



- Located on the north side of Academy Rd just east of Kenaston Blvd and the St. James Bridge connecting to Portage Ave and the Polo Park retail node
- 10 minutes to Richardson International Airport
- Extensive office / lab improvements in place
- Ideal for research / life sciences use
- Loading dock with freight elevator
- Ample on-site parking with 58 stalls
- Fully sprinklered
- Cost effective building



Main floor: 23,018 sf
Lower Level: 12,000 sf



Base Rent : \$20.00 psf net
(Main Floor)
\$12.00 psf net (Lower Level)



CAM & Taxes : \$3.65
plus mgmt fee of 5% of gross rent



Zoned: C3 Commercial



Excellent public transit

**Get more
information**

Reno Augellone
Senior Associate
204 952 6924

Lindsay Ward
Senior Associate
204 223 0135

Carter Russell
Associate
204 807 1090

avisonyoung.com

Office Space for Lease

621 Academy Road
Winnipeg, MB

Aerial Site Map



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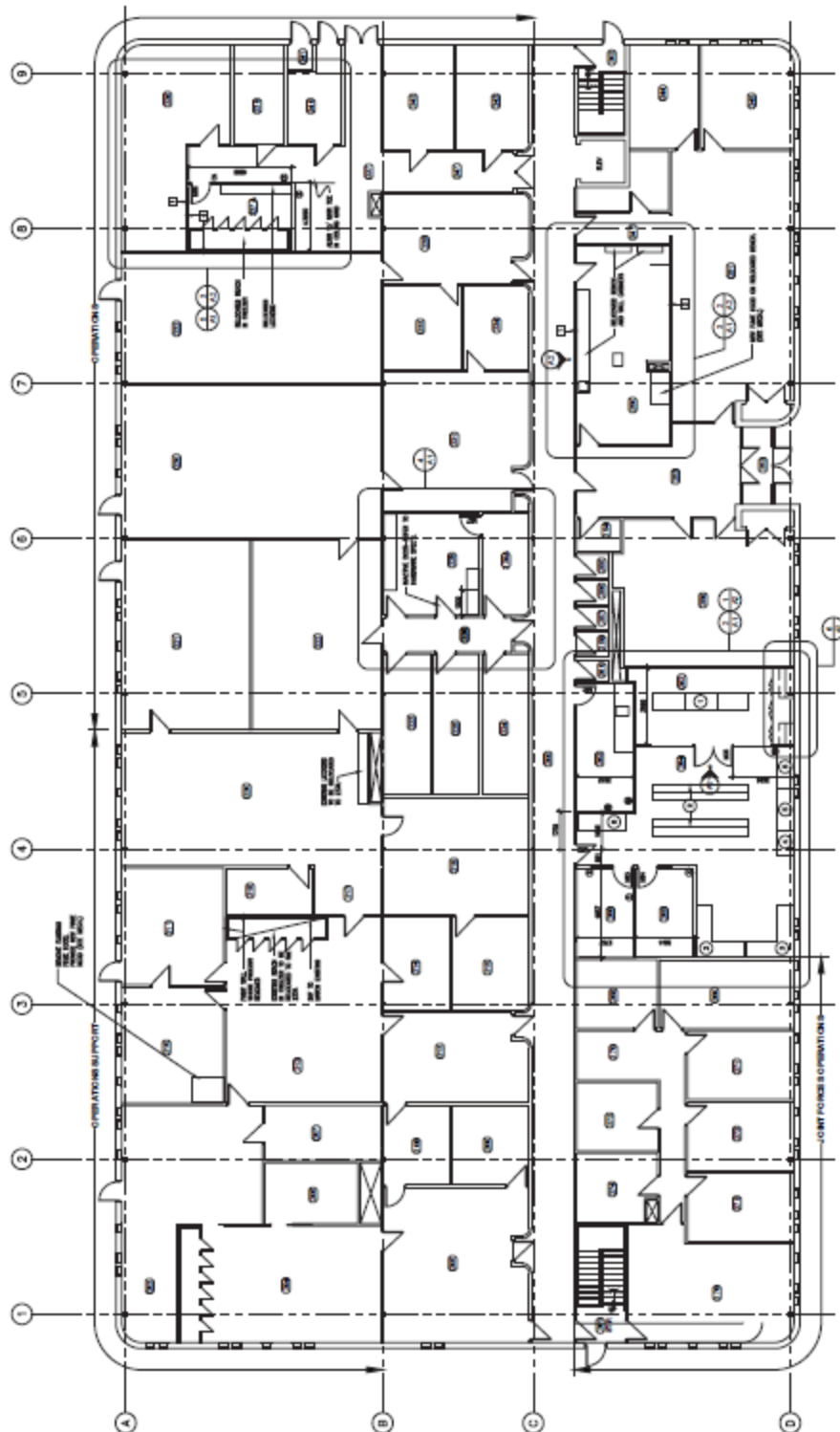
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Associate
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Main Floor Plan - Existing lab build out



