

Well located downtown office **for lease**

Located in downtown Winnipeg, situated between the Broadway and St. Mary Avenue office corridors, 125 Garry Street offers a tremendous lease opportunity.

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Property Overview

125 Garry Street welcomes new tenants to enjoy it's convenient location, on-site parking, efficient floor plate and beautiful views. The longstanding ownership group has a strong commitment to maintaining a high level of excellence with continual upgrades to the building.

Rentable Area	B100	2,226 SF	
	B101	2,510 SF	
	201	5,921 SF	
	300	10,904 SF	
	400	10,846 SF	
	500	10,886 SF	
	600	10,900 SF	
	700	2,970 SF	
	780	1,765 SF	Contiguous 8,560 SF
	790	3,825 SF	3,000 0.
	800	2,375 SF _	Contiguous
	810	2,880 SF	6,458 SF
	820	1,203 SF	
Net Rent	\$14.00/SF		
Additional Rent	\$13.08/SF		
Features	Full floor options availableElevator servicedSecured building		
	Parking in attached parkadeExcellent bicycle access & secured bicycle cageTransit access		
	Major route accessDowntown location		









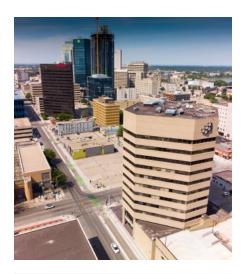
Surrounded my numerous restaurants



Parking available in attached parkade



Close to parks and greenspace

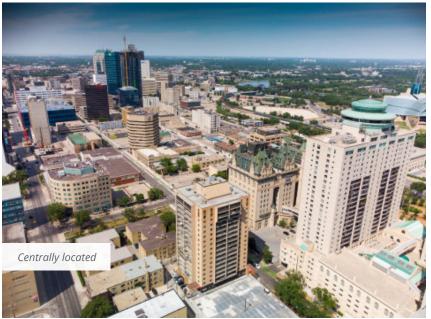


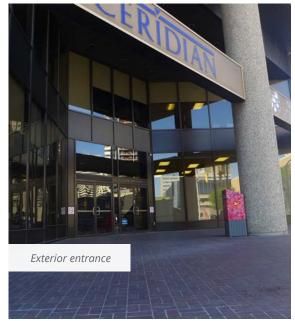








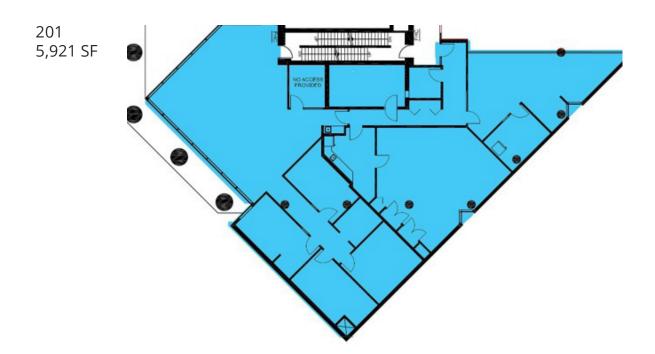


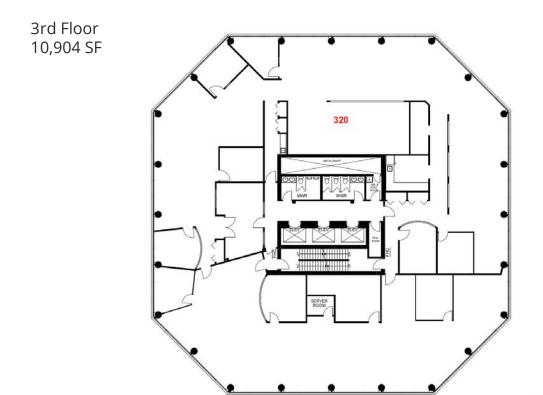


125 Garry Street has achieved BOMA BEST Silver Certification. BOMA BEST is the leading environ-mental certification program for existing commercial buildings in Canada. Silver Certification indicates that the building has met all of the BEST practices, and demonstrates that the building is moving towards excellence in energy and environmental performance through conscientious management. Ownership and Management are committed to achieving a higher certification by continual improvement and pursuit of environmental initiatives and energy efficiencies wherever feasible.

