



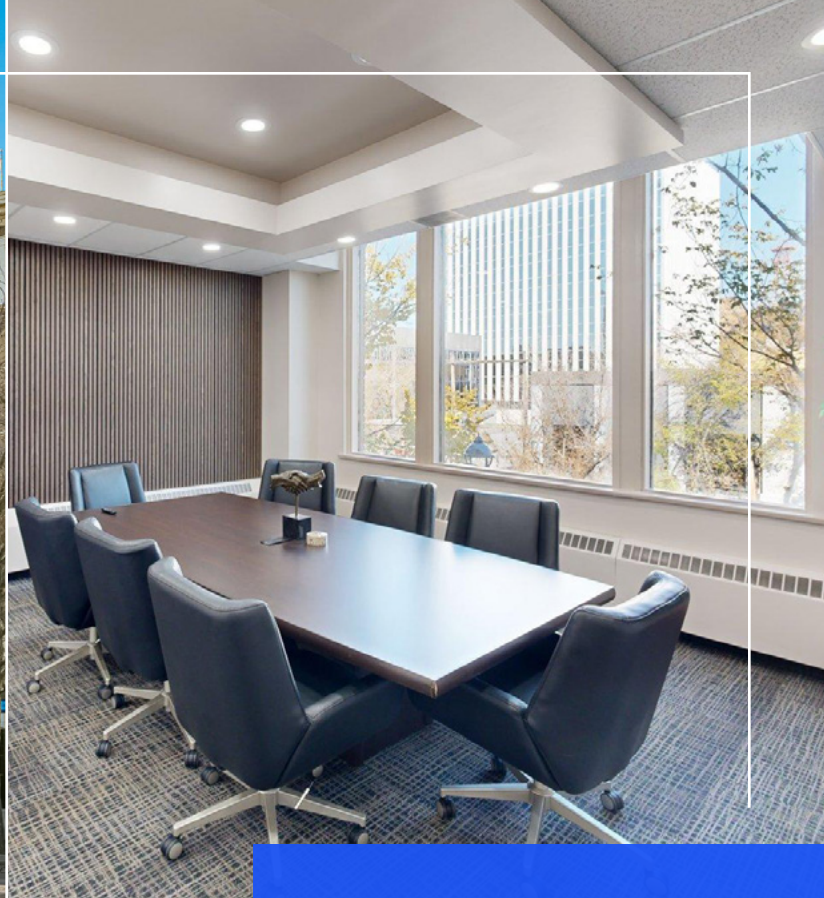
135 21st Street East, Suite 315, Saskatoon, SK Excl.

MacMillan Building office **for lease**

Office space in one of Saskatoon's historic buildings.

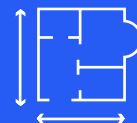
Located on the third floor, Suite 315 offers exceptional views of the 21st Street corridor and the Bessborough Hotel. Half the space has been upgraded and is currently occupied, while the other half remains in base condition ready for tenant-led improvements. With flexible leasing options, a tenant can occupy the entire suite or lease either half.

The building features secure key fob access. Tenants enjoy access to shared washrooms and recently upgraded amenities, including a boardroom with state-of-the-art audiovisual and video conferencing systems, a kitchen/lunchroom, a modern fitness centre with change rooms and showers, and a games room equipped with a pool table, shuffleboard, table tennis, and foosball. These amenities are located in the neighboring Canada Building.



Asking:

