



Colliers

125 Garry Street, Winnipeg MB

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	Contiguous 8,560 SF
	780	1,765 SF	
	790	3,825 SF	
	800	2,375 SF	Contiguous 6,458 SF
	810	2,880 SF	
	820	1,203 SF	
Net Rent	\$14.00/SF		
Additional Rent	\$13.08/SF		

- Features
- Full floor options available
 - Elevator serviced
 - Secured building
 - Parking in attached parkade
 - Excellent bicycle access & secured bicycle cage
 - Transit access
 - Major route access
 - Downtown location

Key Highlights



Excellent transit access



Surrounded by numerous restaurants

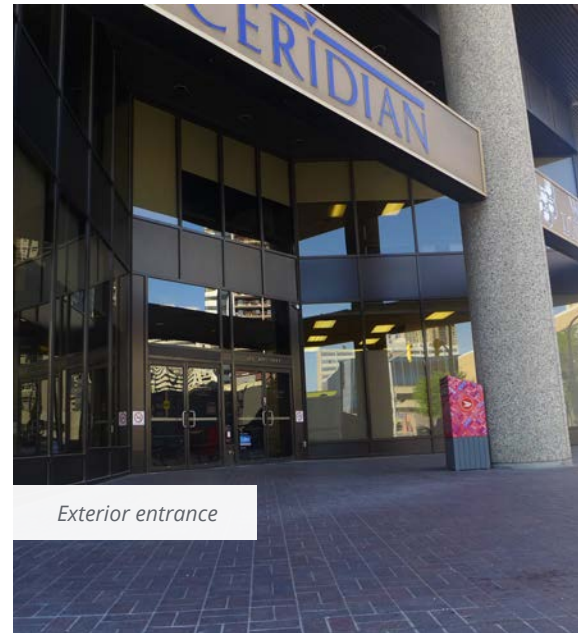
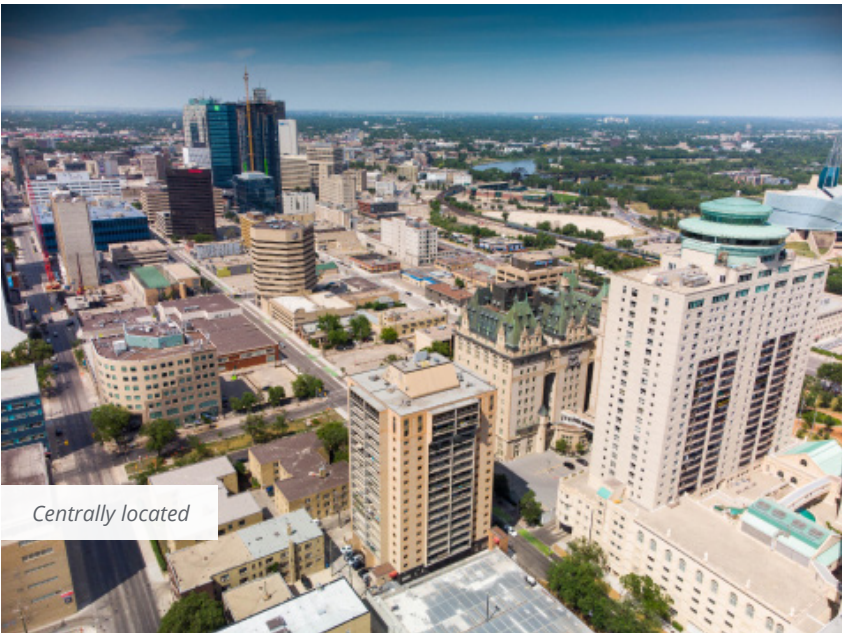
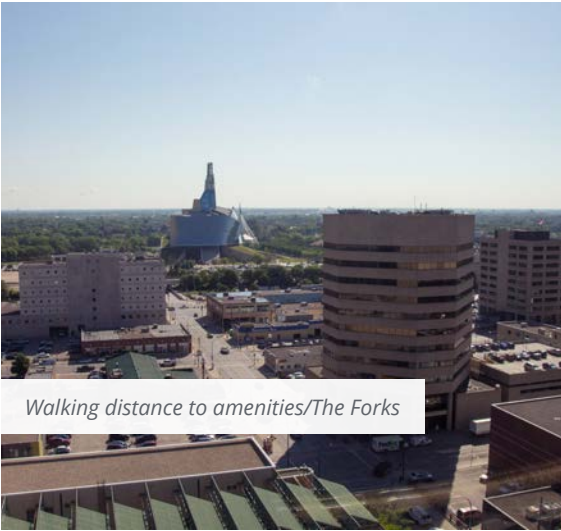