The St. Mary and Broadway corridors are home to many office buildings, restaurants, and amenities. Just a short walk in either direction gets you to the Legislative building green-space or The Forks bustling marketplace. Set in the background of 125 Garry Street is the architecturally stunning Canadian Museum for Human Rights.

Floor Plans

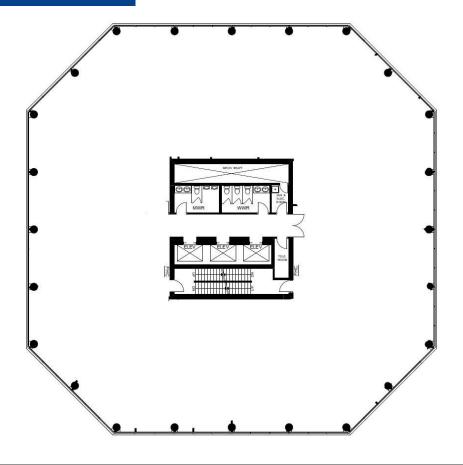


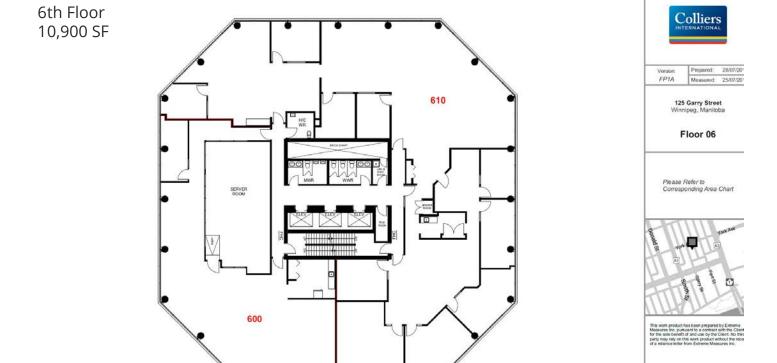




Floor Plans

5th Floor

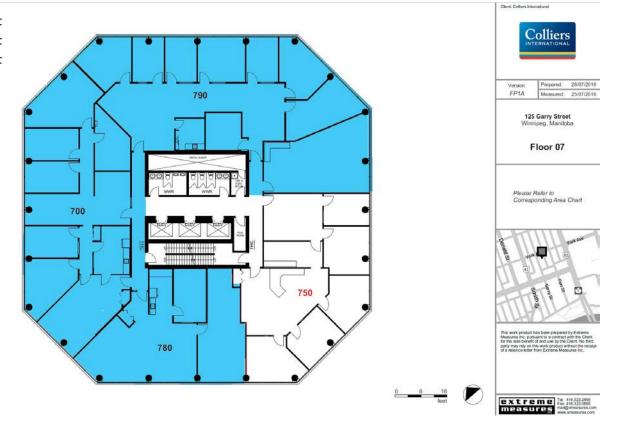




Floor Plans

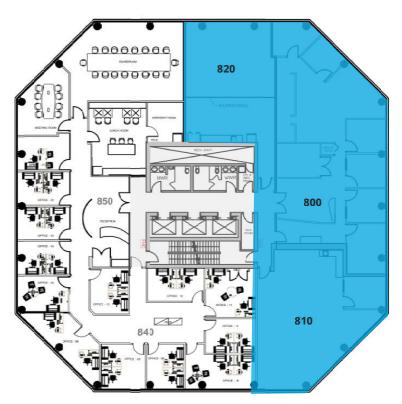
790 - 3,825 SF 700 - 2,970 SF 780 - 1,765 SF

