

FOR LEASE

790 Sherbrook Street

Turnkey Medical Space Available

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Ryan Munt

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Located steps from the Health Sciences Centre with over 2,000 visitors each day



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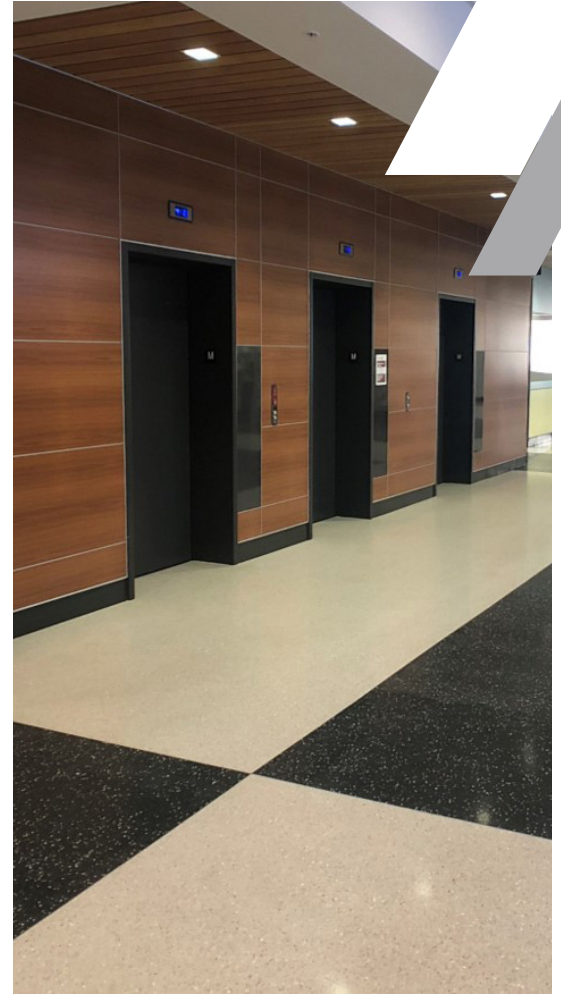
PROPERTY HIGHLIGHTS

- Join one of Canada's largest Private Multi-Specialty Medical Clinics at Winnipeg's largest state-of-the-art Manitoba Clinic
- Conveniently located adjacent to the Health Sciences Centre on the southwest corner of Sherbrook Street and McDermot Avenue with direct access to Notre Dame Avenue
- Benefit from over 2,000 visitors to the Clinic per day
- Patient parking attached to the Clinic building accessible from Sherbrook Street and McDermot Avenue/ Olivia Street as well as secure bike storage, physician shower facility and physician lounge available
- Dedicated Dynacare lab and X-ray diagnostics on site with minimal wait times in mornings
- Minor procedure/treatment room, endoscopy room, equipment sterilization, EKG, ultrasounds and pharmacy on-site
- Turnkey medical space
- COVID-19 screening in place for all patients at entrance

ADDRESS	SQ. FT. (+/-)	LEASE RATE	ADDITIONAL RENT
Unit 110	838	\$28.00	\$15.54
6th Floor	19,796	\$28.00	\$15.54
7th Floor	7,342	\$28.00	\$15.54
10th Floor	11,560	\$28.00	\$15.54