Parking available in attached parkade



Close to parks and greenspace



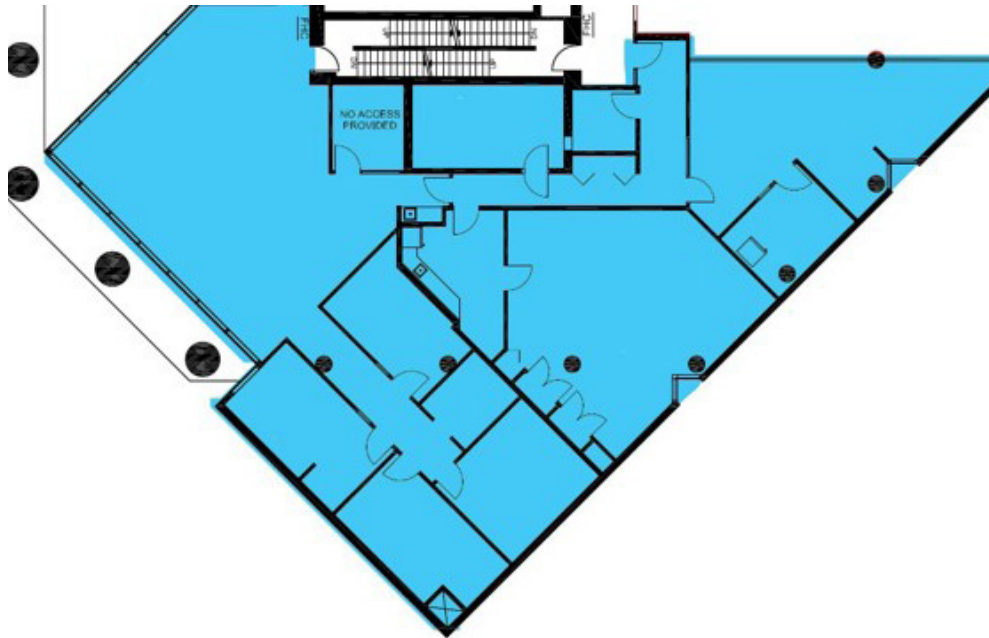


125 Garry Street has achieved BOMA BEST Silver Certification. BOMA BEST is the leading environmental certification program for existing commercial buildings in Canada. Silver Certification indicates that the building has met all of the BEST practices, and demonstrates that the building is moving towards 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.

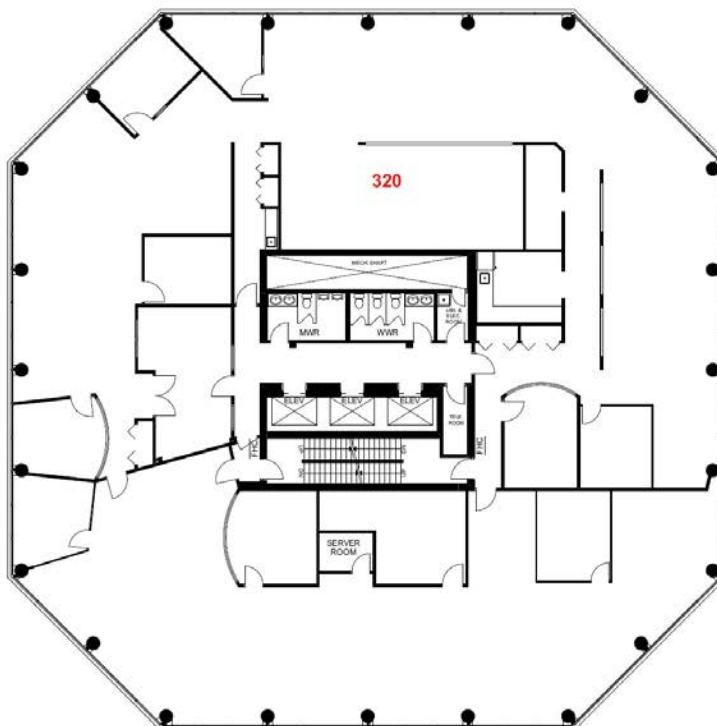
The St. Mary and Broadway corridors are home to many office buildings, restaurants, and amenities. Just a short walk in either direction gets you to the Legislative building green-space or The Forks bustling marketplace. Set in the background of 125 Garry Street is the architecturally stunning Canadian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

