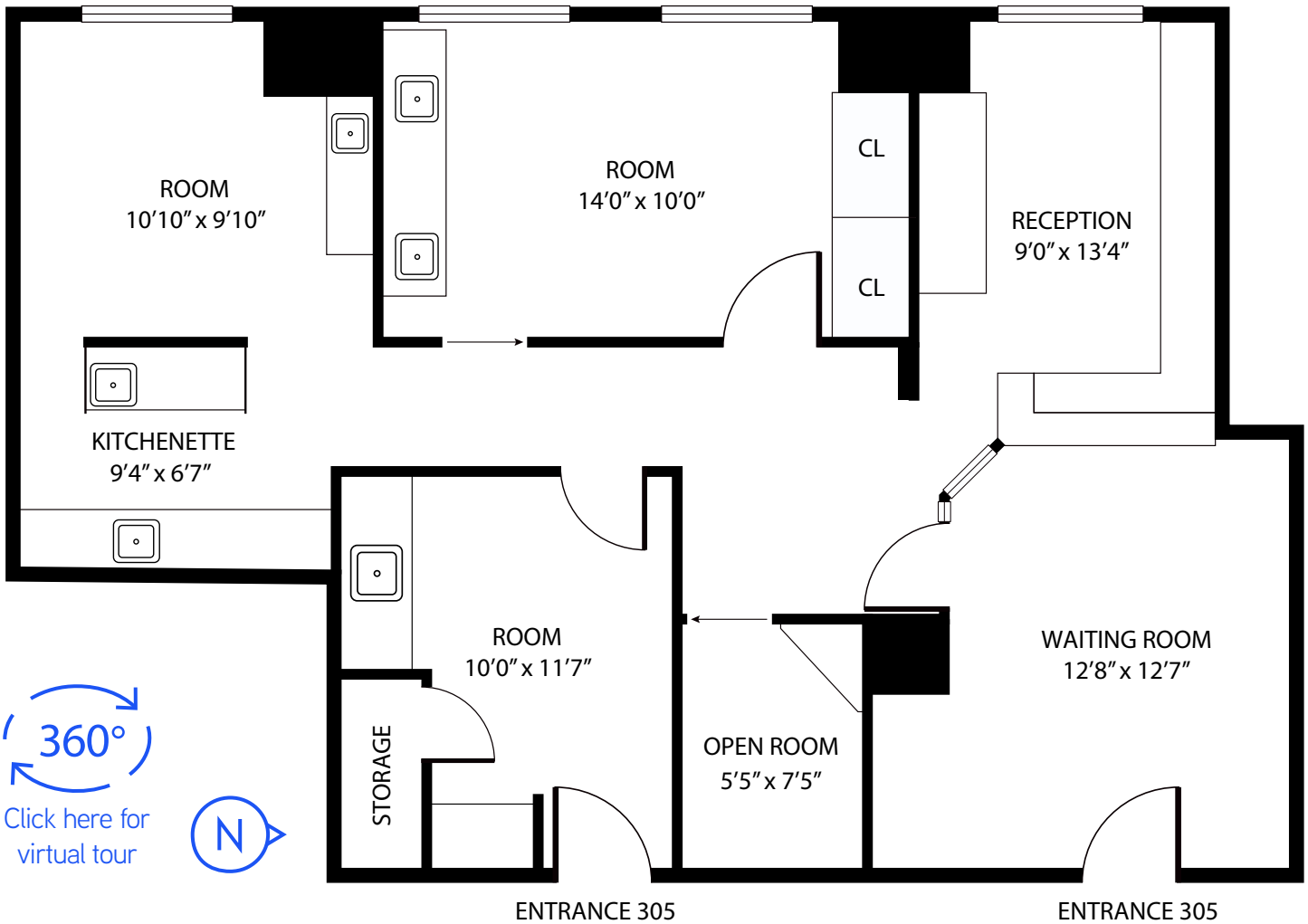


Kitchen/lunchroom

Floor Plan



1,165
square feet
available



360°
Click here for
virtual tour



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