Dynacare®

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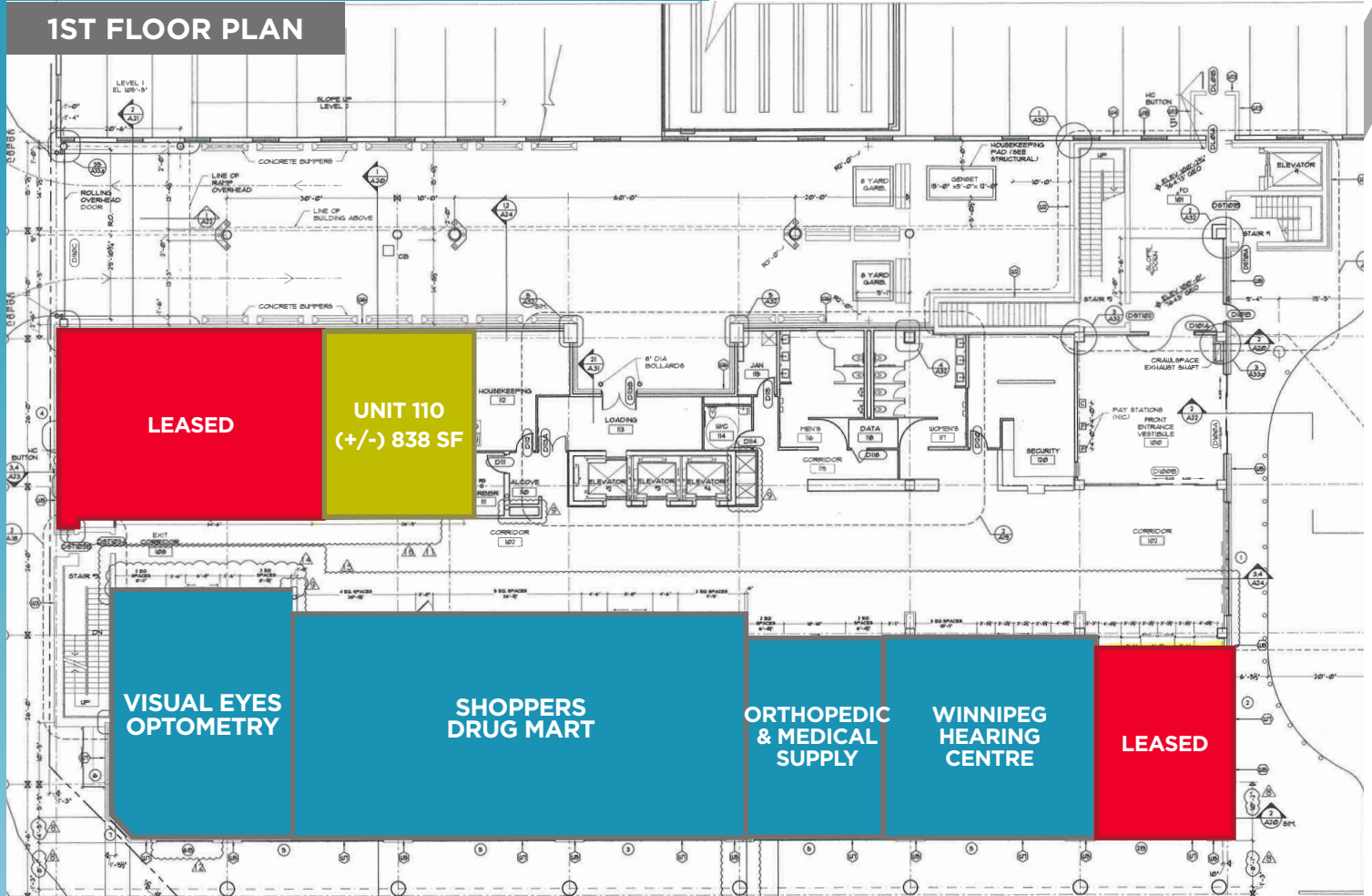


