



Starting at  
**\$15.00**  
PSF

**WAYNE SATO**

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

wayne@waynesato.ca

www.waynesato.ca

**FOR LEASE | 300 CARLTON STREET**

**(±) 35,000 sq ft Available**

- Available on 60 days notice
- 600V, 120, 208V available
- Two Uninterruptible Power Supply (UPS) units
- Rooftop cooling units
- Two Liebert cooling units tied into the building loop dedicated for the data room
- Data centre capability - Two 400 amp Central Distribution Panel's (CDP)
- Fibre & Telephone Service - Multiple telephone and fibre drops (MTS/Telus and possibly Shaw on site)
- 600KVA capacity generator shared with 5th floor, which uses minimal capacity
- Minimum 14 parking stalls available on site with additional stalls available on adjacent property
- Non-restricted building access during business hours and after hours via card access
- Province of Manitoba contract security on site

**CAM & Tax: \$12.35 psf (2021 est.)**



Scan QR code to  
view website

**RE/MAX  
PROFESSIONALS**

1601 Buffalo Place  
Winnipeg, MB R3T 3K7  
o. 204-957-0500  
f. 204-452-4359  
wpgproperty.ca

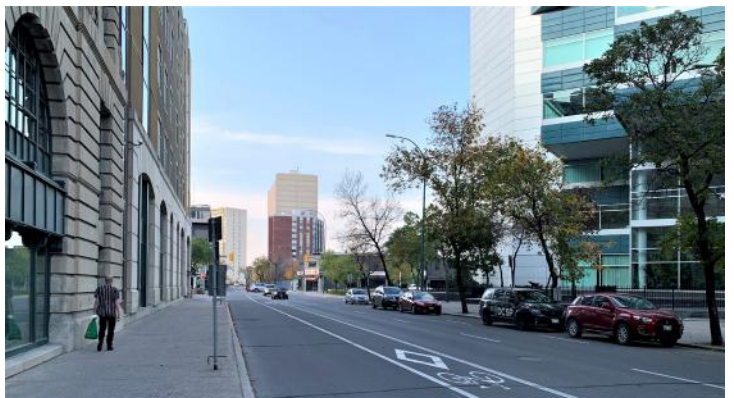
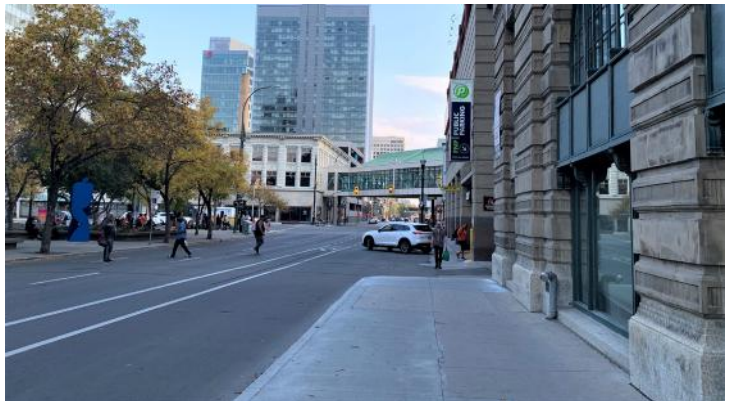
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# Property Highlights

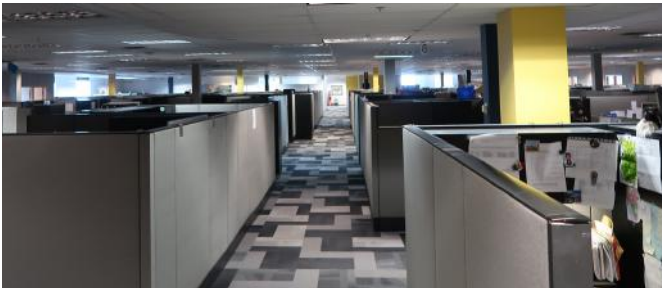


Suite/Floor #	Square Footage (±)	Lease Rate	CAM & Tax (2020 est.)	Availability Date
6th Floor	35,000	\$15.00 psf	\$12.35 psf	60 day notice
4th Floor	2,601	\$15.00 psf	\$12.35 psf	Immediately

