

# CLASS 'A' OFFICE

BOMA BEST® Certified Gold Prestige Main Floor Office Space

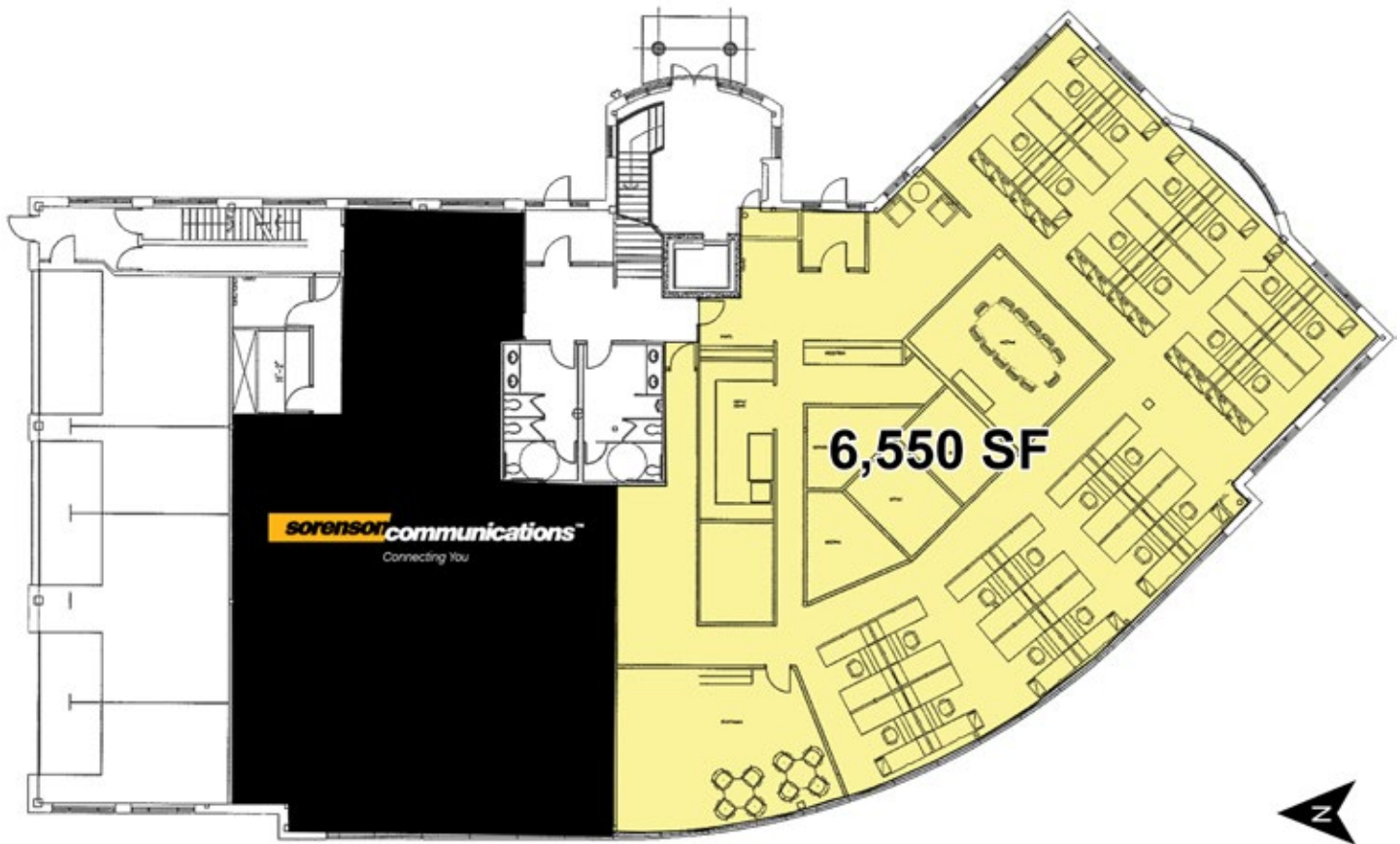
1355 Taylor Avenue, Winnipeg, Manitoba



- **Excellent location** in Southwest Winnipeg
- **Great exposure** at busy northeast corner in South River Heights.
- Close proximity to Downtown and all major traffic routes.
- **Surrounded by numerous amenities** including retail, dining and recreational facilities.
- Completely clad in Manitoba limestone
- **Excellent access** from Kenaston Boulevard, Pembina Highway and Waverley Street.

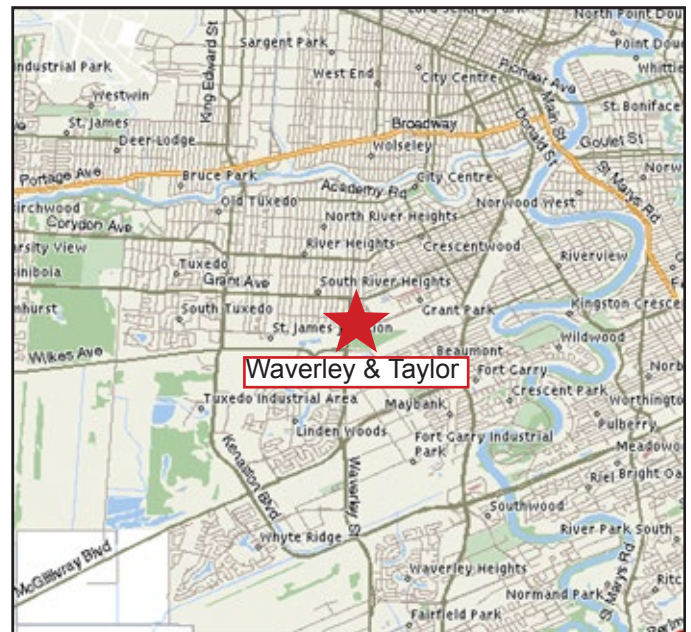
# MAIN FLOOR CLASS 'A' OFFICE

1355 Taylor Avenue, Winnipeg, Manitoba



## SURROUNDED BY AMENITIES

- Surrounding businesses include Grant Park Festival (Sobeys), Grant Park Pavilions (Walmart), Grant Park Shopping Centre, StorageVille, Cora's Restaurant, Chamois and Tim Hortons.
- In close proximity to several recreational facilities including The Golf Dome, Taylor Tennis Club, and the Reh-Fit Centre.
- Across from Piazza De Nardi - a specialty wine and food centre.
- Surrounded by residential communities of River Heights, Tuxedo, Linden Woods Whyte Ridge, Fort Garry and Fort Rouge.
- New multi-family residential developments close-by.