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1ST FLOOR PLAN



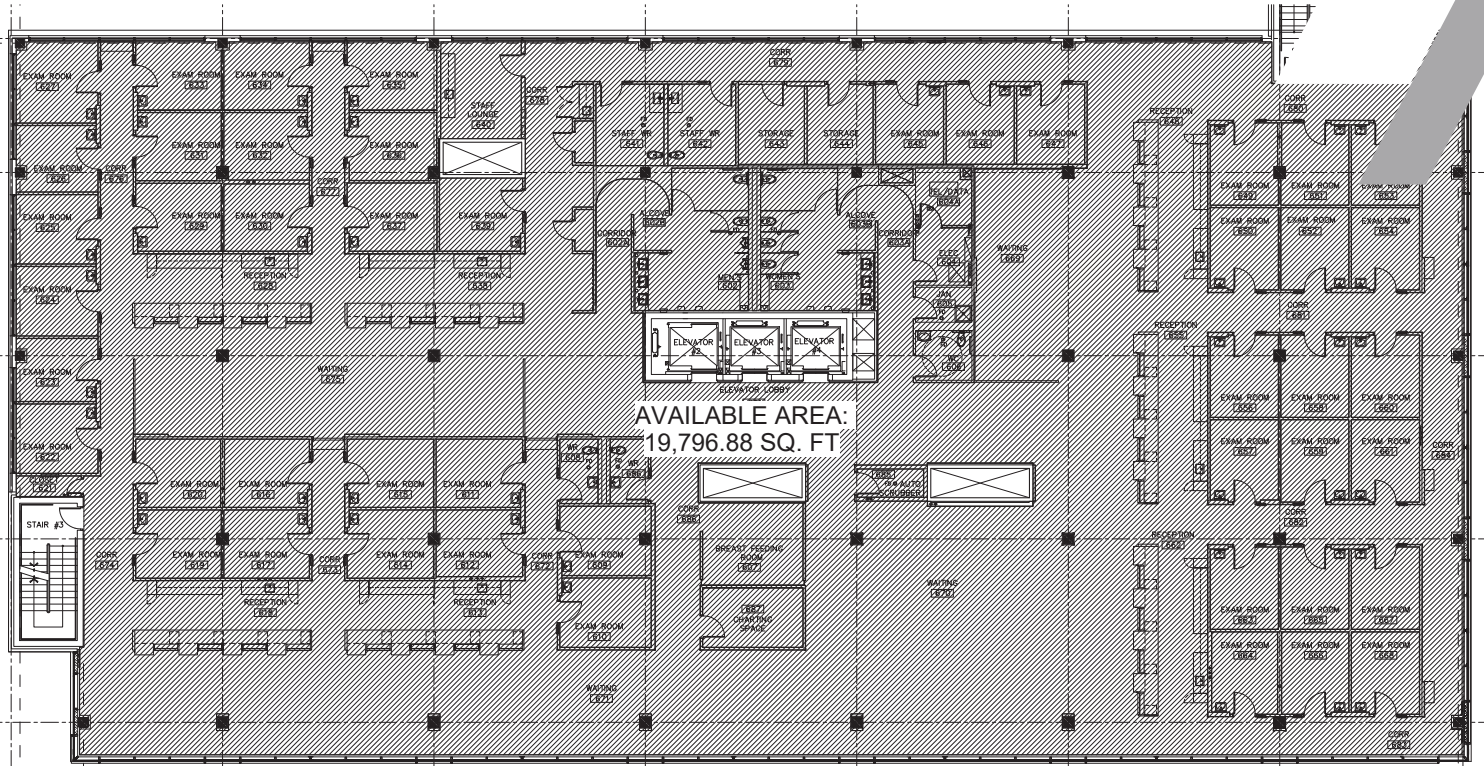
Property Attributes

Description	Multi-Tenant Medical Centre
Civic Address	790 Sherbrook Street, Winnipeg MB
Year Built	2018
Building Area	145,000 sf
Typical Floor Plate	21,402 sf
Parking	Attached parkade with 237 stalls available with tenant discount

