

Office Space For Lease

# Historic Downtown Building

135 21<sup>ST</sup> STREET EAST  
SASKATOON, SK Excl.





Local History Room  
Saskatoon Public Library A-1233

## Overview

The MacMillan Building is one of Saskatoon's historic properties. The building was constructed in 1926 and designed by renowned Saskatoon architect Frank P. Martin. This four-storey building replaced the Drinkle No. 1 building that burned down in a fire in 1925.

A vibrant downtown location amongst trendy restaurants and retail stores and steps away from the iconic Canada Building and Midtown Plaza.



Games Room



Fitness Room



Central Downtown  
Location



Downtown  
Amenities

# Property Profile

## Summary Specifications

**Available** 522 SF to 2,434 SF

**Building Area** 23,407 SF

**Site Area** 0.20 AC

**Zoning** B6 (Downtown Commercial)

**Parcel** 131590537, 131590548

**Possession** Immediate

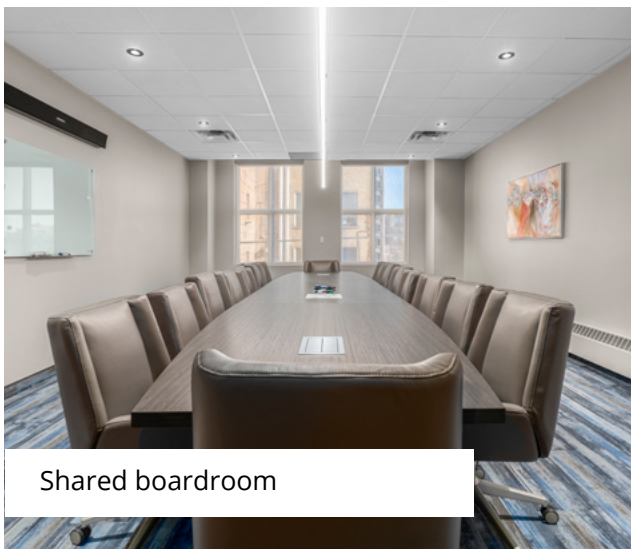
**Taxes** \$4.49/SF (est. 2026)