Floor Plans

201
5,921 SF



3rd Floor
10,904 SF



Version:	Prepared: 28/07/20
FP1A	Measured: 25/07/20

125 Garry Street
Winnipeg, Manitoba

Floor 03

Please Refer to
Corresponding Area Chart

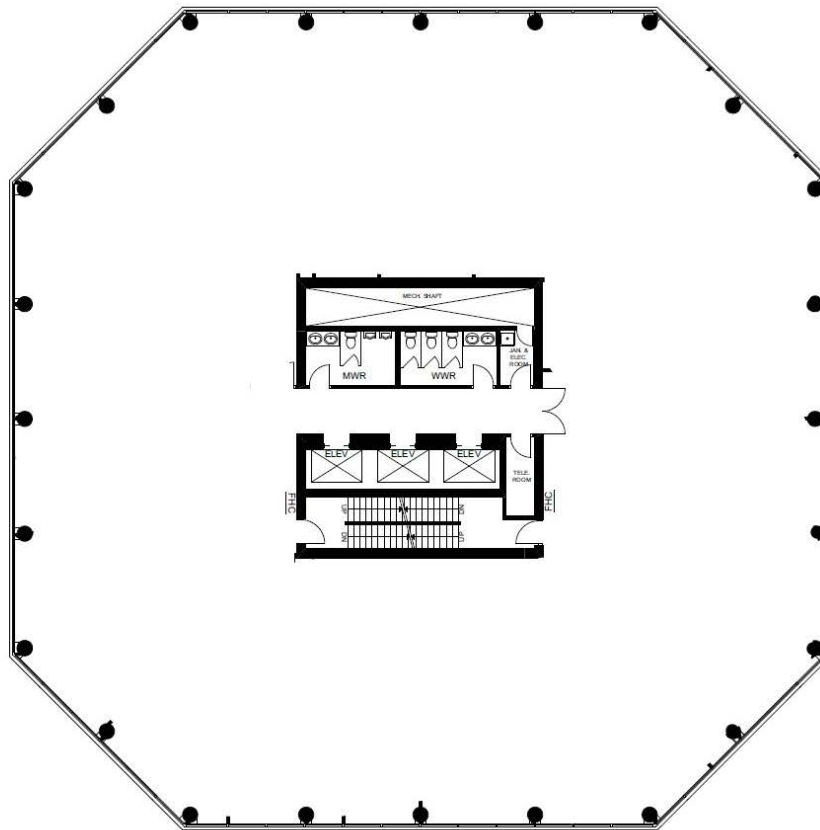


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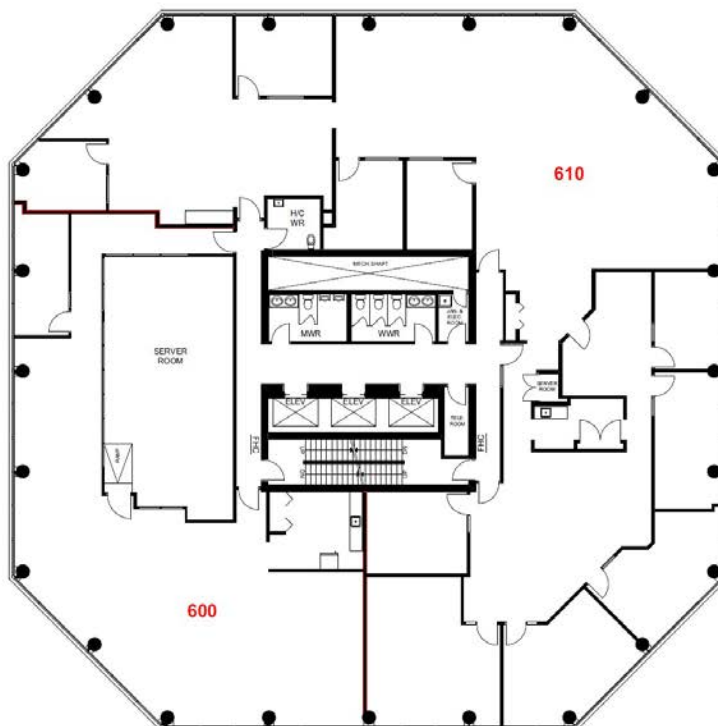
extreme measures
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Floor Plans

