



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: \$14.27 psf (2024 est.)

**RE/MAX
PROFESSIONALS**

1601 Buffalo Place

Winnipeg, MB R3T 3K7

o. 204-957-0500

f. 204-452-4359

wpgproperty.ca



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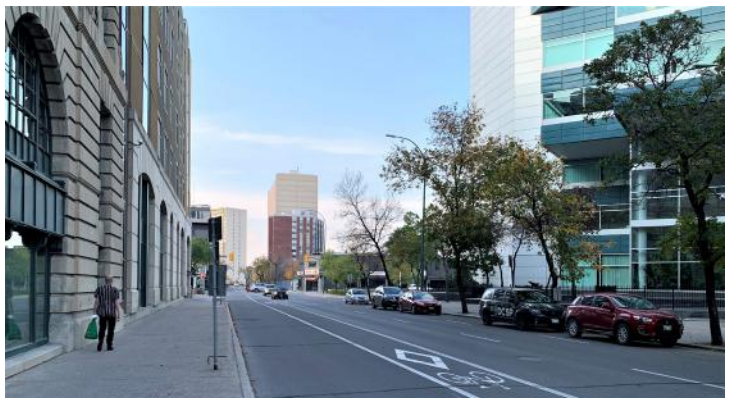
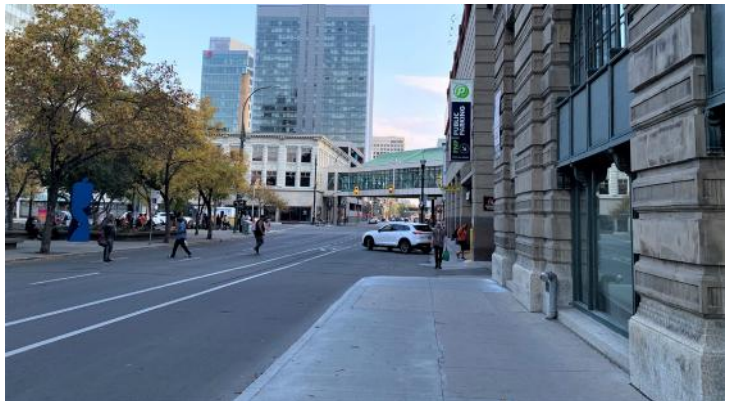


Property Highlights

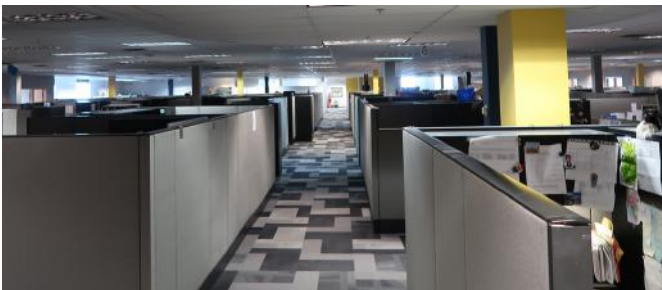
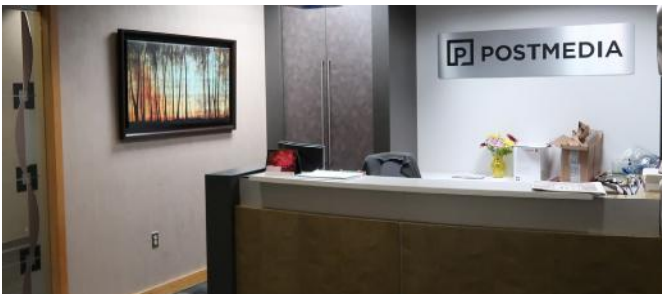


Suite/Floor #	Square Footage (±)	Lease Rate	CAM & Tax (2024 est.)	Availability Date
6th Floor	35,000	\$15.00 psf	\$14.27 PSF	60 day notice
4th Floor	2,601	\$15.00 psf	\$14.27 PSF	LEASED