Contiguous 8,560 SF

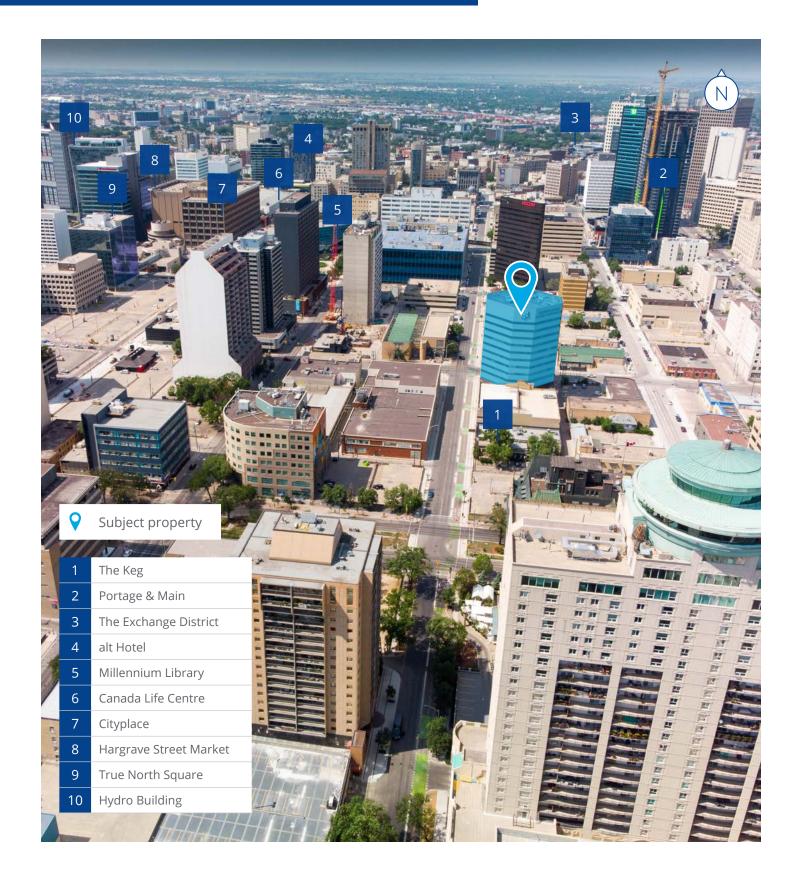


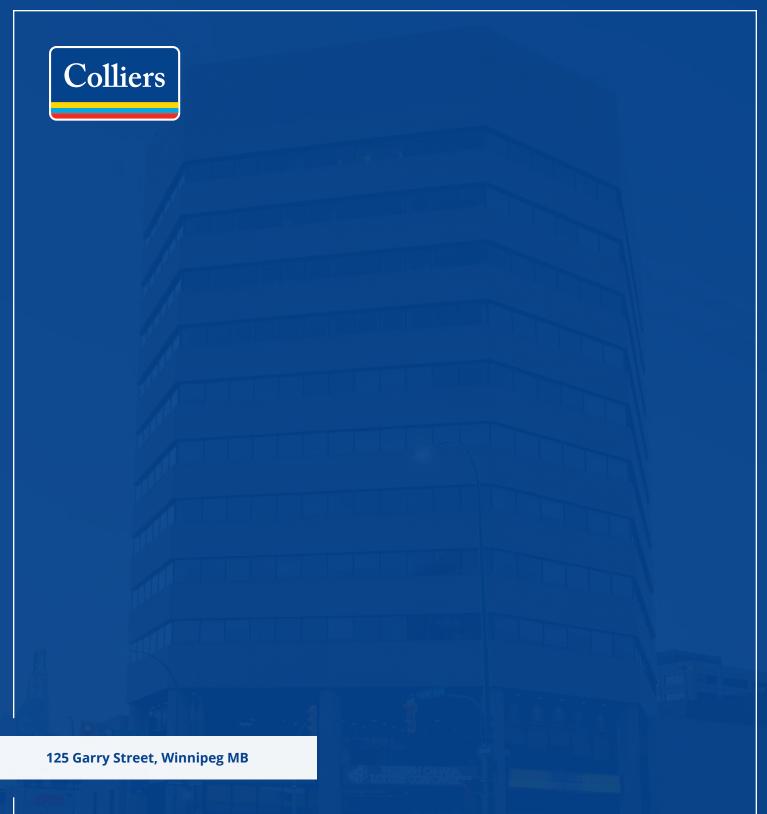
800 - 1,203 SF 810 - 2,880 SF 820 - 1,203 SF

Contiguous 6,458 SF



Surrounding Amenities





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