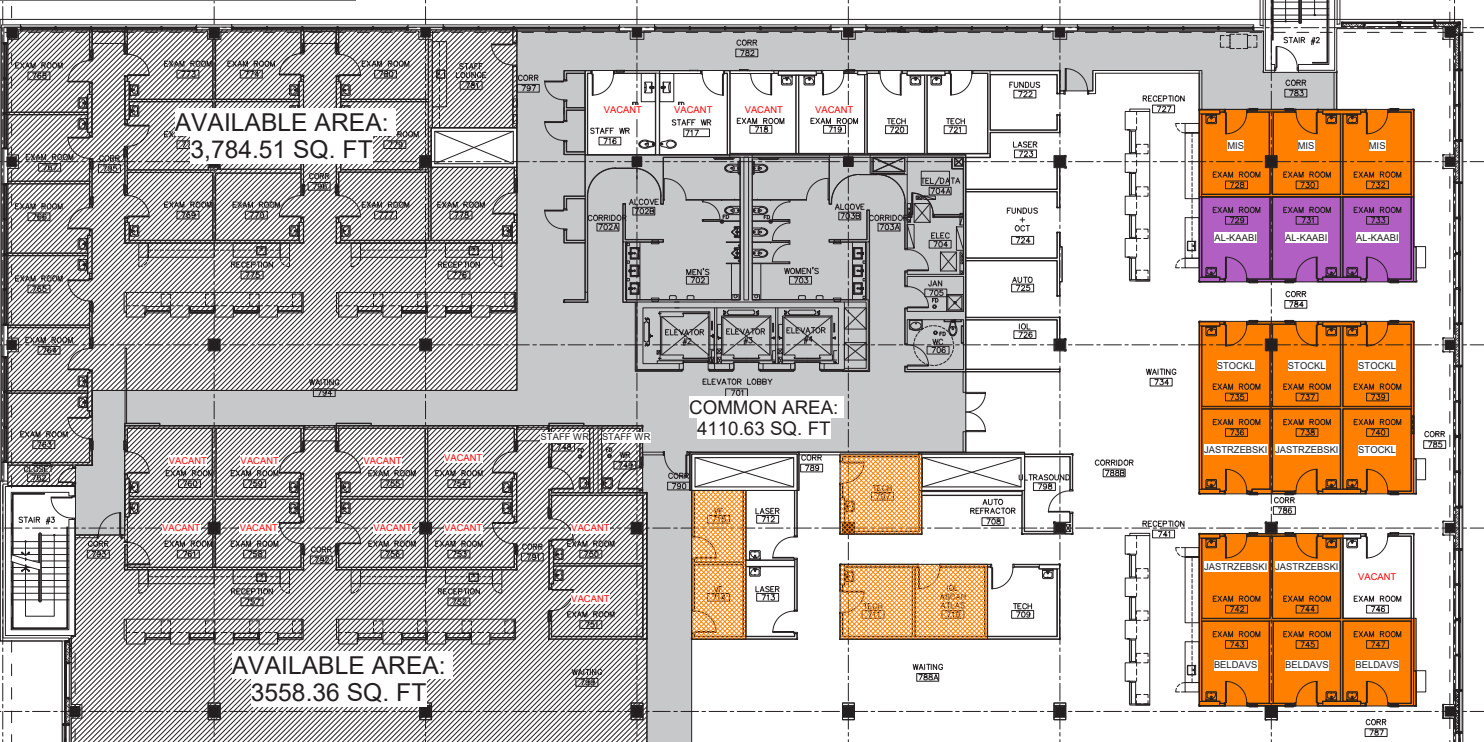
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6TH FLOOR PLAN

