

AVISON
YOUNG

RICOH

215 GARRY STREET

WINNIPEG, MB

OFFICE SPACE FOR LEASE

BUILDING NAMING RIGHTS NEGOTIABLE WITH FULL FLOOR TENANCY

PROPERTY DETAILS

LOCATION	Located on the corner of St Mary's Ave and Garry St. One minute walk from the Graham Ave transit corridor and Skywalk system
DESCRIPTION	18 storey Class B office building with a total square footage of 162,872 sf with attached multi-level, secure and covered parkade. Inviting outdoor vista with seating and podium signage
PARKING	Private 6 storey attached covered rented on a 24/7 basis. Accessible from the 2nd - 6th floors. Ratio: 1 stall per 800 sf. Total stalls: 218
PARKING RATES	COVERED: \$220 per month plus GST UNCOVERED: \$210 per month plus GST
INTERNET	MTS Bell and SHAW serviced with fibre optics
LIFE SAFETY	Fully sprinklered building
BUILDING HOURS / SECURITY	• Building is open for visitors from 7 am to 5 pm • After hour swipe card access for tenants
ON-SITE AMENITIES	Attached secure parkade with bicycle corral, Men's and Ladies shower, locker room (each serviced with two showers, two toilets and lockers)
SIGNAGE	• Exterior podium signage • Corporate branding: building naming right negotiable to full floor tenant
HVAC	VAV with DDC system, fan unit on each floor
SPACE AVAILABLE	SUITE 200: 4,694 SF. Move-in ready - 8 private offices, kitchen with plumbing, oversized boardroom or open collaborative space. New carpet and paint. Private direct access to parkade. Floor to ceiling windows SUITE 500: 5,040 SF SUITE 800: 10,535 SF. Tenant may qualify for Corporate branding with Building Naming Rights. Full floor with private use of wash-rooms and corridor. Open space with panoramic views. SUITE 1801: 1,843 SF. Multi-level space with 2 private offices, small meeting room, storage room and kitchenette.
NET RENT	Starting at \$13.00 psf / annum
OPERATING COSTS / TAXES / MGMT FEE	\$16.19 PSF / annum as per 2025 estimated budget includes management fee

