



135 21st Street East, Suite 202, Saskatoon, SK Excl.

MacMillan Building office **for lease**

Office space in one of Saskatoon's historic buildings.

Located on the second floor, Suite 202 features a large reception and work station area, four (4) private offices, a kitchen area with sink, staff room with shower and lockers and views of 21st Street East and 2nd Avenue South. 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 202
2,100 SF



Downtown
office

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Jason Wionzek

Senior Vice President | Sales Associate

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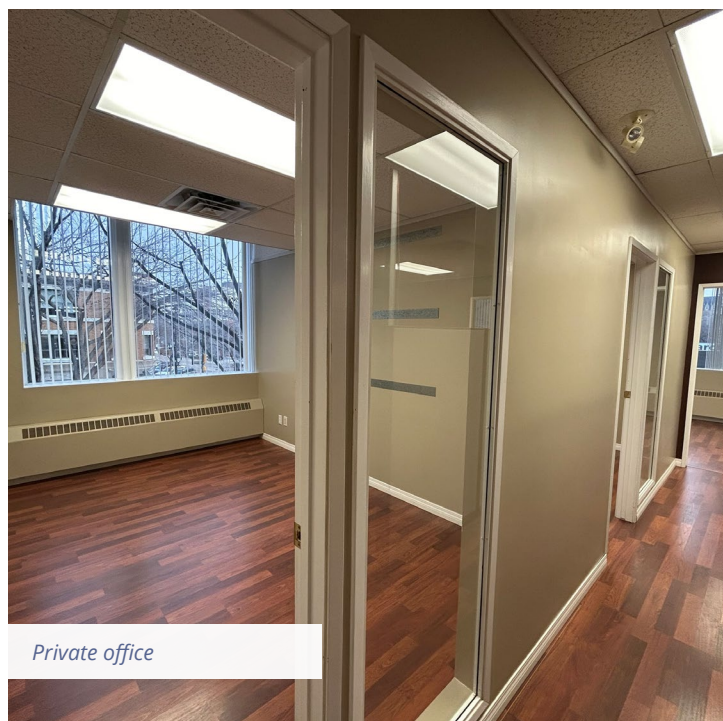
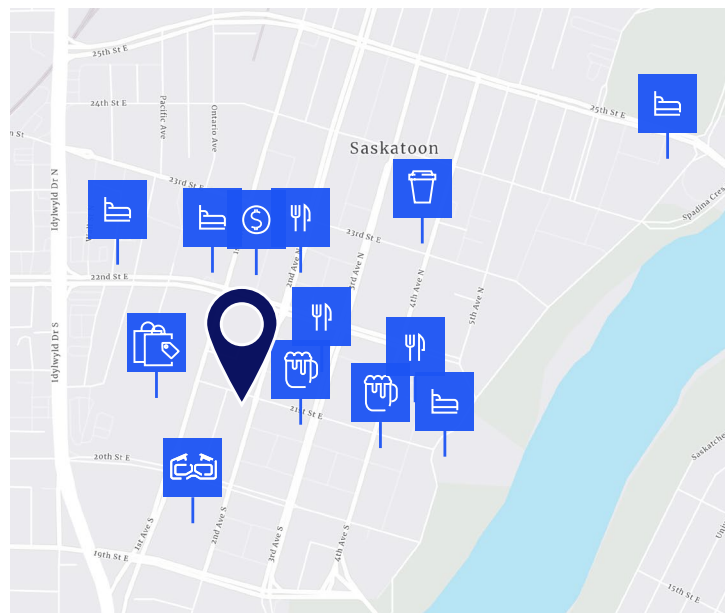
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Property Profile

MacMillan Building Office

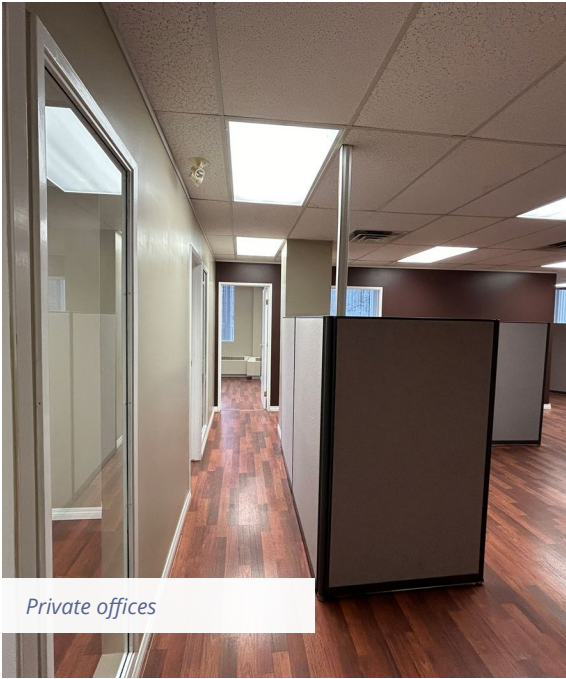
Located across the street from Midtown Plaza and near TCU Place, the South Saskatchewan River bank, River Landing and more.

| | |
|------------------------|--------------------------|
| Available | Suite 202 2,100 SF |
| Building Area | 23,407 SF |
| Site Area | 0.2 AC |
| Zoning | B6 (Downtown Commercial) |
| Parcel | 131590537, 131590548 |
| Possession | TBD |
| Property Tax | \$3.89/SF (est. 2025) |
| Occupancy Costs | \$12.92/SF (est. 2025) |
| Net Lease Rate | \$14.00/SF |



