



Starting at  
**\$24.00** PSF  
Semi-Gross

**WAYNE SATO**

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

wayne@waynesato.ca

www.waynesato.ca

**FOR LEASE | 179 MCDERMOT AVE**

## **Space2work Business Centre Modern Loft Workspace 860 SF**

Space2work is a unique East Exchange business centre located at 179 McDermot Street. Classic heritage charm meets contemporary modern, creating an amazing workspace seldom found at 860 SF.

Whether you are branching out on your own, a small business or you are a start-up, space to work offers a full turnkey solution to your office needs. Each suite is furnished and has been designed to offer businesses a tastefully appointed premises, complete with coffee station.

All furniture, high speed internet, janitorial, supplies and access to a boardroom that comfortably seats 10-12 people are included in a business centre fee.



Scan QR code to  
view website

Scan QR code to  
view Space2work



**RE/MAX  
PROFESSIONALS**

1601 Buffalo Place

Winnipeg, MB R3T 3K7

o. 204-957-0500

f. 204-452-4359

wpgproperty.ca

**RE/MAX**  
COMMERCIAL

# Property Highlights



- Convenient Parking – located directly across from the Rorie and McDermot Parkade.
- Easy access to the downtown walkway system via the Fairmont Hotel and Richardson Bldg.
- Excellent Transit connections. 20 meters from your door.
- Great variety of dining and entertainment options.
- Hys, Bailey's Mitchell Block, CIBC Wee Johnny's Irish Pub, Carnaval Brazillian BBQ

#### Business Centre Fee includes:

- Fully furnished offices
- Private washroom
- In-suite coffee bar
- Free use of boardroom
- High speed Internet
- Locked mailbox and courier box
- Document shredding
- Keyless entry system
- Surveillance system
- Weekly janitorial services
- Common lounge area
- Common kitchen facilities

## AVAILABLE UNITS

Unit	Square Footage (±)	Lease Rate (Semi-Gross)	Business Centre Fee	Availability Date
302	860	\$24.00 PSF	\$17.80 PSF/Yr	Immediately