**CAM Costs** \$14.12/SF (est.)  
Utilities & janitorial included

**Net Lease Rate** \$14.00/SF



Shared fitness facility



Shared boardroom



Shared kitchen & lunchroom



Shared fitness facility



Shared games room



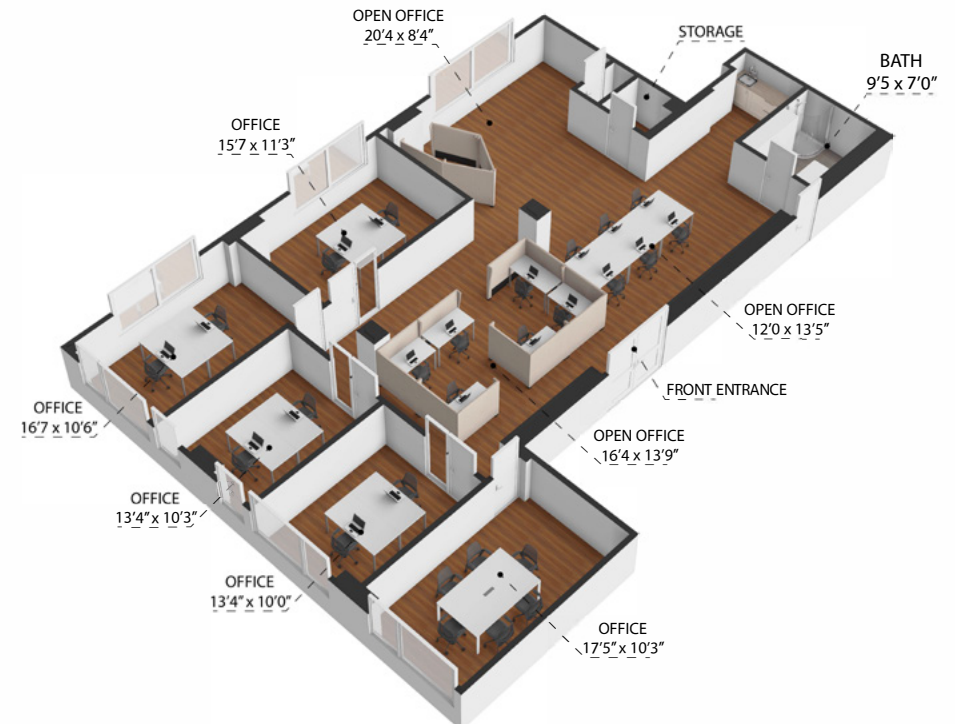
# Property Features

- Leasing incentives available; contact listing agents for details
- First class building in the heart of downtown Saskatoon at competitive rates
- Located at the prominent corner of 21<sup>st</sup> Street and 2<sup>nd</sup> Avenue, this high-profile location lies within the retail and office corridor connecting Midtown Plaza to the Bessborough Hotel
- Variety of options available for office users, including medical use featuring separate rooms and a reception/waiting room area
- Large windows provide an abundance of natural light and great views of downtown Saskatoon
- The building is accessible to public transportation and just a short walk to many shops and restaurants
- Paid parking stalls for client use are available nearby at the corner of 2<sup>nd</sup> Avenue and 20<sup>th</sup> Street
- Directory signage available in lobby and potential for exterior signage
- Recently renovated main entrance and lobby provides a bright, fresh welcome while maintaining the integrity of this beautiful heritage building
- Tenants will have access to the newly renovated gym area in the neighbouring Canada Building
- Responsive and attentive property management and dedicated building operator on-site
- Shared washrooms



## Suite 202 - 2,100 SF

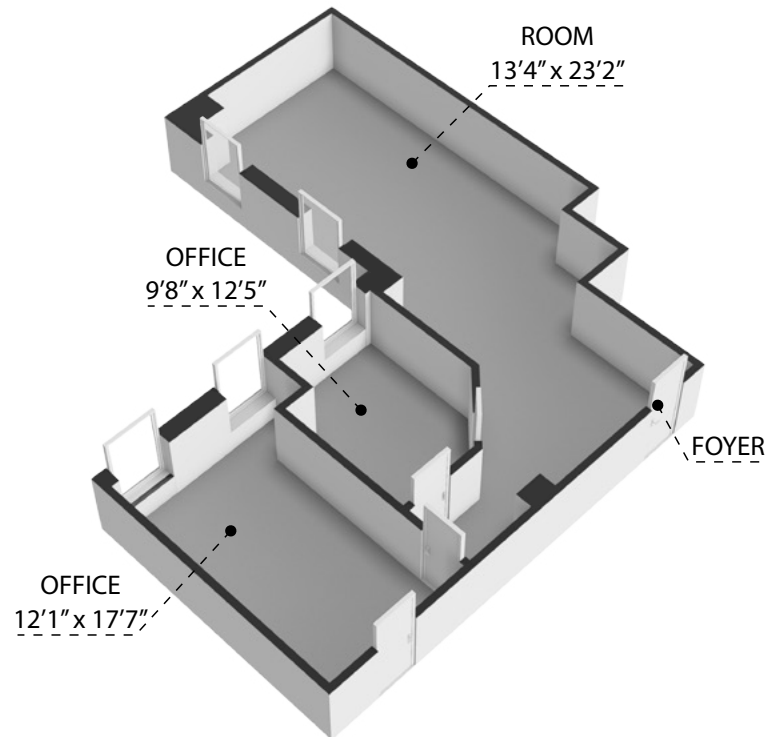
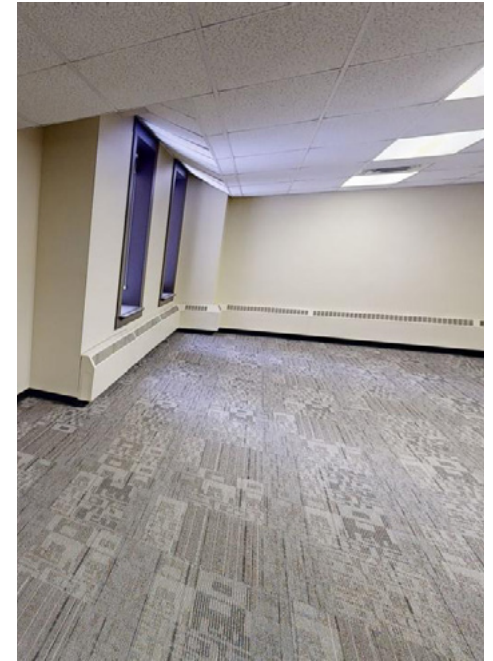
- Large reception and work station area
- Four (4) offices
- IT room
- Kitchen area with sink
- Staff room with showers and lockers
- Double door entry