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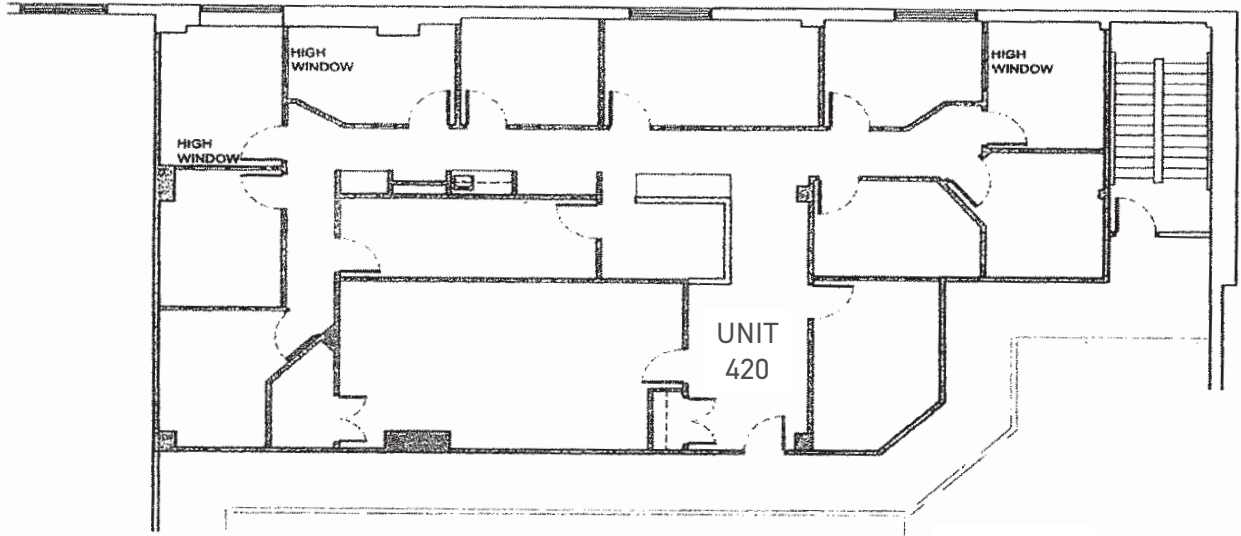