\$14
PSF



Suite 315
2,434 SF



Downtown
office

Ward Edwards

Senior Sales Associate

+1 306 850 3353

ward.edwards@colliers.com

Jason Wionzek

Senior Vice President | Sales Associate

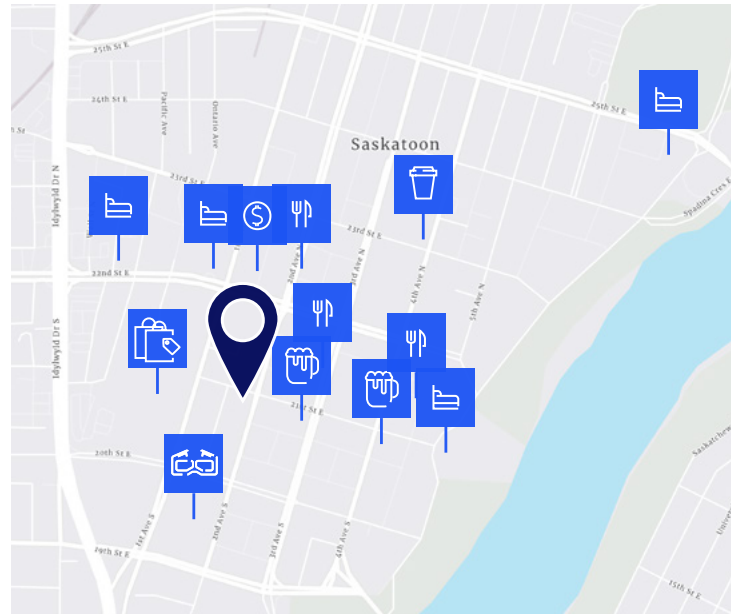
+1 306 227 2408

jason.wionzek@colliers.com

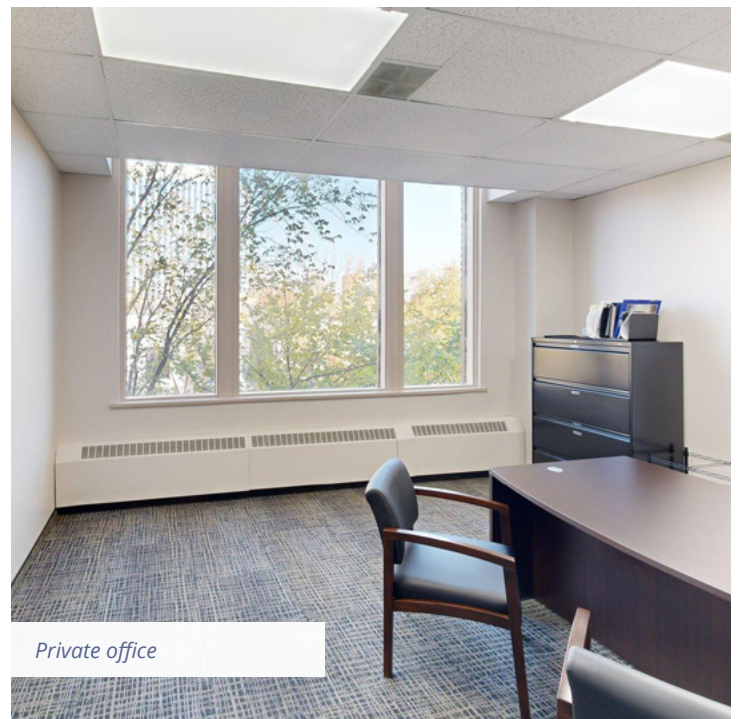
Property Profile

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 315 2,434 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



Private office

Property features

- Great views of 21st Street corridor and the Bessborough Hotel
- The full suite includes four (4) private offices, two (2) boardrooms, a kitchenette and storage
- 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



