

PROFESSIONAL OFFICE SPACE FOR LEASE

MADISON SQUARE - Unit B110 - 1600 NESS AVENUE, WINNIPEG, MB



PRIME OFFICE LEASING OPPORTUNITY DIRECTLY ACROSS FROM POLO PARK

Madison Square is a mixed-use centre with office and retail and has become a desirable destination for multiple professional services. Surrounded by the many amenities of the Polo Park retail node, this office is located on the first floor with convenient access to Route 90 and transit routes.

AVAILABLE AREA

803 SF

ASKING RATE

\$16/SF NET

BRENNAN PRATT

ASSOCIATE, P3 REALTY SERVICES INC.

BRENNAN@PRIVATEPENSIONPARTNERS.COM

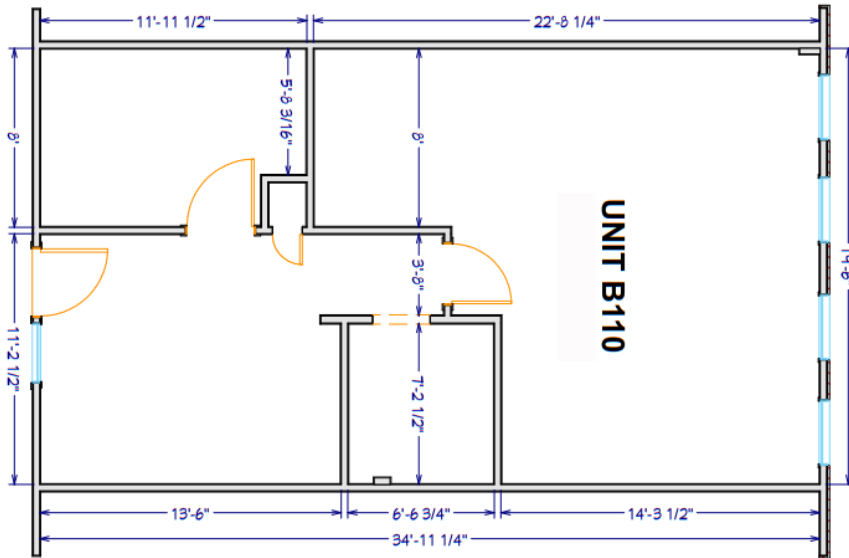
TEL: 204.813.1110 DIRECT: 204.471.6687



PRIVATE
PENSION
PARTNERS™

REALTY SERVICES

PROPERTY DETAILS AND FLOOR PLAN



Address: Unit B110 - 1600 Ness Avenue

Rentable Area: 803 SF

Net Rent: \$16 PSF

Additional Rent: \$16.57 PSF

Mgmt. Fee: 5% Gross Rent

Parking: Scramble

Zoning: C4







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