### ~ Built-out Office Space in Downtown Winnipeg ~



**FOR LEASE** 



# 260 St. Mary Avenue

WINNIPEG, MB

(204) 985-1356

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing LUKE PAULSEN, Vice President, Sales & Leasing TREVOR CLAY, Broker, Principal (204) 985-1358

(204) 985-1365

Services provided by Luke Paulsen Personal Real Estate Corporation Services provided by Trevor Clay Personal Real Estate Corporation

## **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**

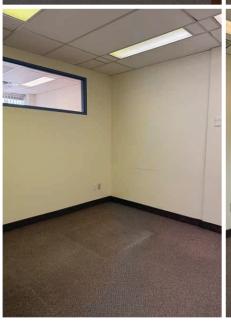
AREA AVAILABLE (+/-)	Unit 314: 1,370 sq. ft.
NET RENTAL RATE	\$18.00 per sq. ft.
ADDITIONAL RENT	\$10.15 per sq. ft. (plus 5% mgmt. fee of Gross Rent)
AVAILABILITY	Immediately

#### **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

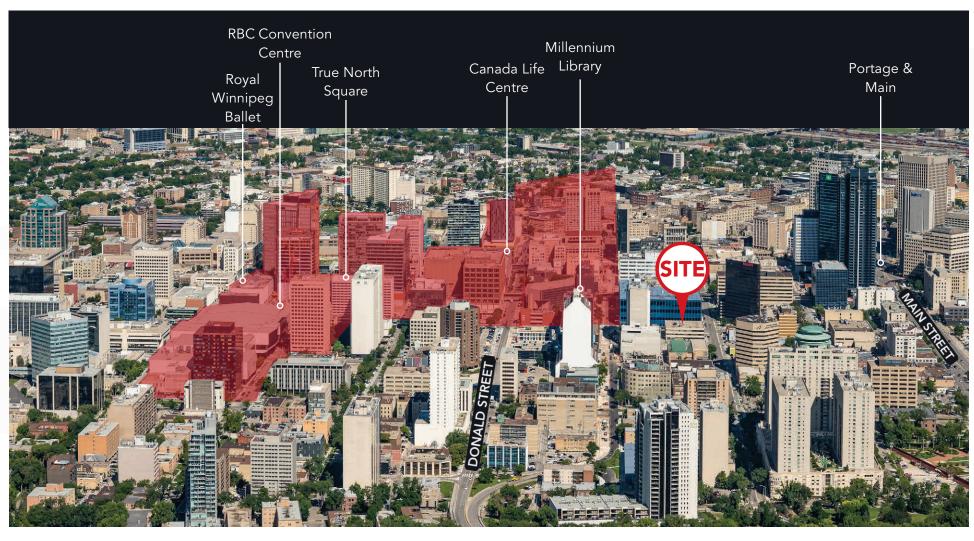
#### **INTERIOR PHOTOS**







### The SHED District

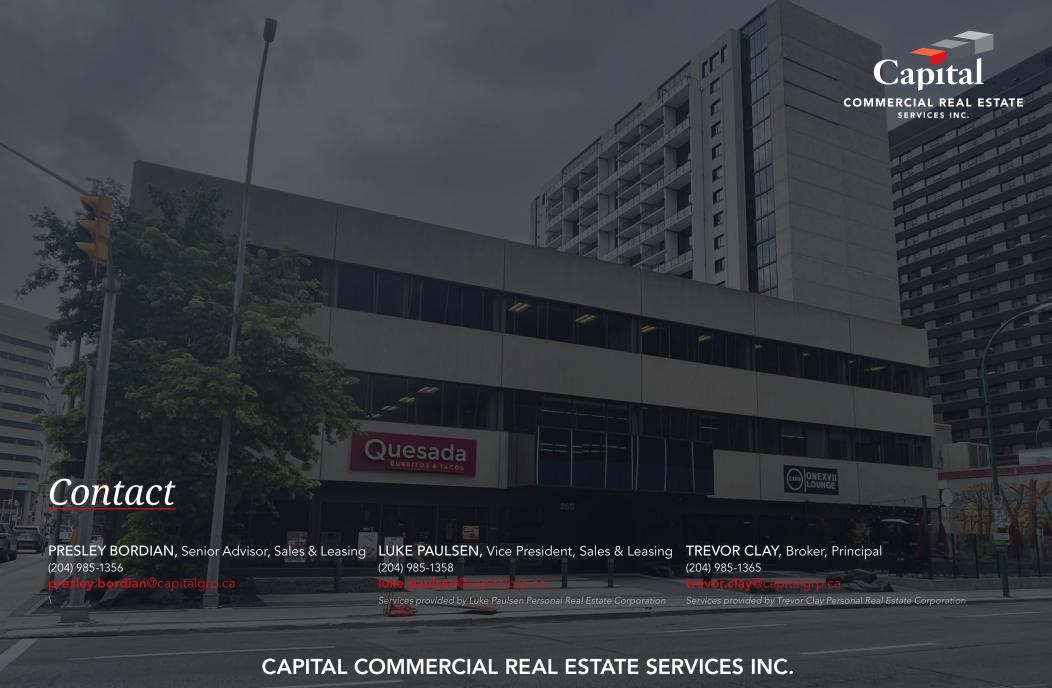


city blocks

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



300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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