Property features

- Large reception and work station area
- Four (4) private offices
- Shower and locker room
- Kitchen area with sink
- Double door entry
- 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 offices



Large work station area

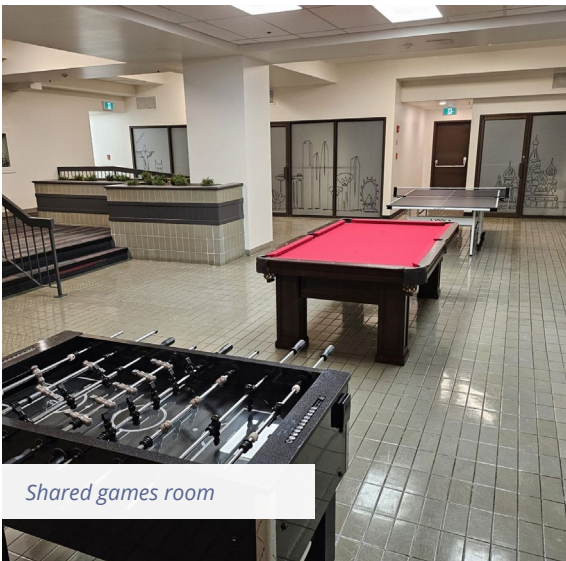


Shared fitness facility

Rendering



Shared boardroom



Shared games room



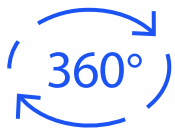
Shared kitchen/lunchroom

Floor Plan

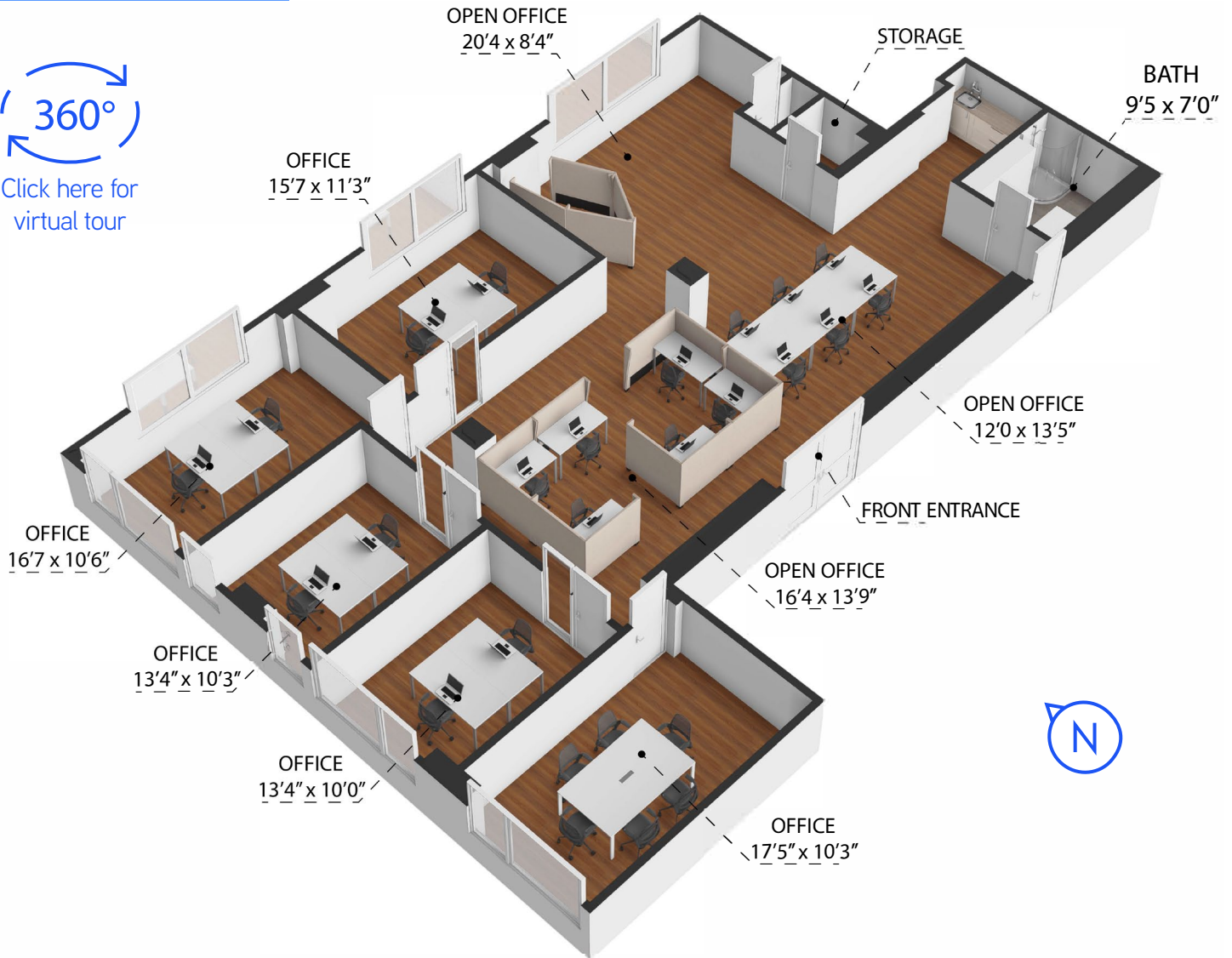


2,100

square feet
available



Click here for
virtual tour



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