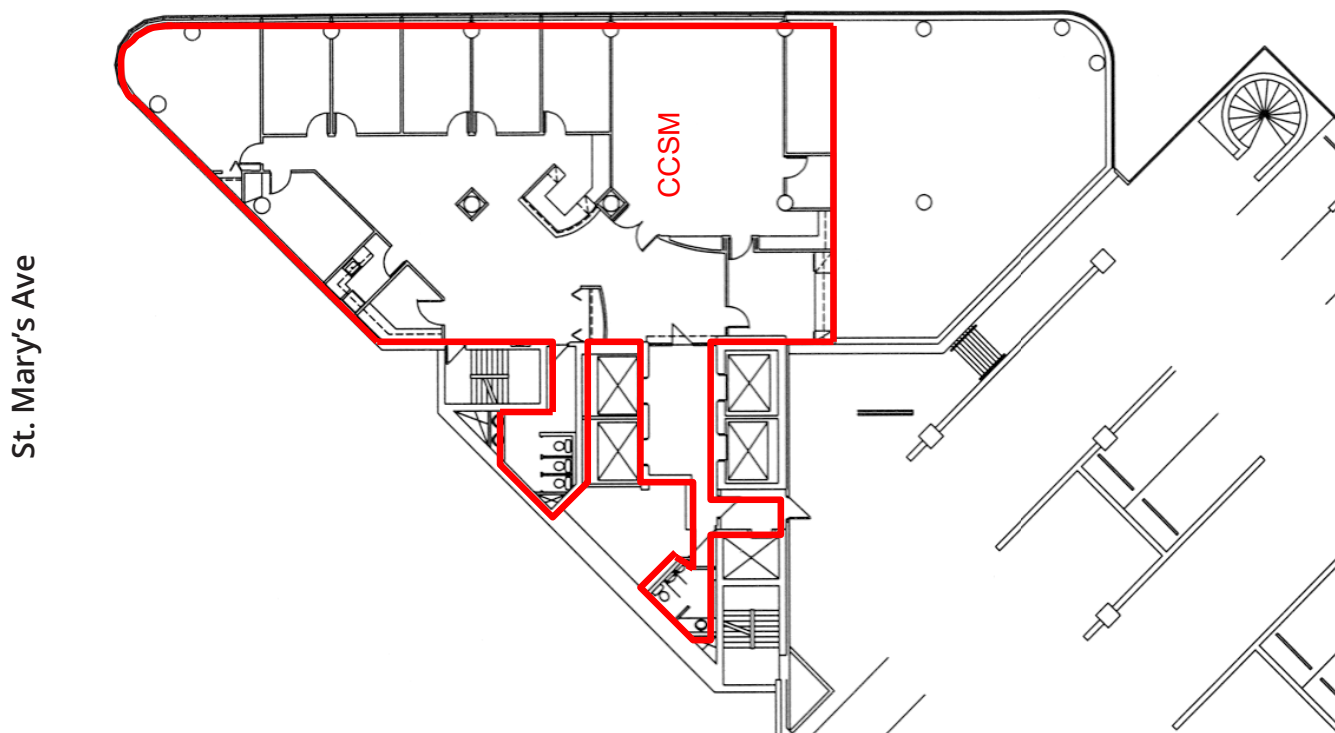


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SUITE 200: 4,694 SF

Garry St



**Get more
information**

Linda Capar
D 204 560 1503
C 204 298 9854

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SUITE 500: 5,040 SF



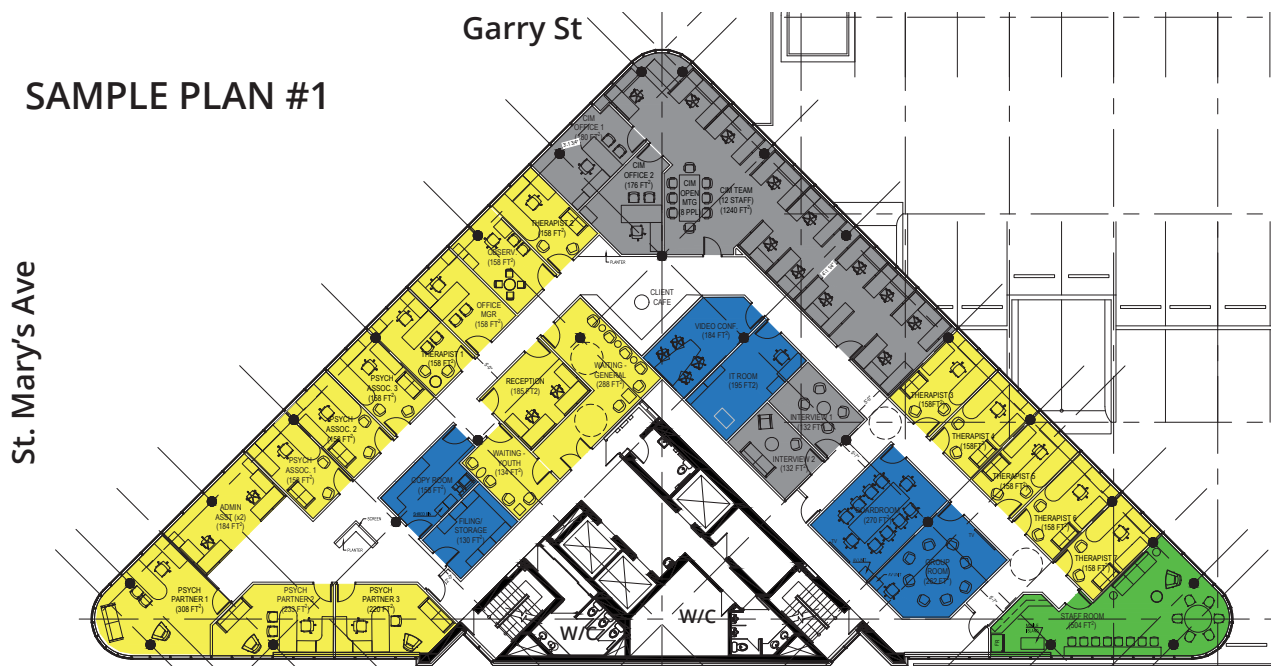
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SAMPLE PLAN #1