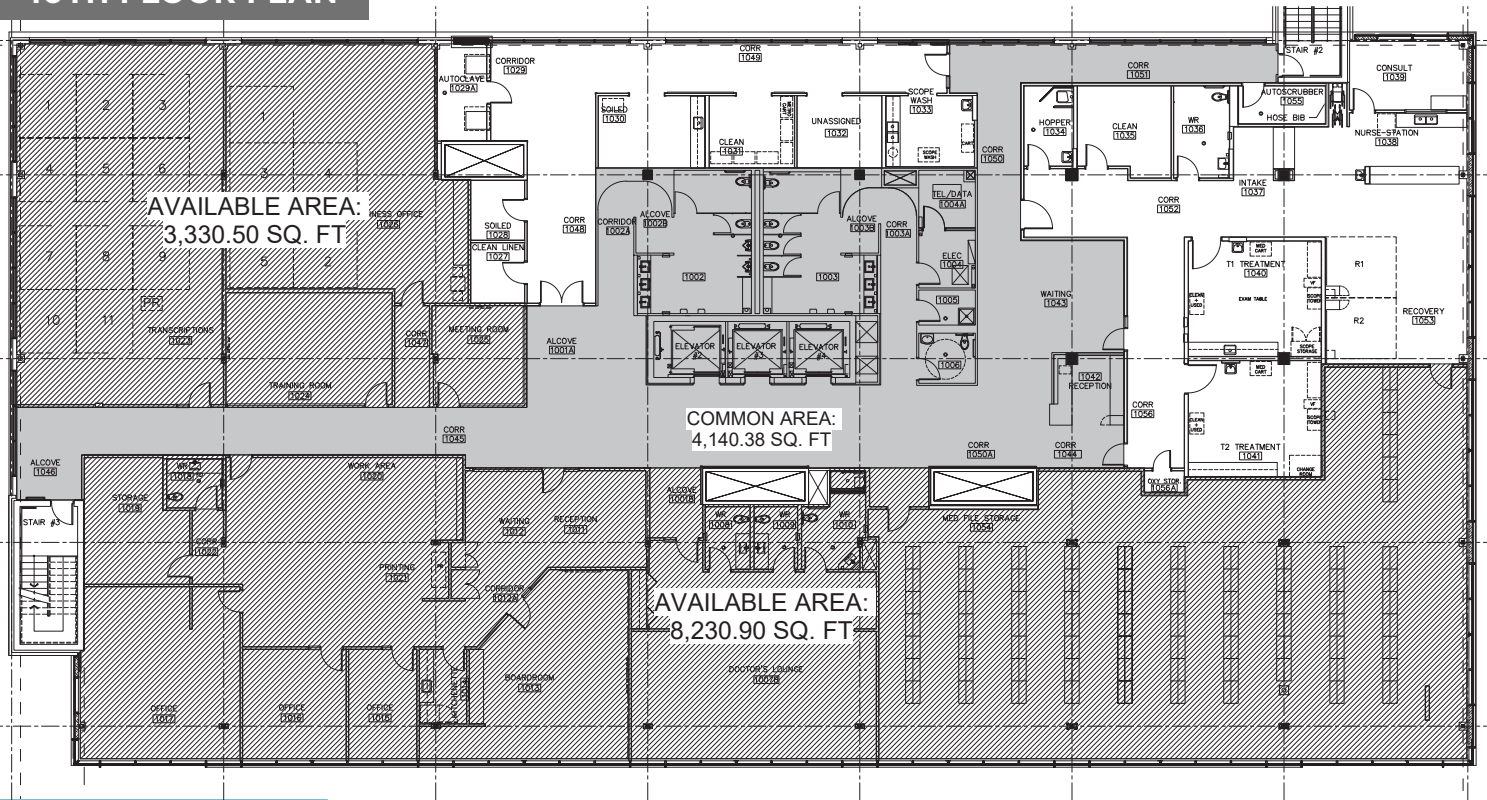


7TH FLOOR PLAN



FOR LEASE 790 Sherbrook Street

10TH FLOOR PLAN



FOR LEASE 790 Sherbrook Street

CUSHMAN & WAKEFIELD
Winnipeg