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virtual tour

# Suite 203 - 1,032 SF

- One (1) office
- Boardroom
- Open area for work stations

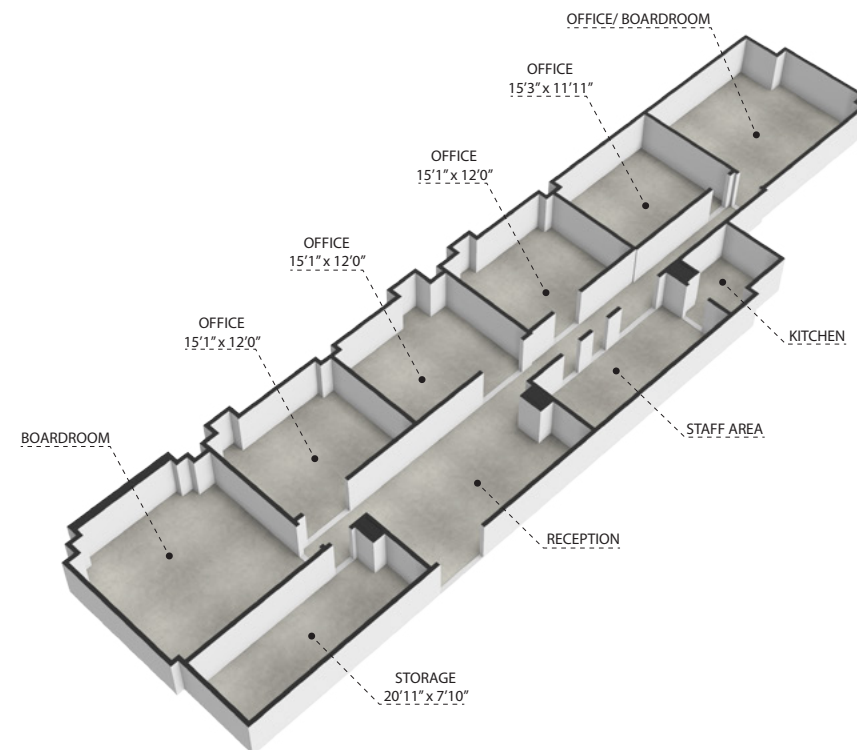


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## Suite 315 - 2,434 SF

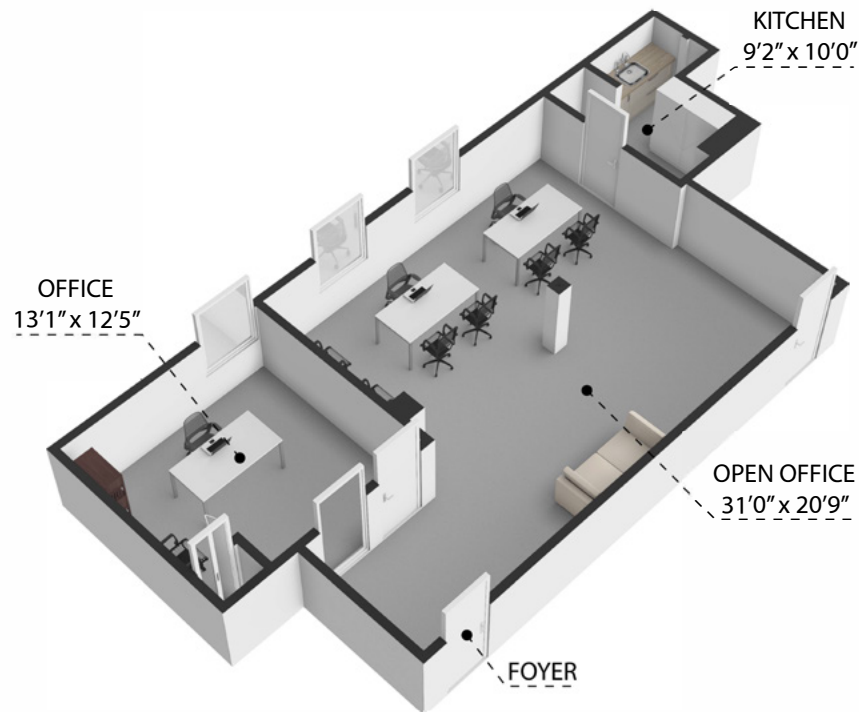
- Half-renovated space; one side of the unit is fully renovated and move-in ready
- The other half is unfinished, allowing for customizable improvements tailored to the tenant's needs