5th Floor



6th Floor
10,900 SF



0 8 16
feet



Client: Colliers International



Version: FP1A Prepared: 28/07/20
Measured: 25/07/20

125 Garry Street
Winnipeg, Manitoba

Floor 06

Please Refer to
Corresponding Area Chart



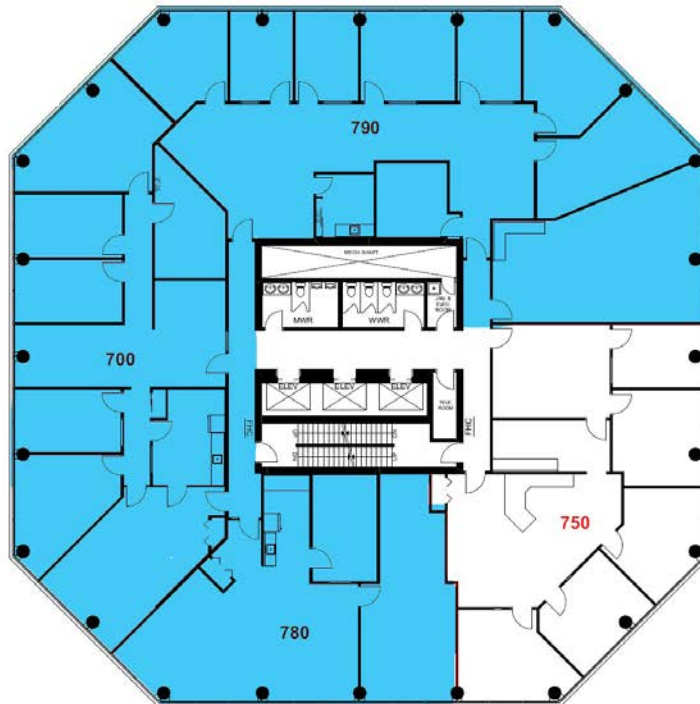
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Floor Plans