204.474.2000

**Shindico**



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## PROPERTY SUMMARY

Available (August 31, 2019)	6,550 SF
Property Taxes (est.)	\$4.59/SF
CAM* (est.)	\$4.48/SF
Parking	Available

\*plus management fee

## FEATURES

- One of **only five buildings in Manitoba** that is **BOMA BEST® Certified Gold**, the Canadian industry standard for commercial building sustainability.
- Received the **Crystal Achievement Award** for **innovative glass design**.
- **Green buildings features result in a 75% savings in utility costs.**
- Monument signage available.

## PUBLIC TRANSPORTATION

Several transit routes are nearby with stops on Taylor Avenue, Grant Avenue and Waverley Street. Phase 2 of the Southwest Transitway is just south of the building.

## TRAFFIC

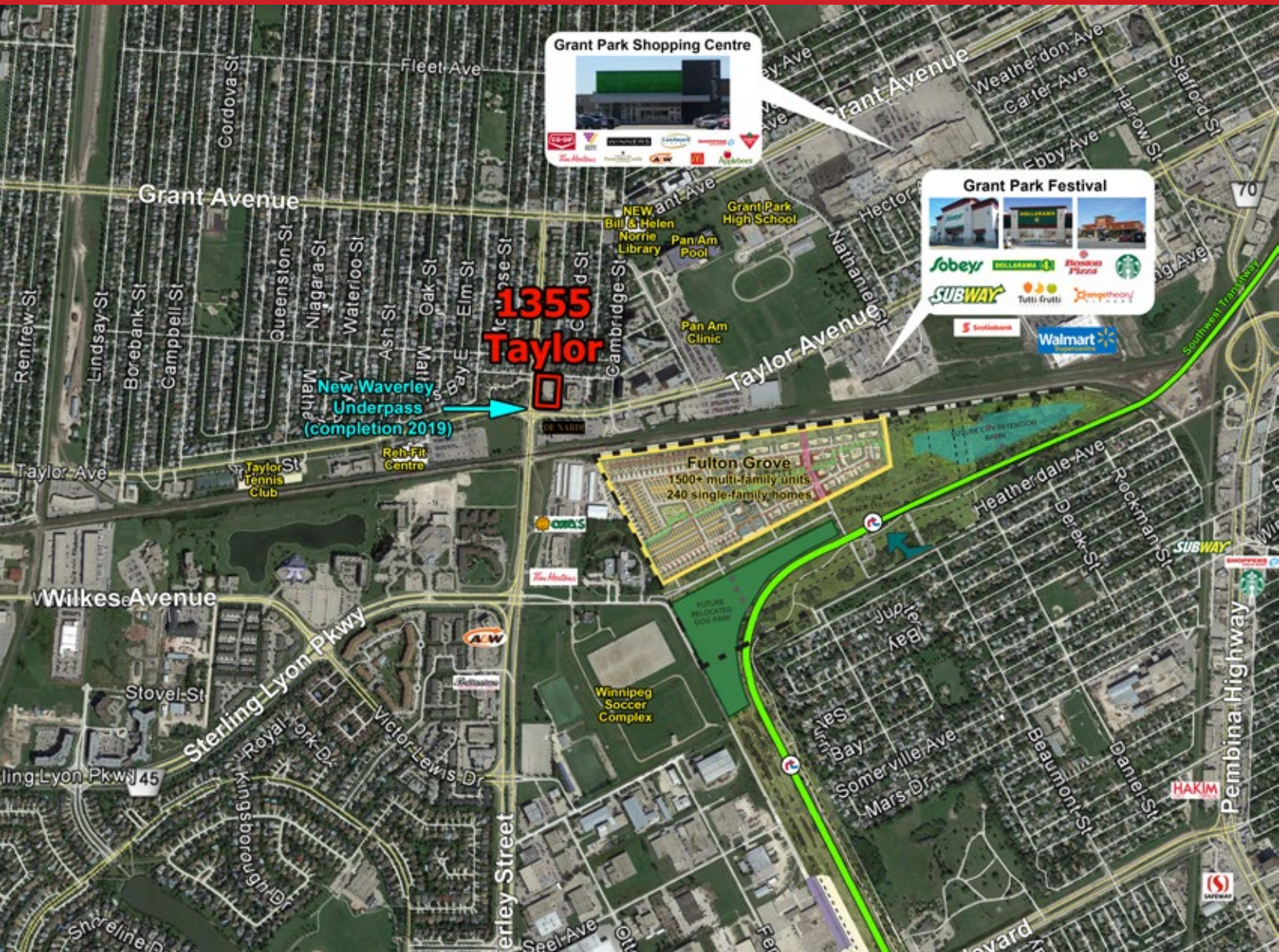
54,300 vehicles per day at Waverley Street & Taylor Avenue.

(Reference: City of Winnipeg Public Works Department, 2015)



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FOR MORE INFORMATION, PLEASE CONTACT:

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## Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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