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6TH FLOOR PLAN



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The Area



Convenient location



Food and Drink within Walking



Groceries and Shopping



Amenities within walking



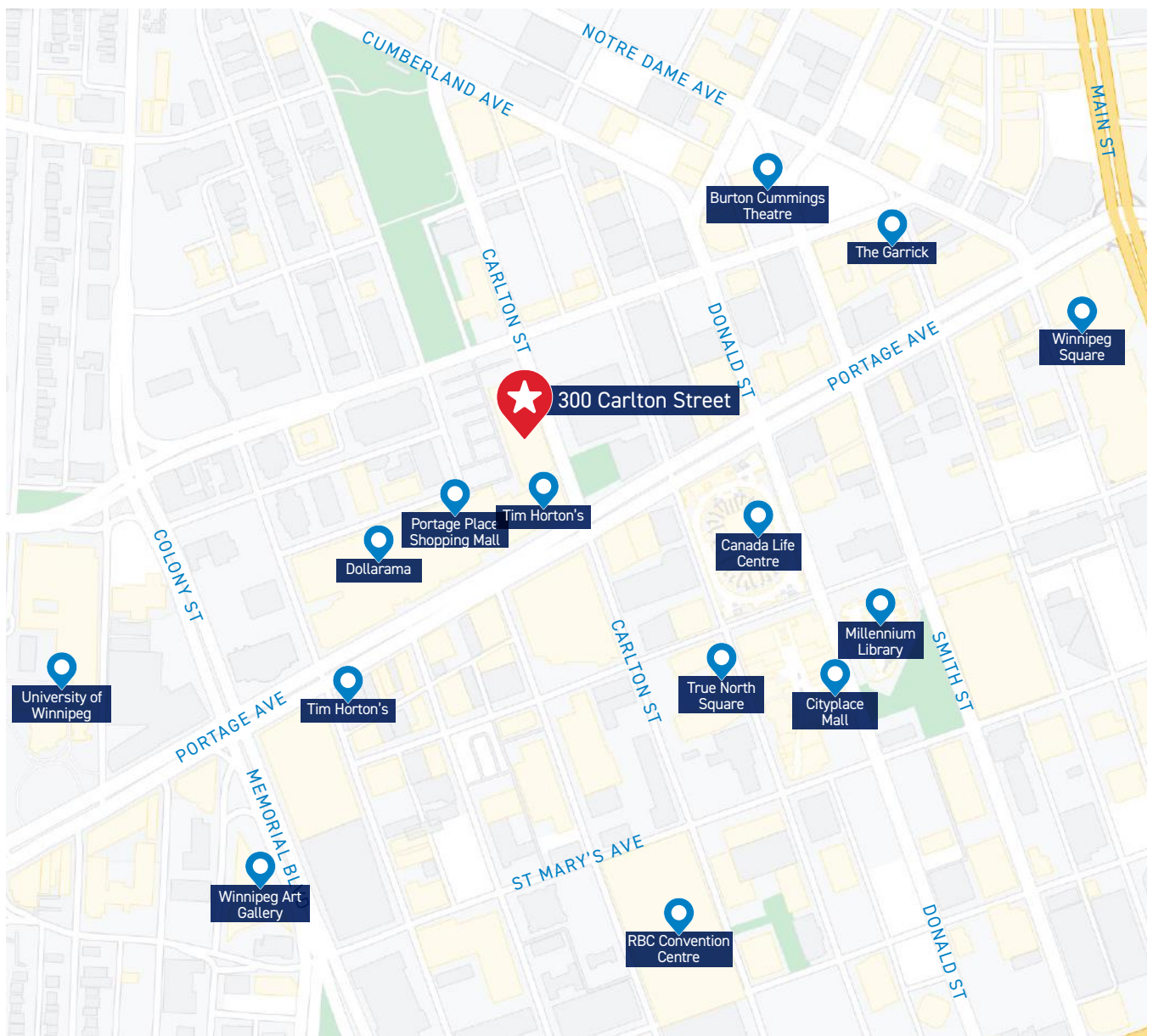
