

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.

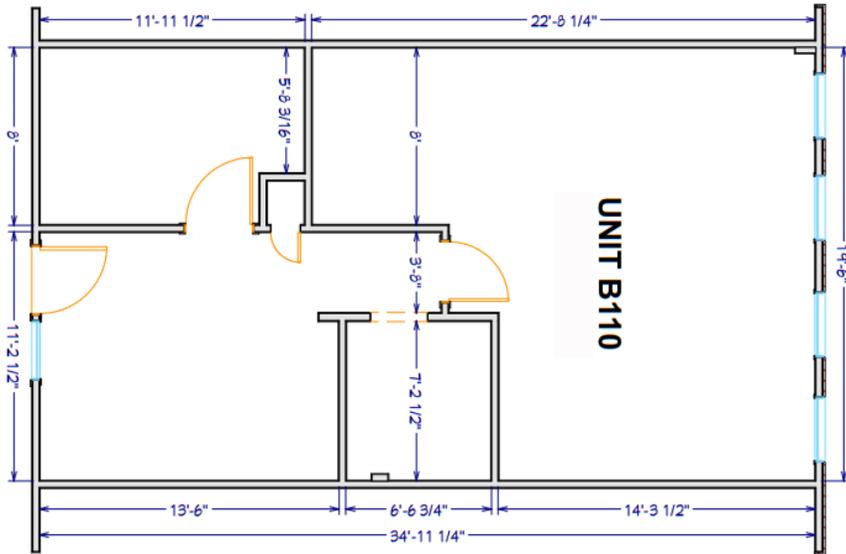
BRENNAN@PRIVATEPENSIONPARTNERS.COM

TEL: 204.813.1110 DIRECT: 204.471.6687



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



THE NEIGHBOURHOOD

POLO PARK RETAIL NODE

Madison Square is located in the St. James commercial trade area and is surrounded by the largest retail node in Winnipeg. CF Polo Park shopping centre is located across from Madison Square and consists of 1,000,000 SF of retail space with multiple ancillary nodes such as Polo Festival and the Plaza at Polo.

Madison Square is anchored by Safeway, the Manitoba Liquor Mart, and Dollarama with many food and retail options located onsite. With easy access and ample parking, Madison Square is an ideal location for retail owners seeking exposed space in a premier mixed-use centre with the added benefits of the nearby amenities.

DRIVE TIMES

Canada Life Centre: 15 mins

Airport: 8 mins

The Forks: 19 mins

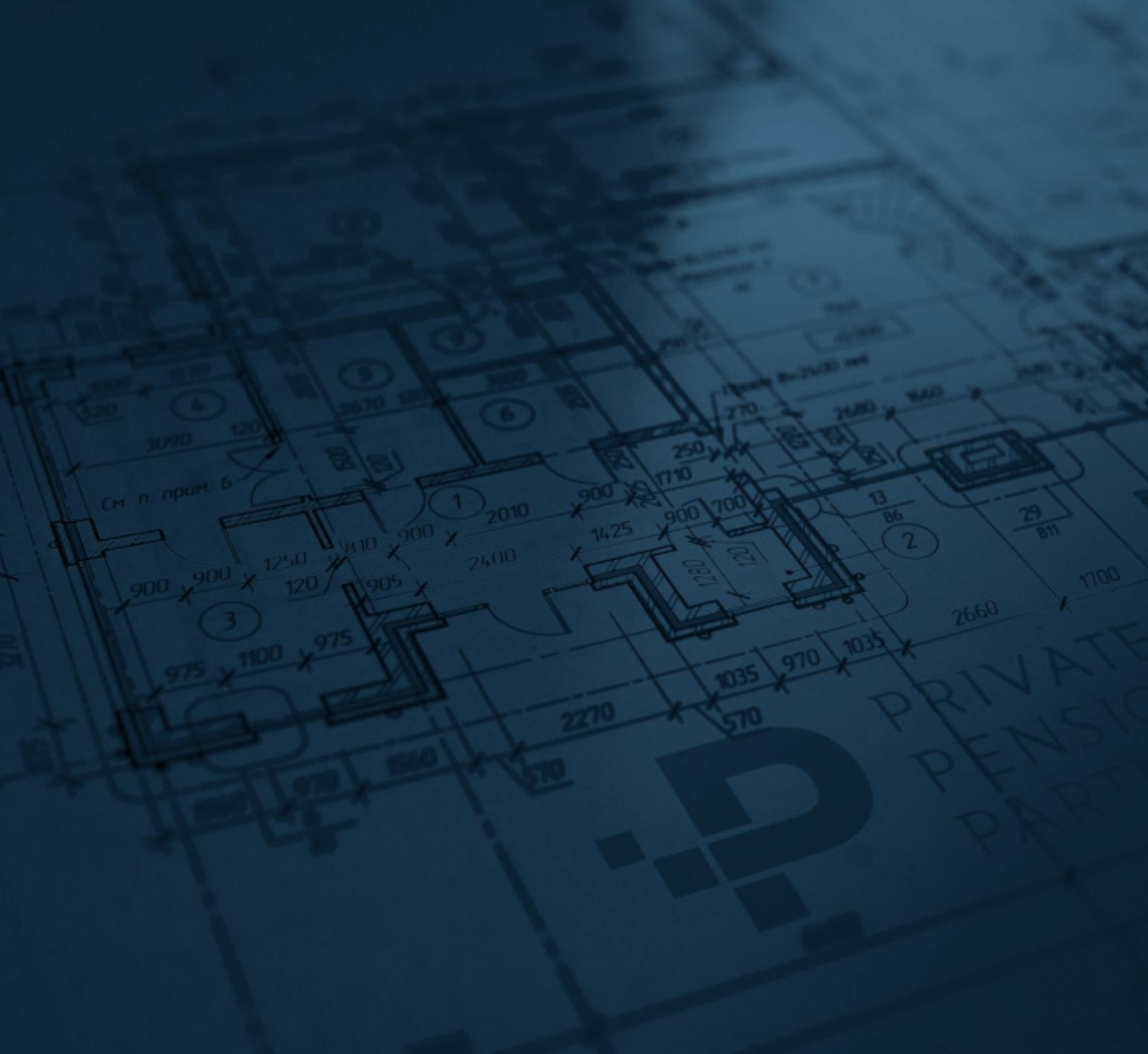
Polo Park: 2 mins

Downtown Winnipeg: 15 mins

University of Winnipeg: 10 mins

Holiday In Hotel: 11 mins





REALTY SERVICES

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