- Flexible leasing options allow prospective tenants to lease the renovated portion, the unfinished portion or the entire space



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# Suite 408 - 894 SF

- Large open space with ample room for approximately three (3) work stations
- One (1) office
- One (1) kitchen/sink area with storage cabinets
- Two (2) access doors from main hallway into suite



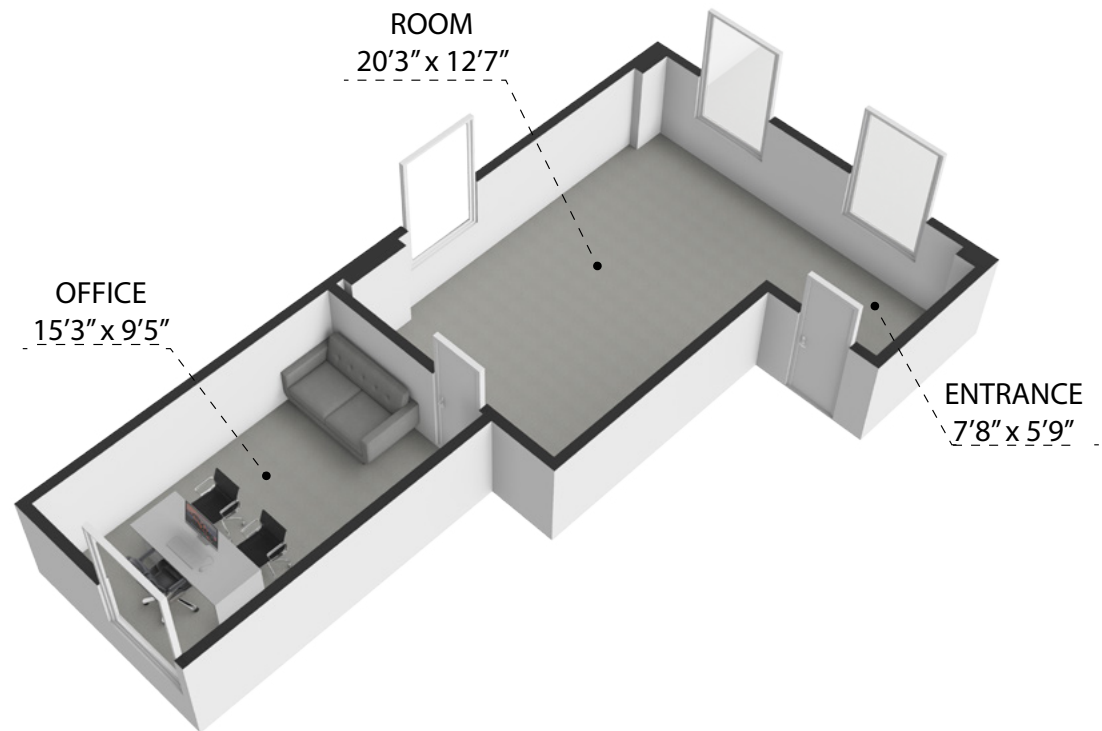
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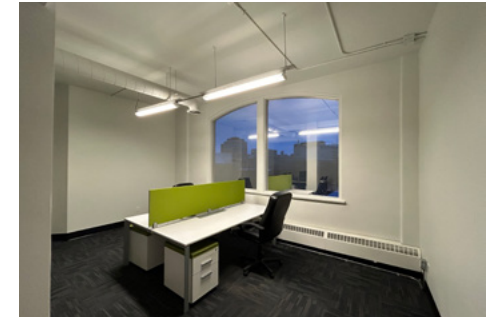
## Suite 409 - 522 SF