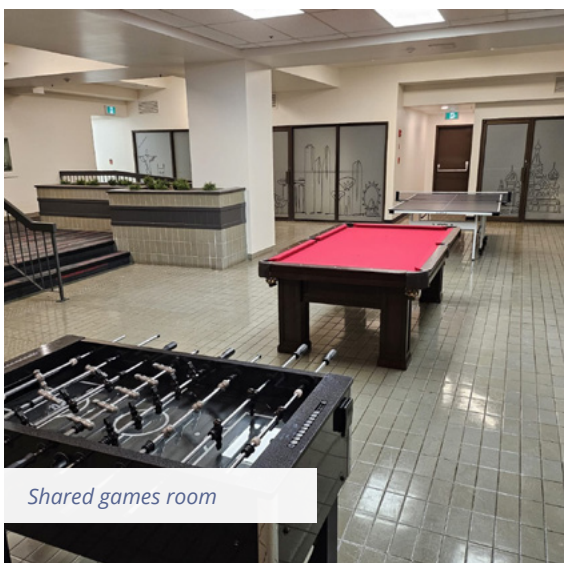
Renovated reception



Shared fitness facility



Shared boardroom



Shared games room



Shared kitchen/lunchroom

Floor Plan



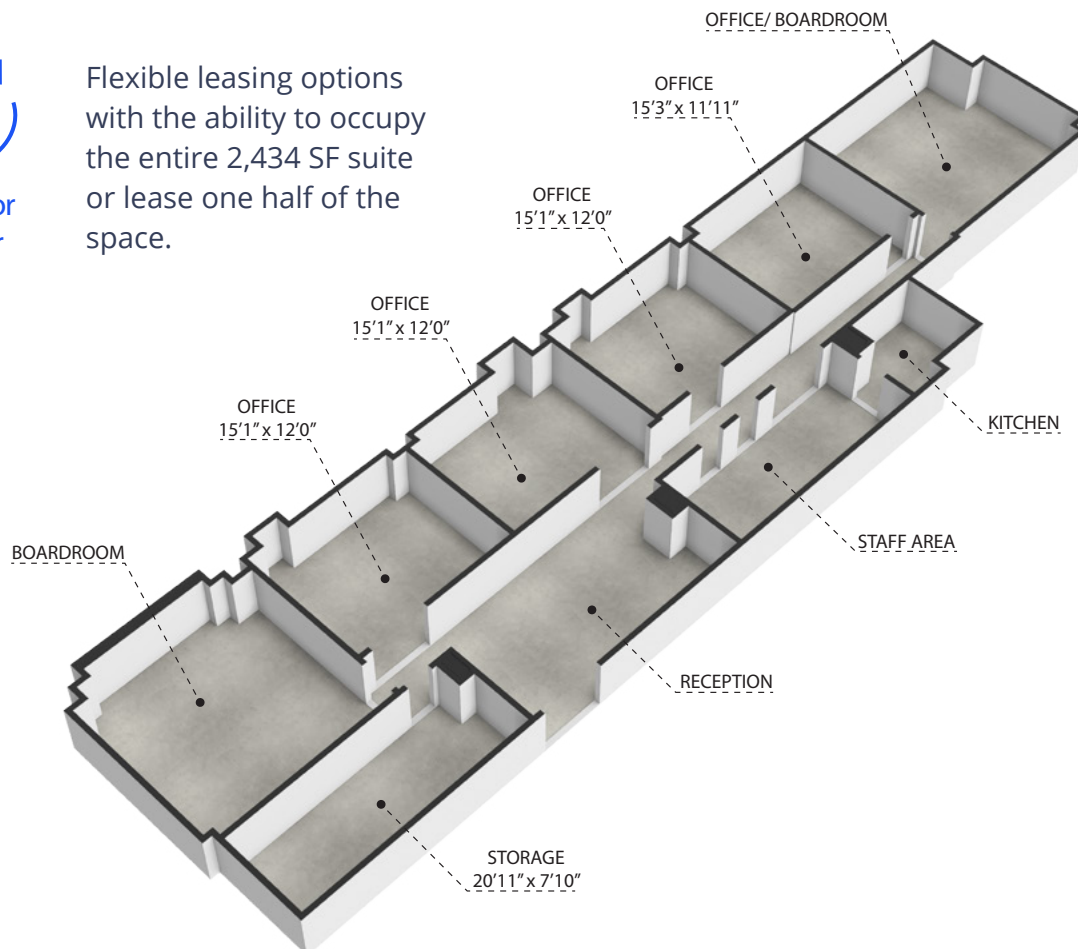
2,434

square feet
available



Click here for
virtual tour

Flexible leasing options
with the ability to occupy
the entire 2,434 SF suite or
lease one half of the
space.



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-can2017066

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