### ~ Office Space In Downtown Winnipeg ~



**FOR LEASE** 



# 254 Edmonton Street

WINNIPEG, MB

TREVOR CLAY, Broker, Principal (204) 985-1365

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Services provided by Trevor Clay Personal Real Estate Corporation

# **Property Overview**

#### **PROPERTY DETAILS**

AREA AVAILABLE (+/-)	Unit 204 Third Floor	900 sq. ft. 9,851 sq. ft.	
NET RENTAL RATE	\$11.00 per sq. ft.		
ADDITIONAL RENT	\$10.78 per sq. ft. including mgmt fees		
AVAILABILITY	Immediately		

#### **PROPERTY HIGHLIGHTS**

- Walking distance to Canada Life Centre, True North Square and Cityplace Winnipeg
- Adjacent to Graham Avenue Winnipeg Transit Hub serving 20 bus routes
- Upcoming building upgrades to include, exterior brick re-painting, new canopy, building entrance and elevator lobby renovation, and roof





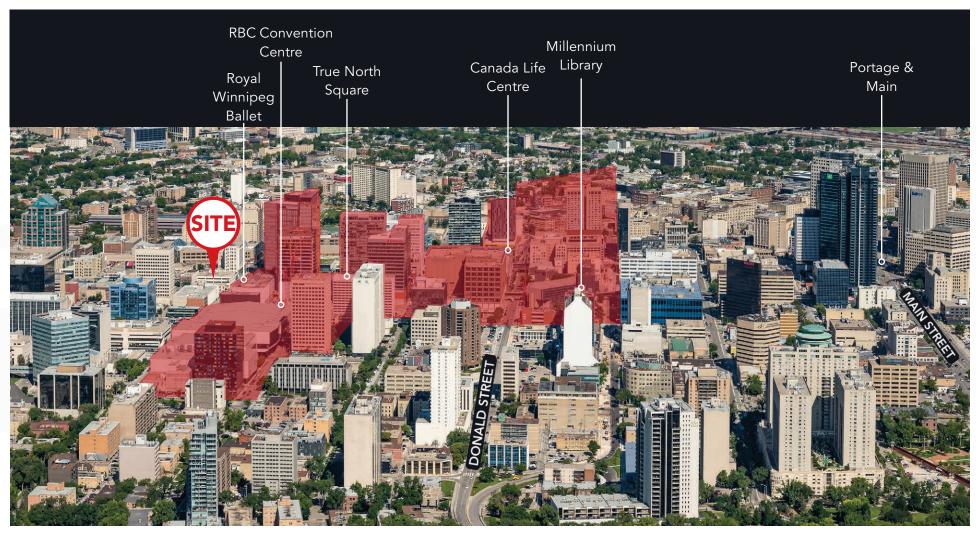
# Nearby Parking Opportunities

#	PARKADE	ADDRESS	TOTAL STALLS	RATES (\$ PER MONTH)
1	Portage Place Parkade	393 Portage Avenue	1,000 stalls*	\$225.00
_ 2	Rice Centre Parkade - Lot #16	491 Portage Avenue	388 stalls*	\$155.00
3	Winnipeg Clinic - Lot #326	240 Kennedy Street	24 stalls*	\$190.00
4	Medical Arts - Lot #371	223 Kennedy Street	434 stalls*	\$175.00
5	Bay Parkade - Lot #204	450 Portage Avenue	750 stalls*	\$170.00
6	Winnipeg Clinic - Lot #325	425 St. Mary Avenue	58 stalls*	\$190.00
7	444 St. Mary Parkade - Lot #85	180 Kennedy Street	363 stalls*	\$215.00

<sup>\*</sup>Subject to availability



## The SHED District



city blocks

hotels including the new Alt Hotel and the 288-room Sutton Place Hotel now under construction 20+

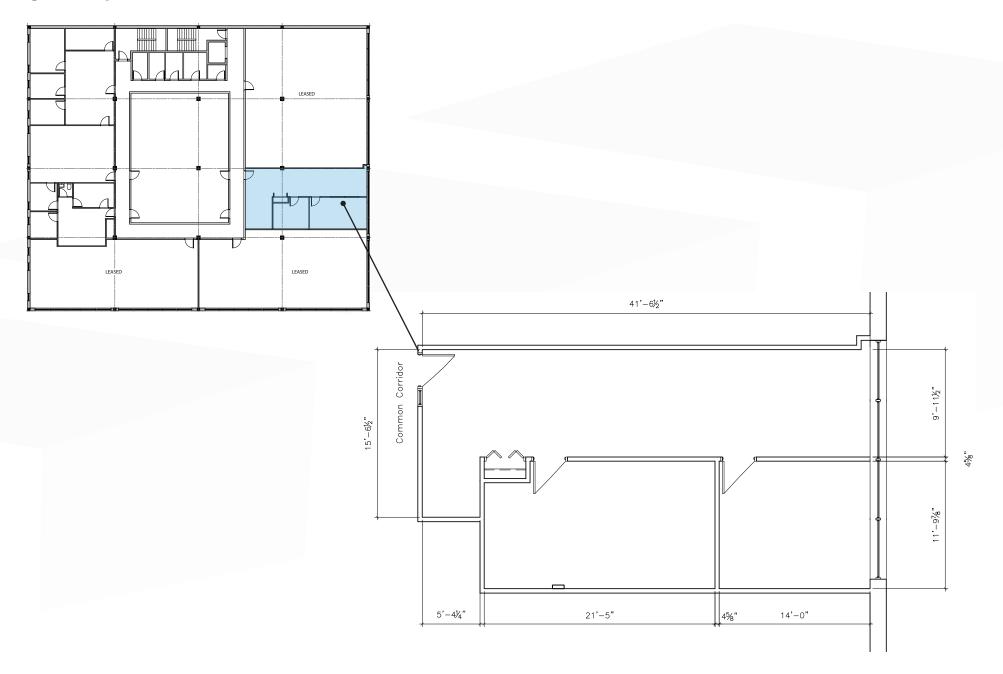
restaurants including Merchant Kitchen Gusto North and Rudy's 6

entertainment & sports venues including the Royal Winnipeg Ballet, Canada Life Centre, and the MET



# Floor Plan

### **UNIT 204**





## Contact

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