Stevenson

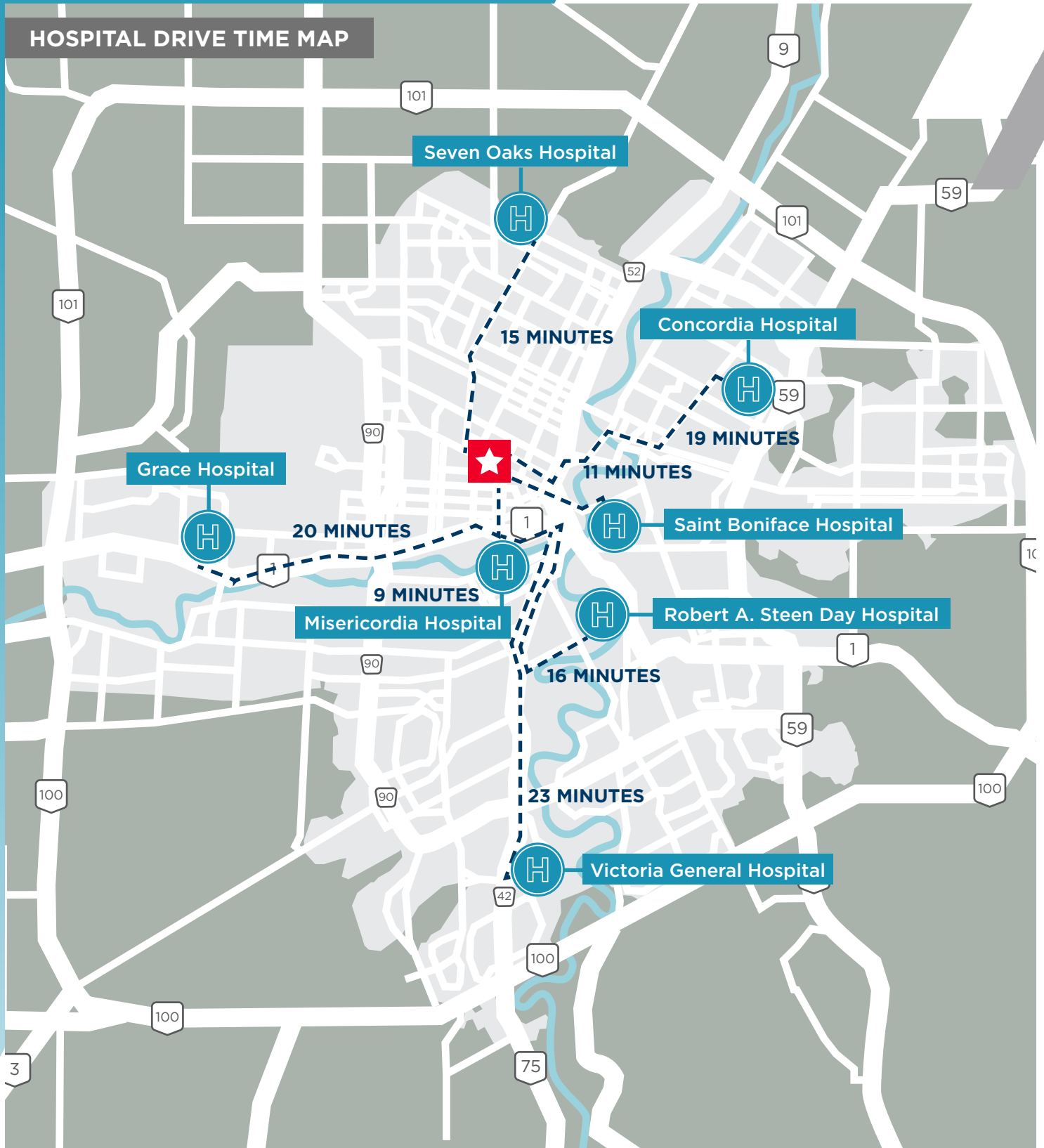


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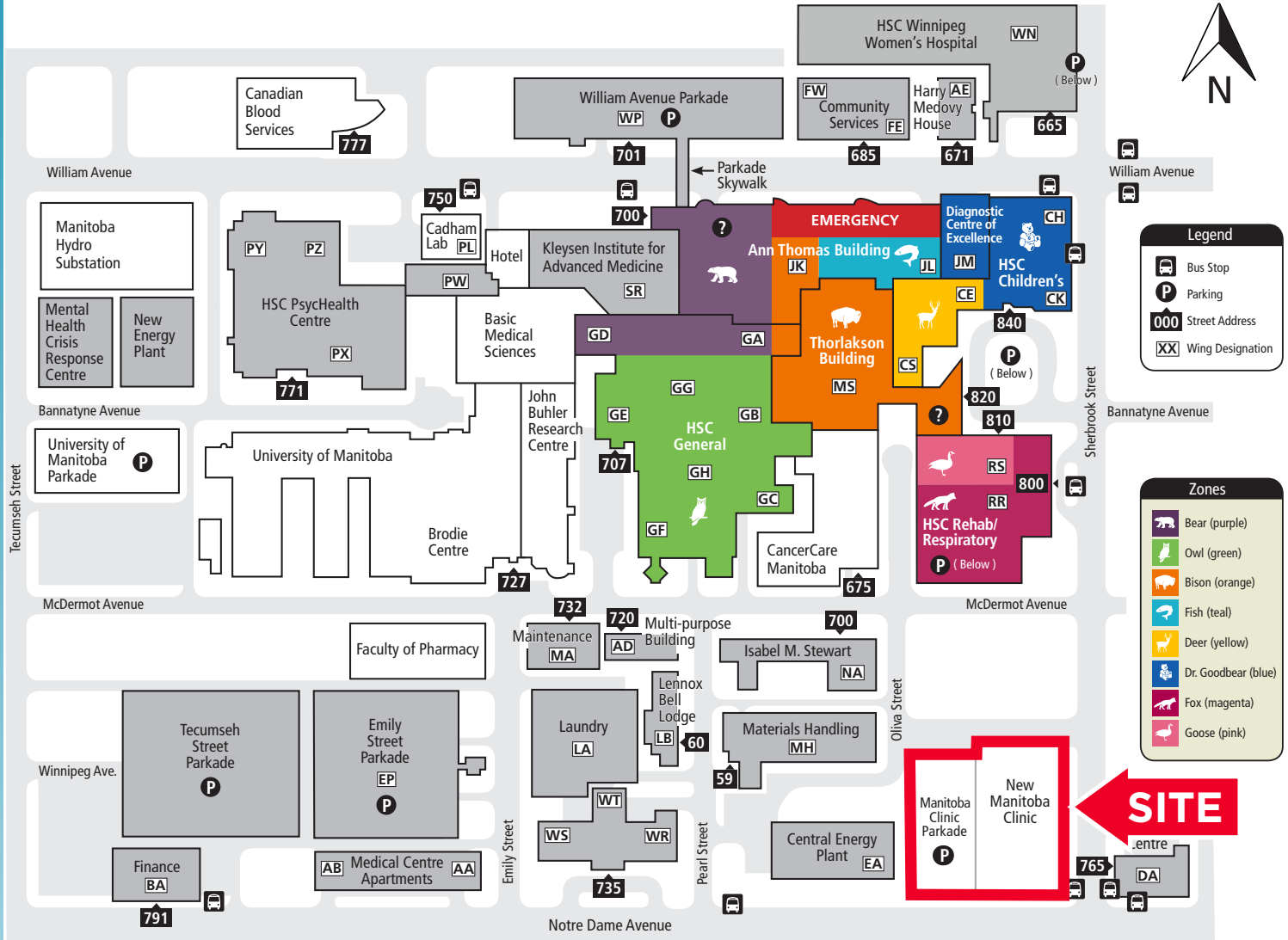
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HOSPITAL DRIVE TIME MAP



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HEALTH SCIENCES CENTRE MAP



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