

~ Built-out Office Space in Downtown Winnipeg ~



FOR LEASE

260 St. Mary Avenue

WINNIPEG, MB

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

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Property Overview

BUILDING DETAILS

BUILDING AREA (+/-)	38,106 sq. ft.
NO. OF FLOORS	3
TELECOMM PROVIDER	Bell & Shaw Available
PARKING	On-site surface parking available at market rates (subject to availability)
SECURITY	Public access available M-F from 8:30 a.m. to 4:30 p.m. Fob access system for the perimeter doors 24/7 & outside of regular business hours
PROPERTY MANAGEMENT	Marwest Management Canada Ltd.

PROPERTY DETAILS

AREA AVAILABLE (+/-)	Unit 314: 1,370 sq. ft.
NET RENTAL RATE	\$18.00 per sq. ft.
ADDITIONAL RENT	\$10.15 per sq. ft. <i>(plus 5% mgmt. fee of Gross Rent)</i>
AVAILABILITY	Immediately

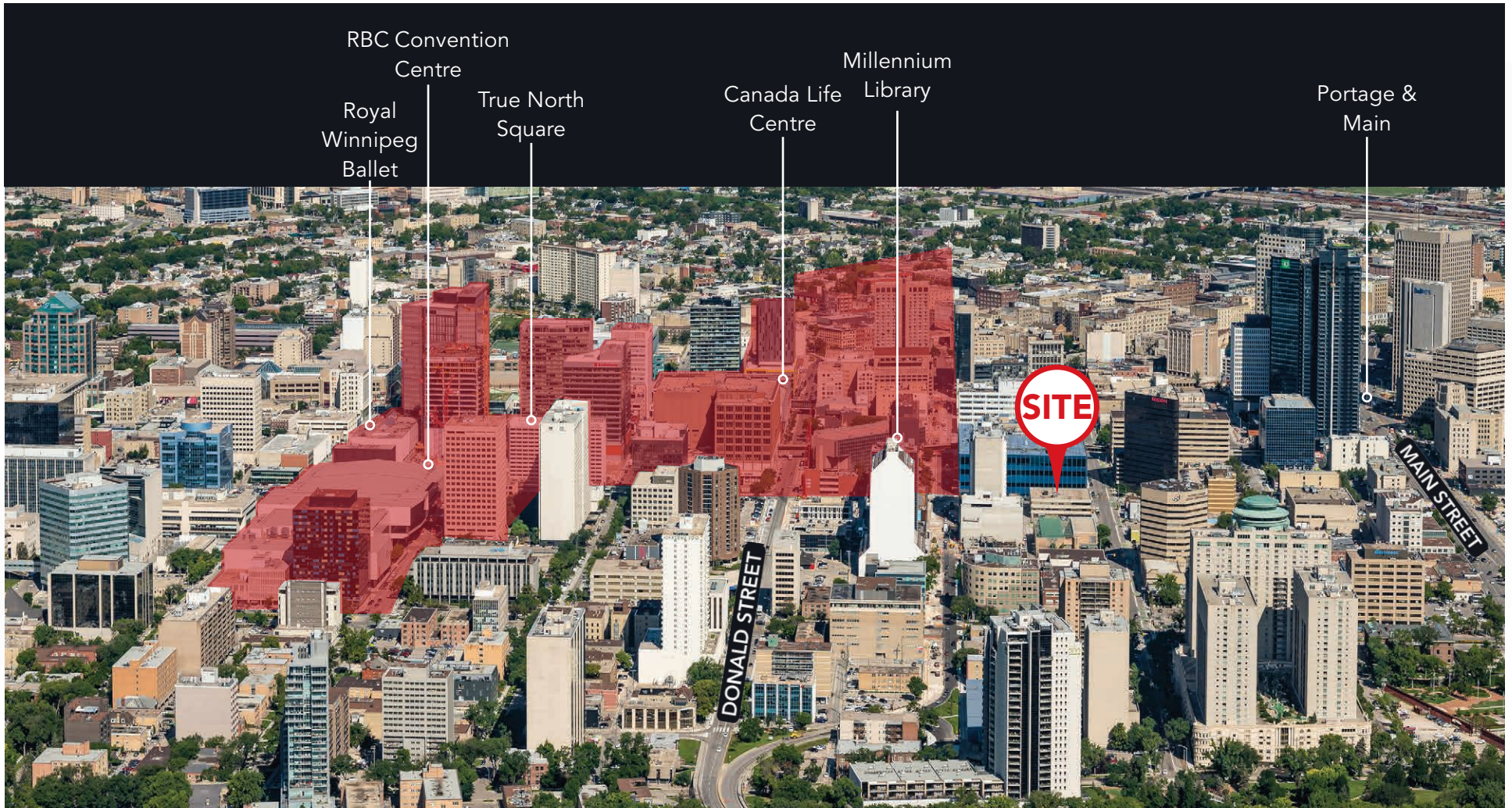
HIGHLIGHTS

- Beautiful built-out office space consisting of six private offices, open reception/work area, and storage room
- Located on the corner of Winnipeg's SHED offering numerous amenities in walking distance
- On-site reserved and scramble parking available

INTERIOR PHOTOS



The SHED District



11

city blocks

4

hotels including the new Alt Hotel and the 288-room Sutton Place Hotel now under construction

20+

restaurants including Merchant Kitchen Gusto North and Rudy's

6

entertainment & sports venues including the Royal Winnipeg Ballet, Canada Life Centre, and the MET



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