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

Contiguous
8,560 SF



0 8 16
feet



Client: Colliers International



Version: FP1A
Prepared: 28/07/2016
Measured: 25/07/2016

125 Garry Street
Winnipeg, Manitoba

Floor 07

Please Refer to
Corresponding Area Chart

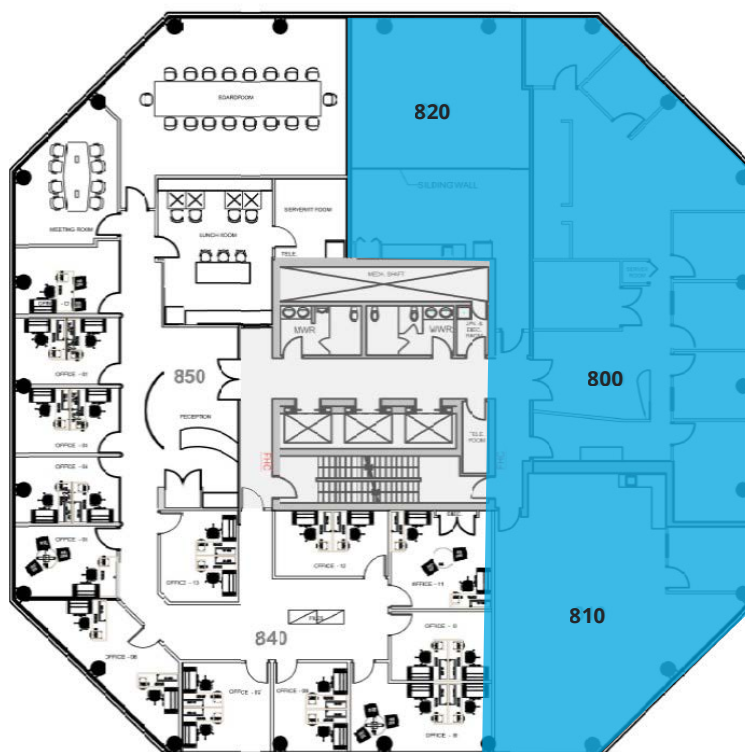


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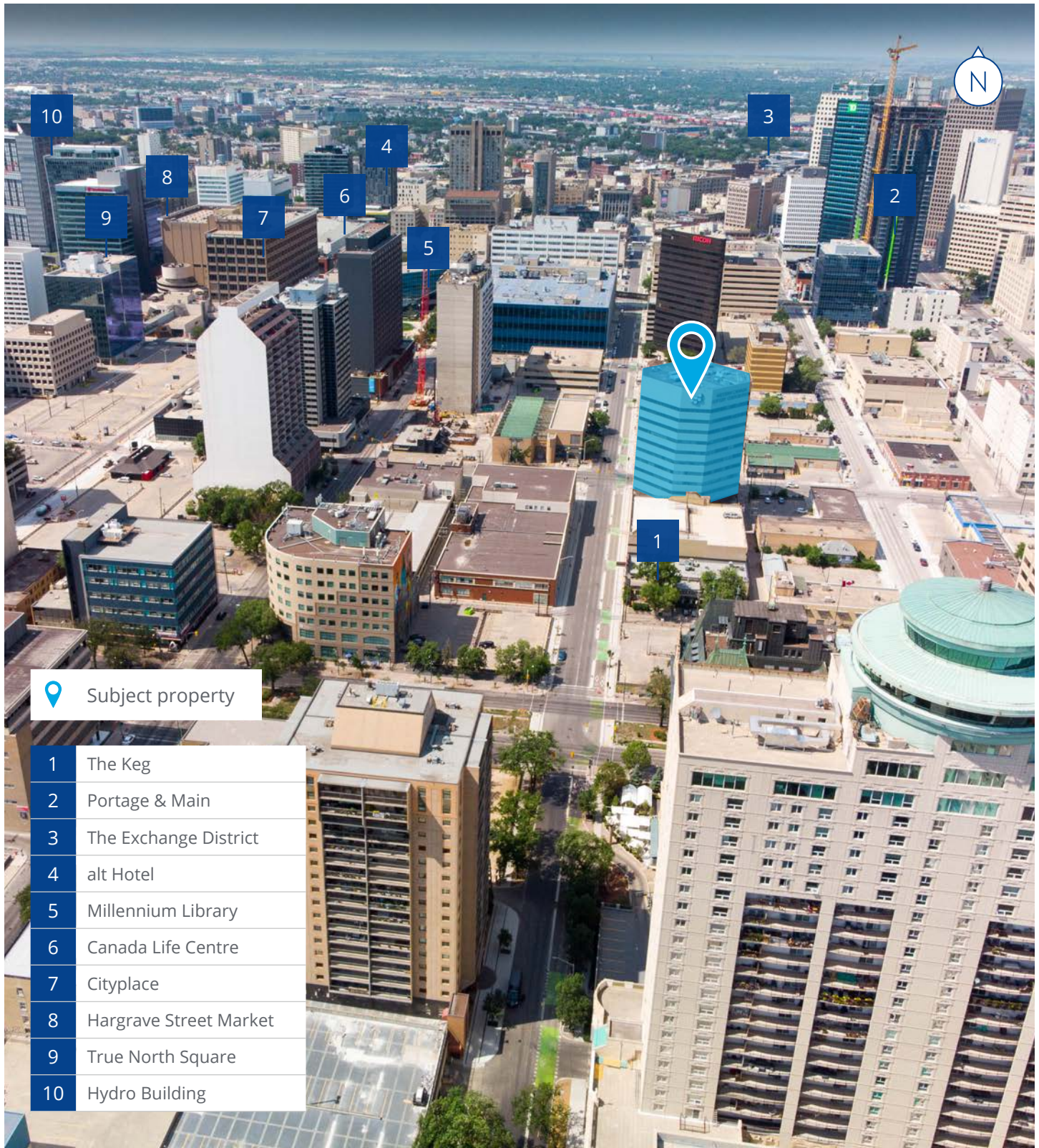
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800 - 1,203 SF
810 - 2,880 SF
820 - 1,203 SF

Contiguous
6,458 SF



Surrounding Amenities





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