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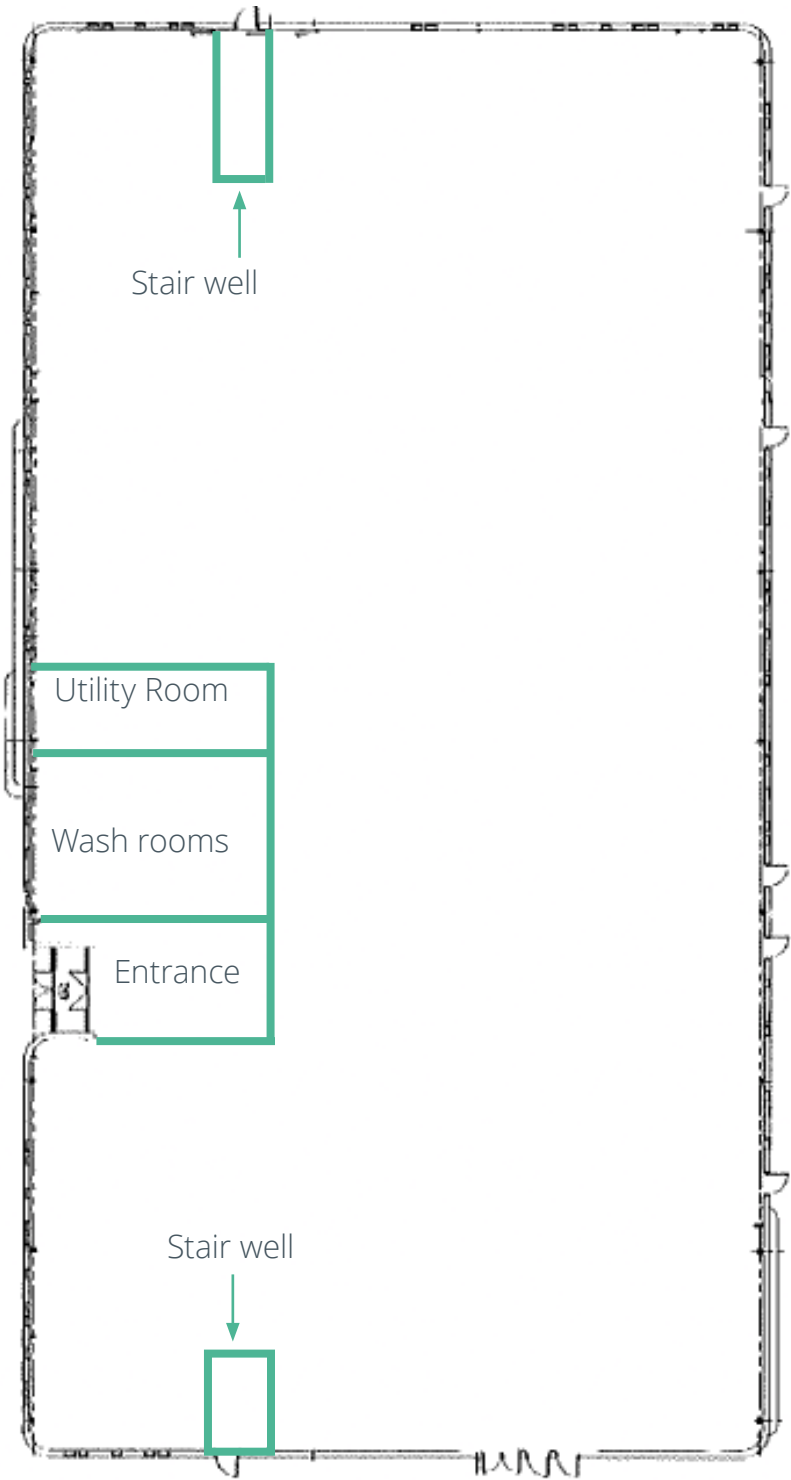
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Main Floor Plan - Possible Layout



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Thank you for your interest!

Reno Augellone

Senior Associate

204 952 6924

reno.augellone@avisonyoung.com

Lindsay Ward

Senior Associate

204 223 0135

lindsay.ward@avisonyoung.com

Carter Russell

Associate

204 807 1090

carter.russell@avisonyoung.com



Visit us online

avisonyoung.com

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