# 6TH FLOOR PLAN



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### 4TH FLOOR PLAN



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# The Area



Convenient location



Food and Drink within Walking



Groceries and Shopping



Amenities within walking



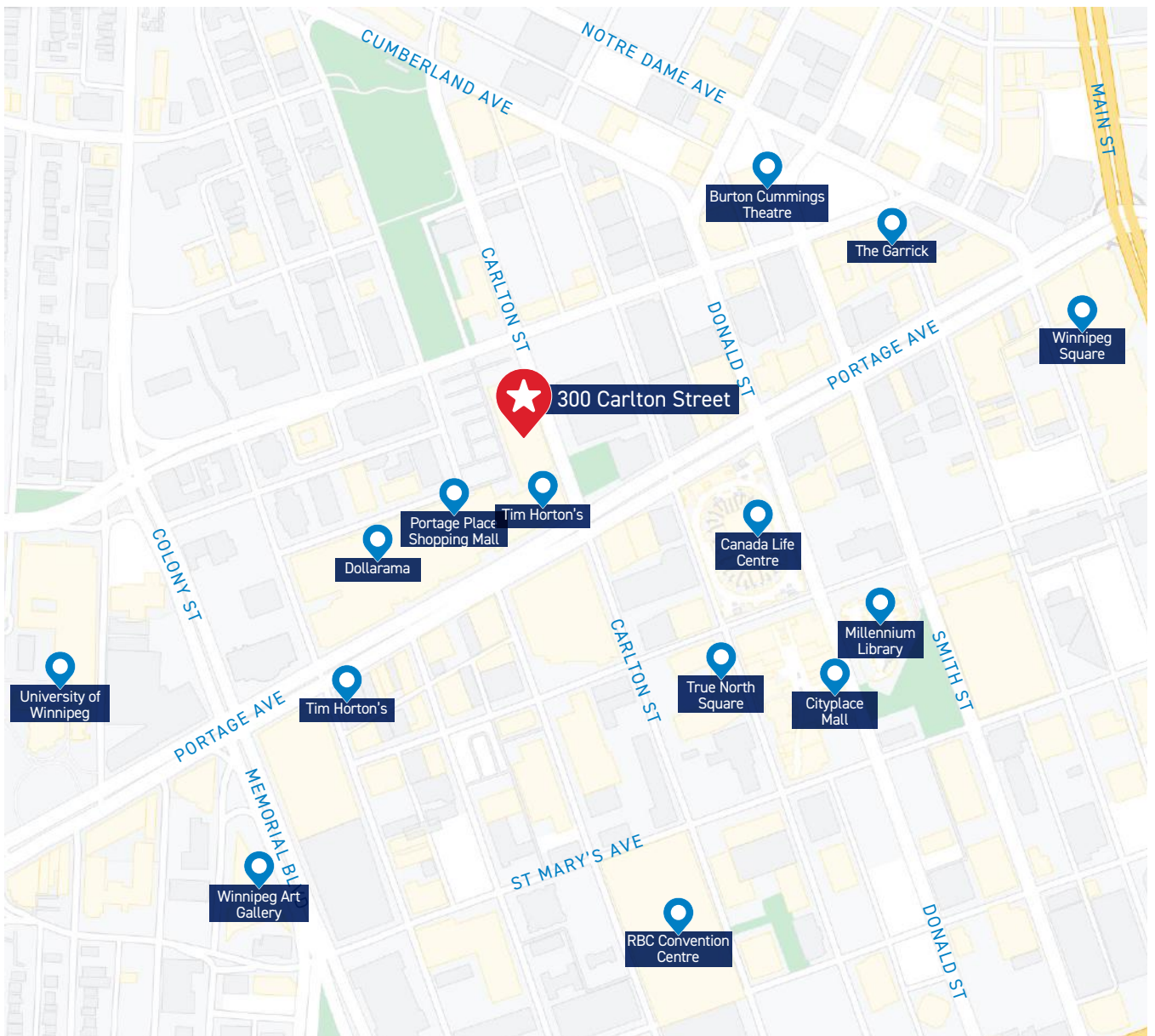
Convenient bike infrastructure



Excellent transit stops

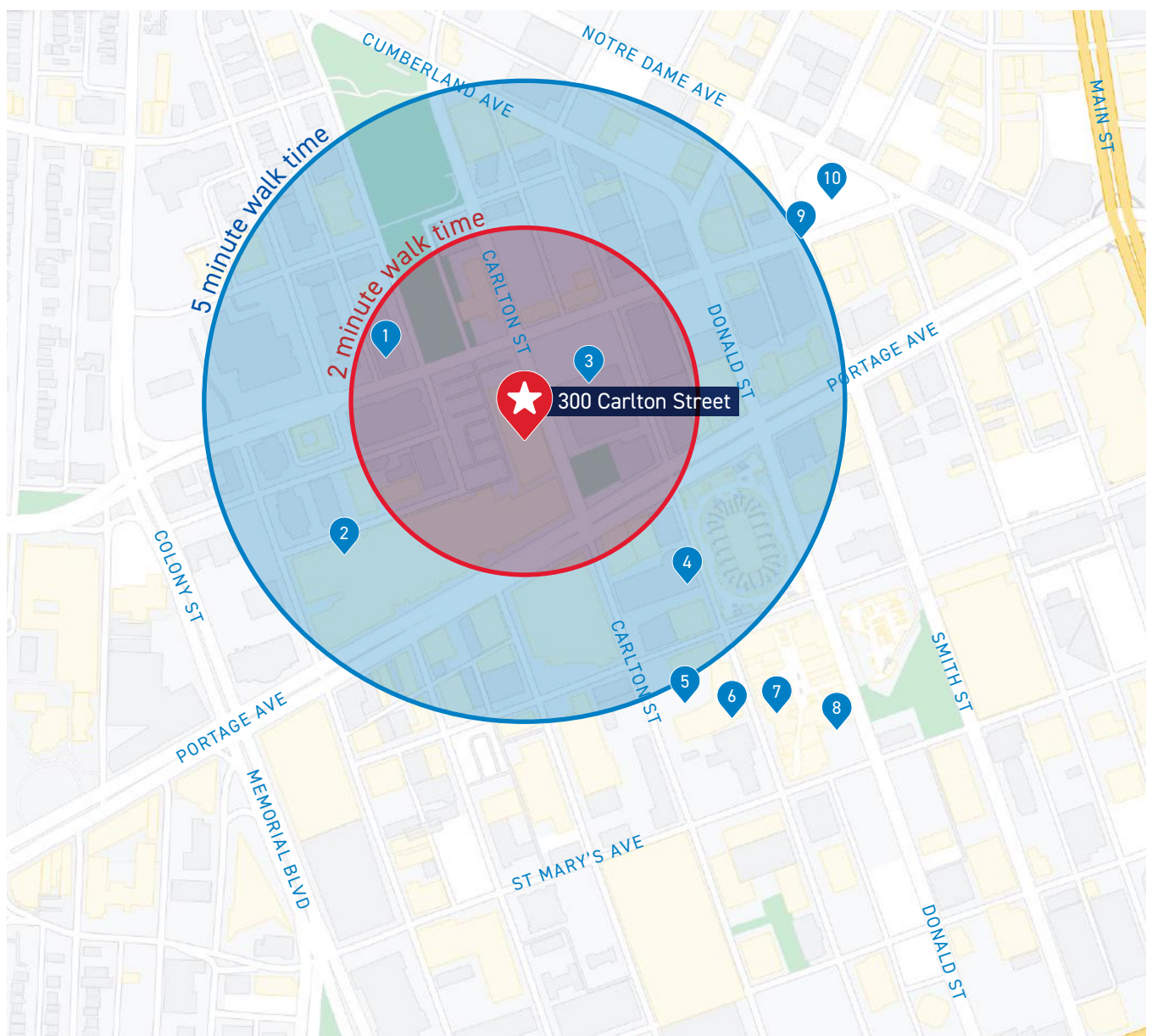


Culture & Entertainment within walking



# Walk Time & Parking Map

- |                             |                             |   |
|-----------------------------|-----------------------------|---|
| 1 Impark Parking            | 5 Indigo Parking            | 9 Lot #367, 351 Smith St Lot            |
| 2 FNP Parking               | 6 Precise ParkLink          | 10 W040, Indigo Parking, 241 Notre Dame |
| 3 W029, Centrepoint Parkade | 7 Lot #309, Cityplace Lot 4 |   |
| 4 Lot #306, Cityplace Lot 1 | 8 Cityplace Lot 3           |   |





## CONTACT:

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