SAMPLE PLAN #2



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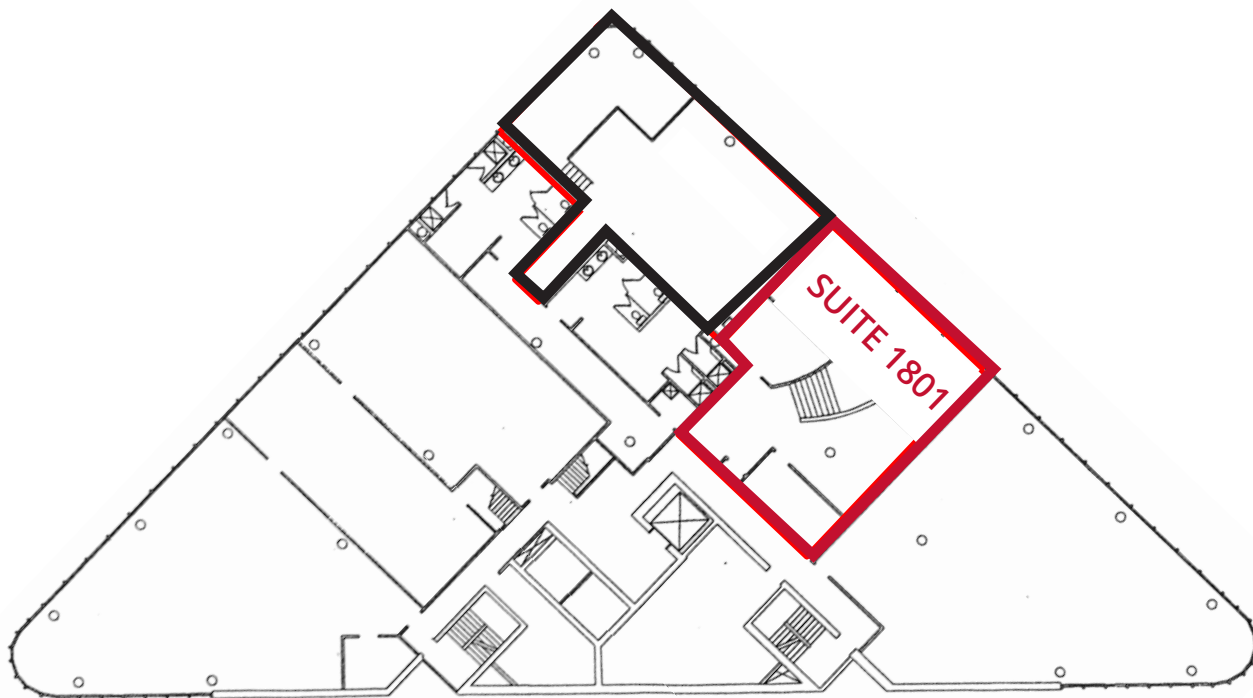
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SUITE 1801: 1,843 SF

Garry St

St. Mary's Ave



SUITE 1801



SUITE 1801

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92 Transit Score

World-class public transportation



99 Walk Score

Daily errands do not need a car



Parking

Stalls available in close proximity to a Parkade



Space Available

1,471 usable square meters available



Population

Over 70,000 people work downtown



Investments

Over \$3 billion dollars has been invested into downtown since 2005



Steps from great dining, shopping and entertainment – just minutes away from the front door of 215 Garry Street:





LINDA CAPAR

Vice President

D 204.560.1503

linda.capar@avisonyoung.com

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Avison Young Commercial Real Estate (MB) Inc. | 185 Provencher Blvd. Unit 200, Winnipeg, MB, R2H 0G4 | T 204.560.1500

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