Convenient bike infrastructure



Excellent transit stops

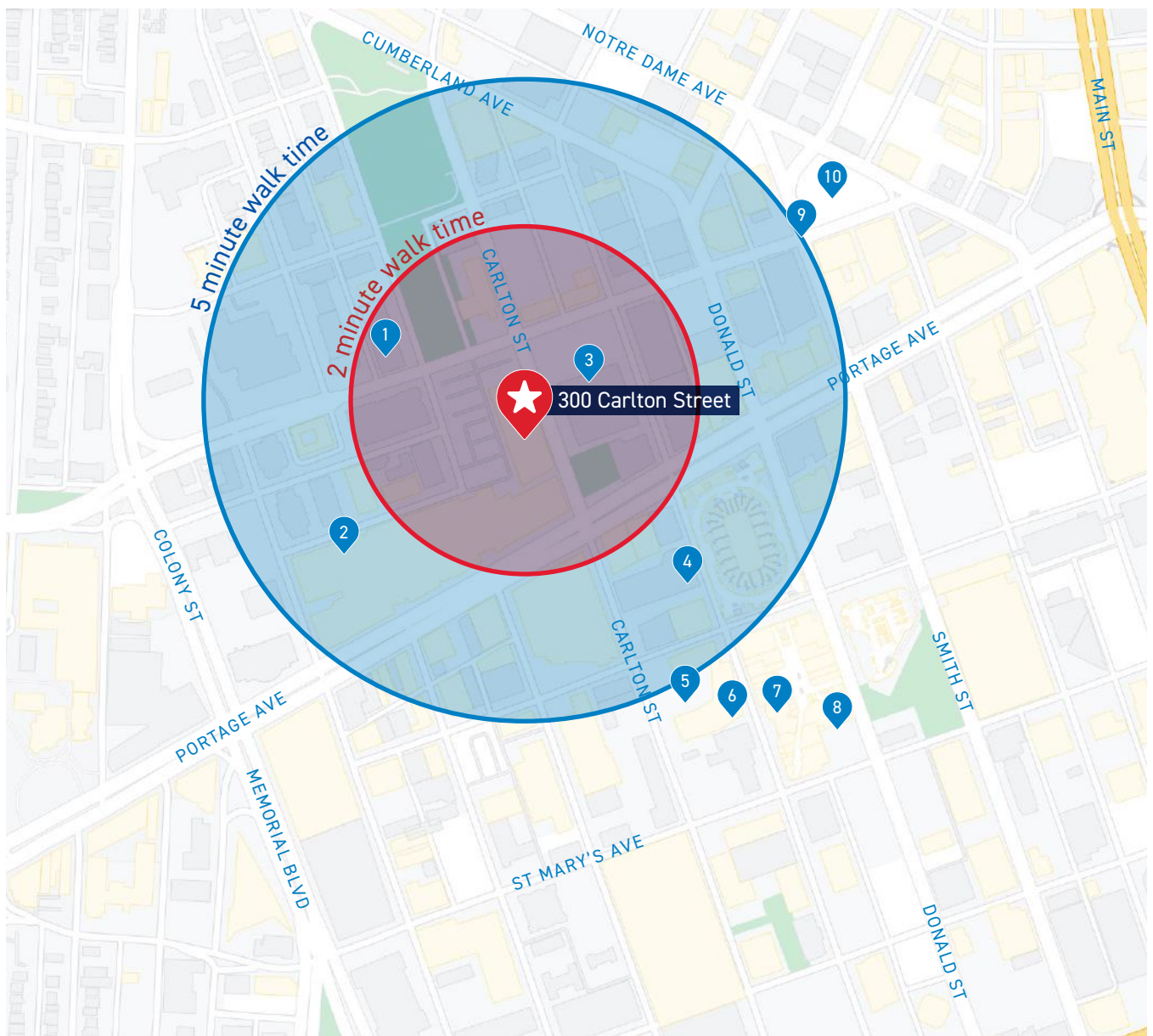


Culture & Entertainment within walking



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 | |





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