# The Area



Convenient location



Food and Drink within Walking



Groceries and Shopping



Amenities within walking



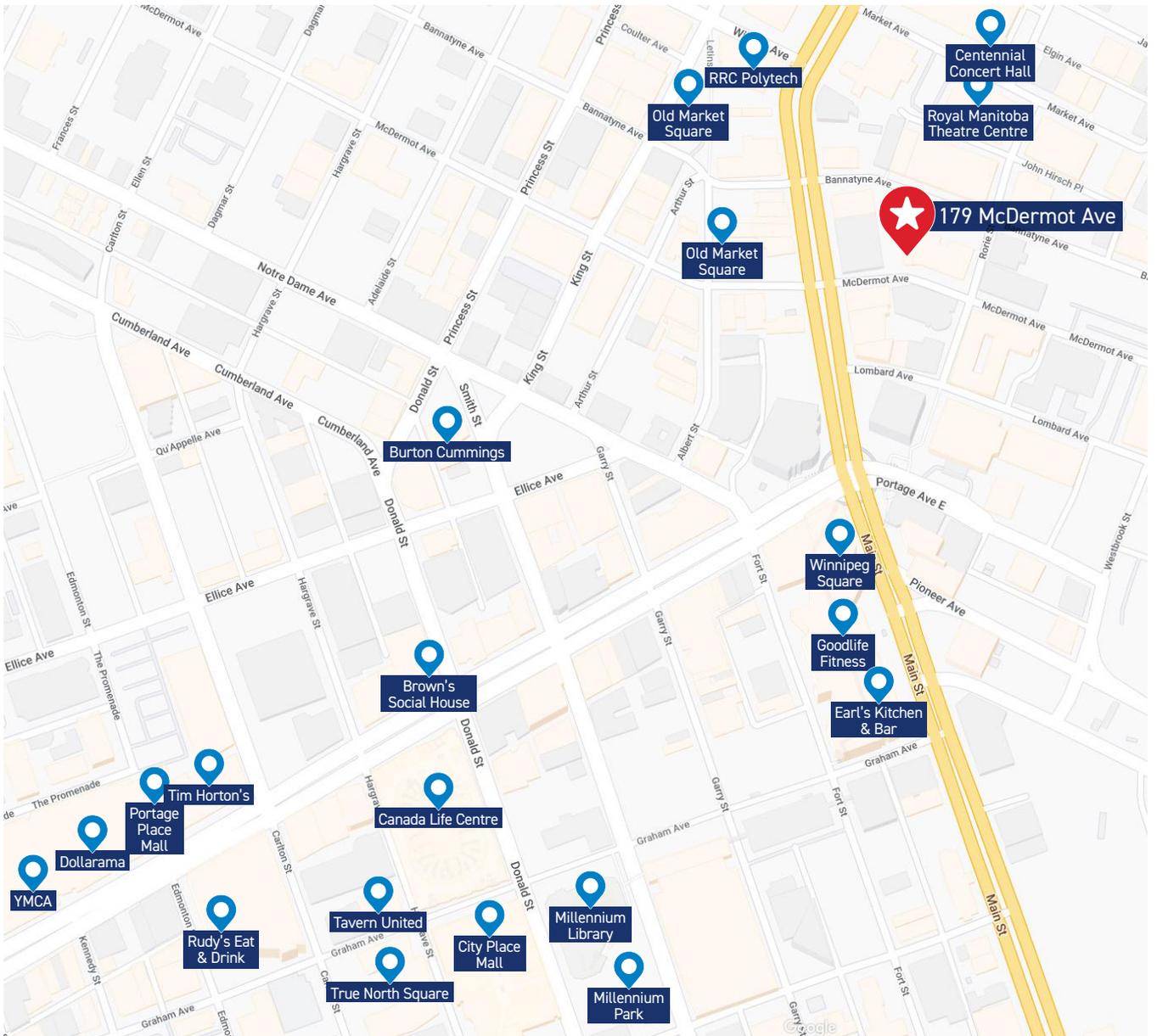
Convenient bike infrastructure



Excellent transit stops

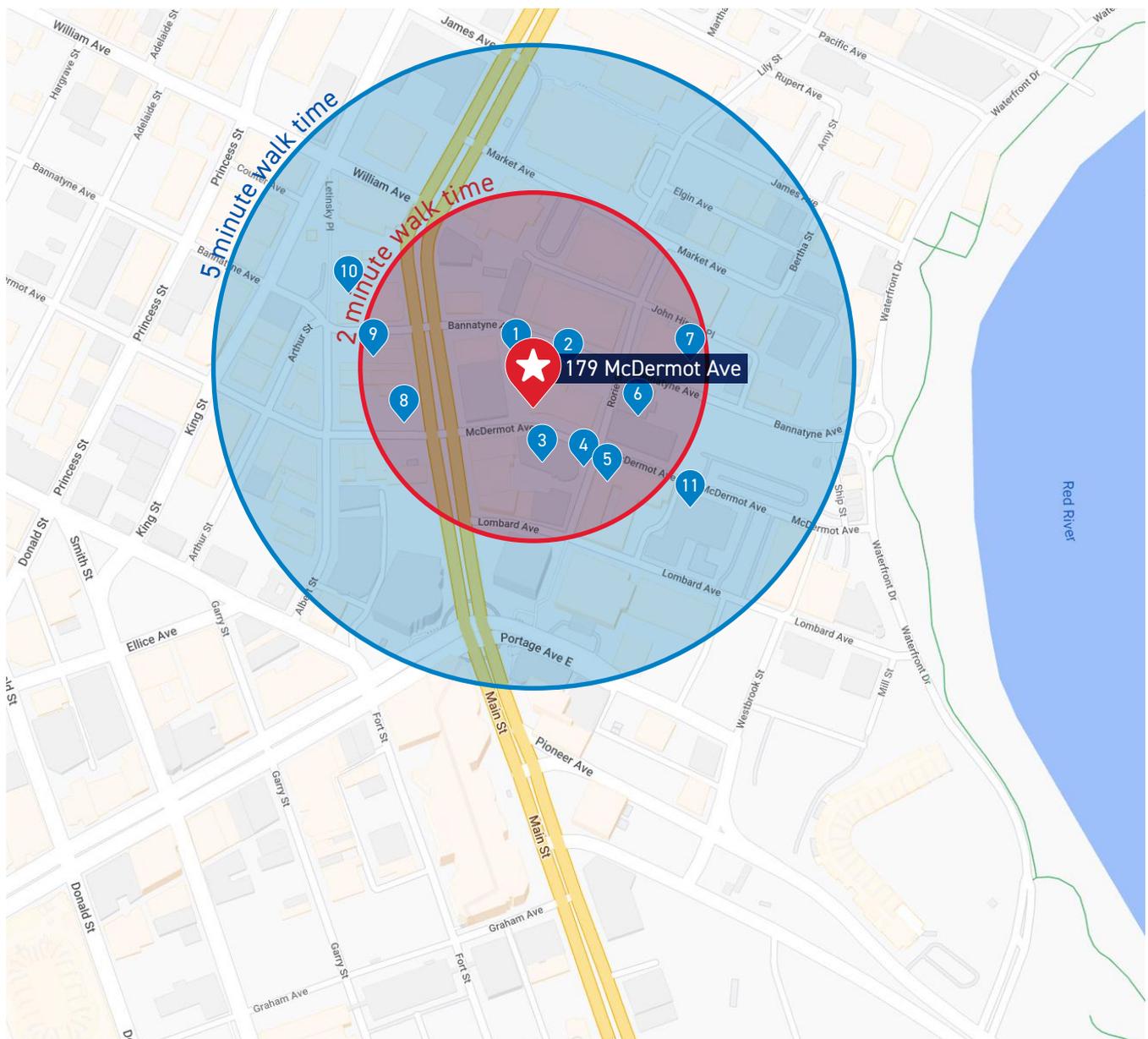


Culture & Entertainment nearby

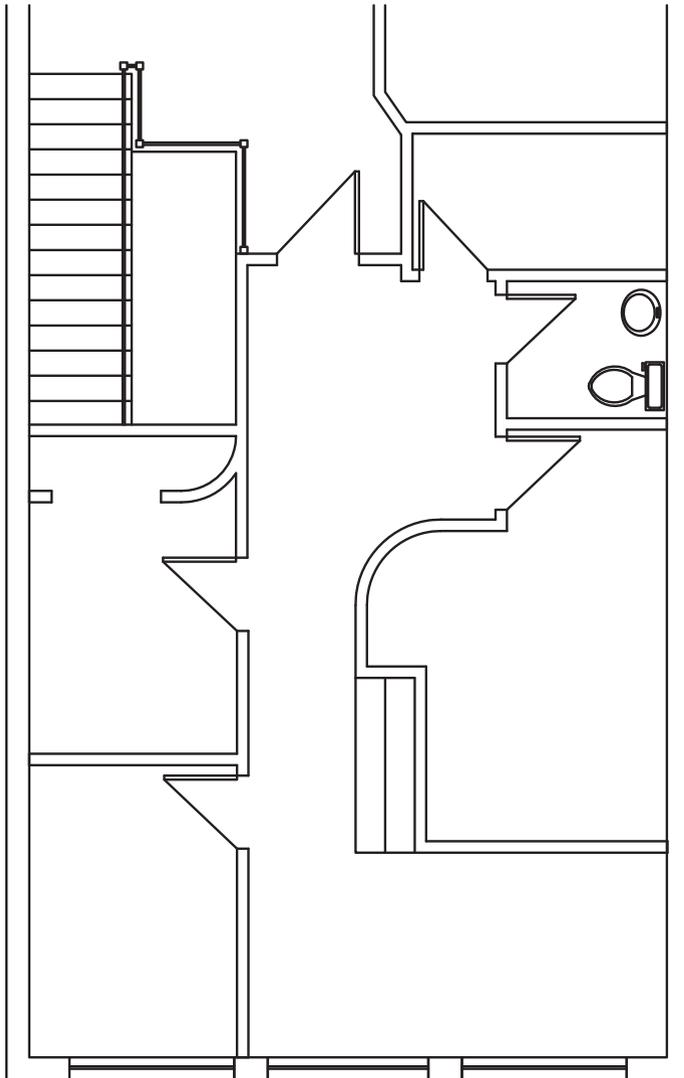


# Walk Time & Parking Map

- |  |  |   |
|--|--|---|
| <b>1 Impark Lot #247.</b><br>· Reserved: \$225               | <b>6 Parking Indigo</b>  | · Unreserved: \$269.50  |
| <b>2 Lot #166, 164 Bannatyne Ave</b><br>· Reserved: \$269.50 | <b>7 Impark Lot, 127 Bannatyne Ave</b>   | <b>10 Lot#212, McKim</b>  |
| <b>3 Standard Parking of Canada</b>                          | <b>8 Main &amp; McDermot Parking</b><br>· Unreserved 7am-6pm: \$247<br>· Reserved: \$264 | · Unreserved above ground 24/7: \$245<br>· Reserved above ground 24/7: \$255<br>· Unreserved underground: \$275<br>· Reserved underground 24/7: \$315 |
| <b>4 W026, Parking Indigo, Rorie St Parkade</b>              | <b>9 Lot #166, Rorie &amp; Bannatyne, 164 Bannatyne Ave</b>                              | <b>11 W027, Parking Indigo, Grain Exchange</b>  |
| <b>5 166-170 McDermot Ave Garage</b>                         |  |   |



# UNIT 302 - 860 SF



This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Wayne Sato Personal Real Estate Corporation. RE/MAX Professionals / Each office is independently owned and operated.



## CONTACT:

### WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

wayne@waynesato.ca

www.waynesato.ca



Scan QR code  
to view website

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Wayne Sato Personal Real Estate Corporation, RE/MAX Professionals / Each office is independently owned and operated.

**RE/MAX**  
COMMERCIAL®

1601 Buffalo Pl | Winnipeg, MB | R3T 3K7 | o. 204-957-0500 | f. 204-452-4359 | wpgproperty.ca