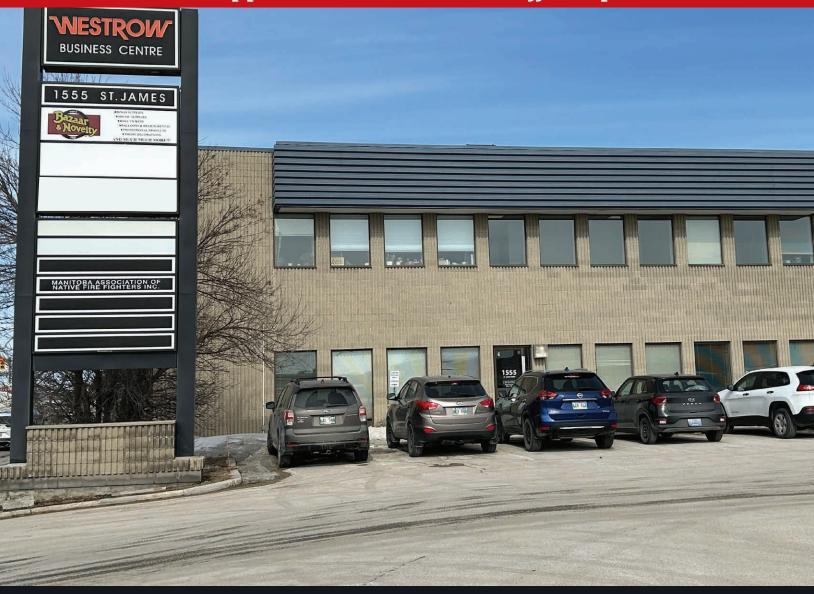
### ~ Well-appointed Second Floor Office Space ~



**FOR LEASE** 



1555 St. James Street WINNIPEG, MB

Gary Goodman, Vice President, Sales & Leasing (204) 997-4831
<a href="mailto:gary.goodman@capitalgrp.ca">gary.goodman@capitalgrp.ca</a>

## **Property Details**

AREA AVAILABLE (+/-)

Unit 207 1,226 sq. ft.

**NET RENT** \$13.00 per sq. ft.

ADDITIONAL RENT Cam: \$8.62
Taxes: \$2.81

Plus, management fees of 4% of Gross rent

**AVAILABILITY** Immediately

#### **HIGHLIGHTS**

• Abundant natural light

- Large open work area
- Modern and attractive finishing
- On-site parking available
- Ready for final tenant finishes and furniture
- Average daily traffic count of 15,300 vehicles at St. James Street



# **Drive Time Analysis**

















# Contact Gary Goodman, Vice President, Sales & Leasing (204) 997-4831

#### CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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