- One (1) separate office
- Open reception area

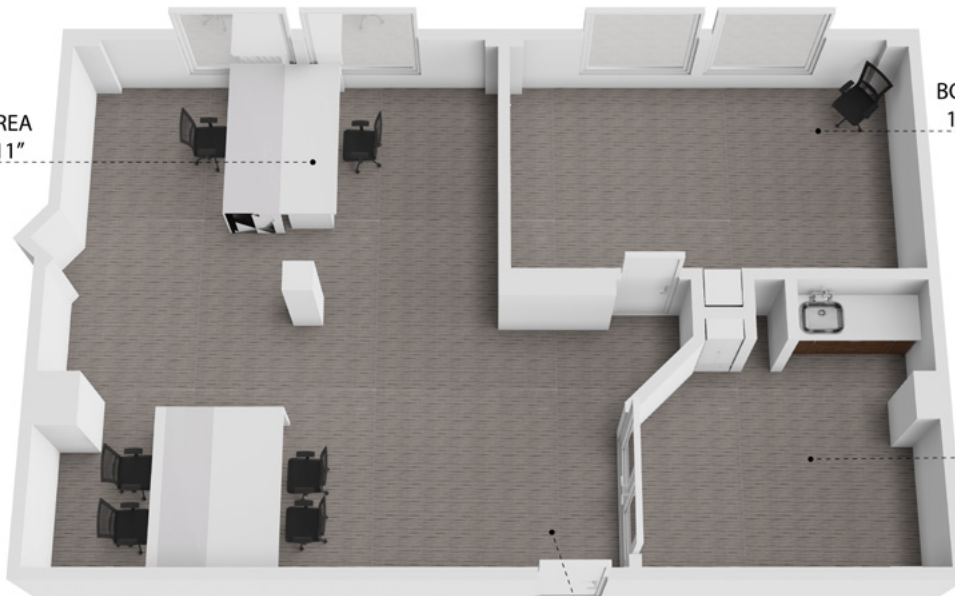


# Suite 410 - 1,024 SF

- Bullpen area
- Kitchen area
- Boardroom
- Great views of downtown Saskatoon



BULLPEN AREA  
26'8" x 22'11"



BOARDROOM  
17'5" x 10'5"

KITCHEN  
12'1" x 12'0"

