

# SUBURBAN OFFICE SPACE FOR LEASE

## BORDER PLACE | 1313 BORDER STREET, WINNIPEG, MB



### PROPERTY DETAILS

AREA AVAILABLE	Unit 1:	2,558 sq. ft. (+/-)
	Unit 2:	2,238 sq. ft. (+/-)
	Unit 23:	2,025 sq. ft. (+/-)
	Unit 32:	1,260 sq. ft. (+/-)
	Unit 53:	2,375 sq. ft. (+/-)
	Unit 68:	855 sq. ft. (+/-)
	Unit 94:	930 sq. ft. (+/-)
	Unit 96:	1,041 sq. ft. (+/-)
	Unit 1644:	7,220 sq. ft. (+/-)
Unit 1648:	3,100 sq. ft. (+/-)	
CONTIGUOUS SPACE	Units 1+2:	4,796 sq. ft. (+/-)
	Units 1+2+96:	5,837 sq. ft. (+/-)
	Units 1644+1648:	10,320 sq. ft. (+/-)
LEASE RATE	\$12.50 per sq. ft. net ( <i>Unit 1648 - TBD</i> )	
ADDITIONAL RENT	\$13.29 per sq. ft. (2017) (plus mgmt fee of 5% of net rent) (Add'l rent is inclusive of real property taxes, insurance, maintenance, heat, hydro, water, and janitorial)	
HIGHLIGHTS	<ul style="list-style-type: none"><li>• Energized on-site parking (1stall/225 sq. ft.)</li><li>• On site restaurant</li><li>• Located on a Public Transit Route</li><li>• All spaces are fully air conditioned.</li><li>• On site building personnel.</li><li>• Professional space planning available.</li></ul>	

For more information please contact:

#### Brett Chartier

Advisor - Sales & Leasing  
204.943.5700  
brett.chartier@capitalgrp.ca

#### Luke Paulsen

Advisor - Sales & Leasing  
204.943.5700  
luke.paulsen@capitalgrp.ca

## SITE PLAN



## AERIAL OVERVIEW



## CONTACT

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