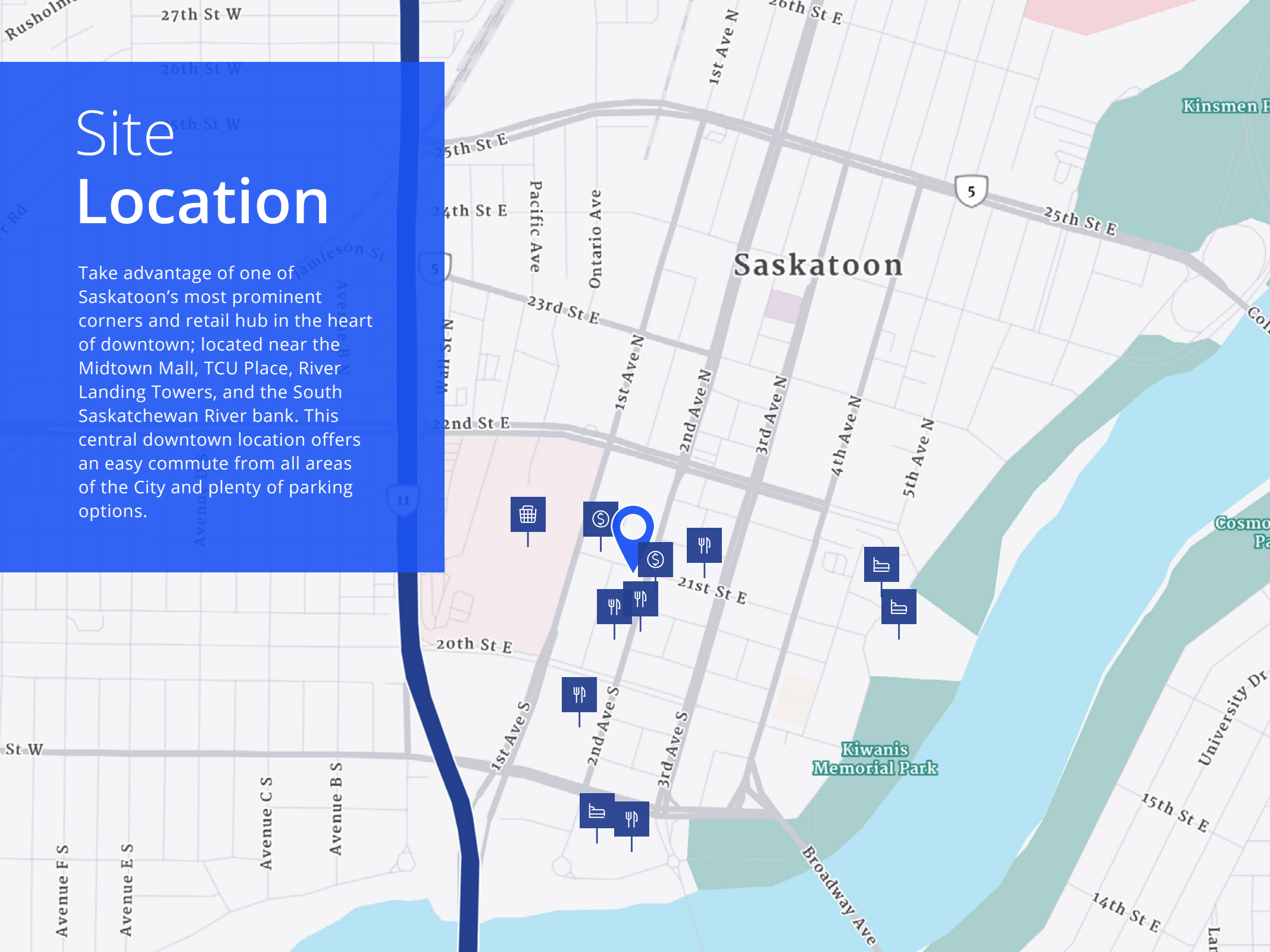
FOYER



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# Site Location

Take advantage of one of Saskatoon's most prominent corners and retail hub in the heart of downtown; located near the Midtown Mall, TCU Place, River Landing Towers, and the South Saskatchewan River bank. This central downtown location offers an easy commute from all areas of the City and plenty of parking options.





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