

**FOR LEASE**

# *Westrow Business Centre*

1491 ST. JAMES STREET, WINNIPEG, MB



COMMERCIAL REAL ESTATE  
SERVICES INC.

*~ High Traffic Location at the Corner of St. James Street and Dublin Avenue ~*



GARY GOODMAN, Vice President, Sales & Leasing

(204) 997-4831

[gary.goodman@capitalgrp.ca](mailto:gary.goodman@capitalgrp.ca)

[capitalgrp.ca](http://capitalgrp.ca)

# Westrow Business Centre

## Property Details

AREA AVAILABLE (+/-) 15,000 sq. ft.

LOADING 3 dock level loading doors

ZONING M3 - Industrial

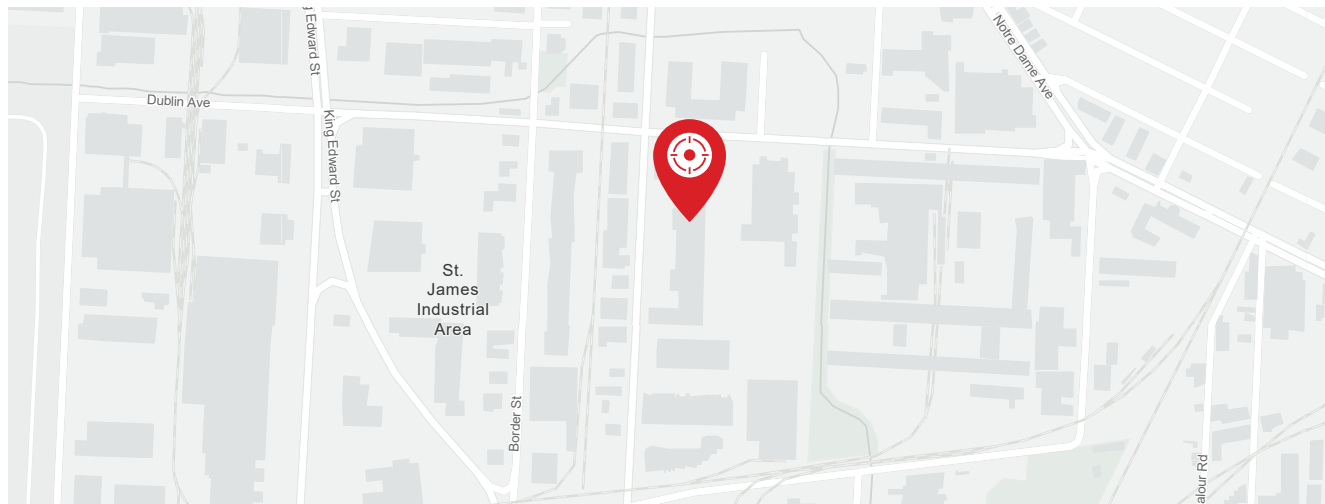
NET RENTAL RATE \$9.95 per sq. ft.

ADDITIONAL RENT  
(est. 2023) \$5.13 per sq. ft.

MANAGEMENT FEE 4% of gross rent

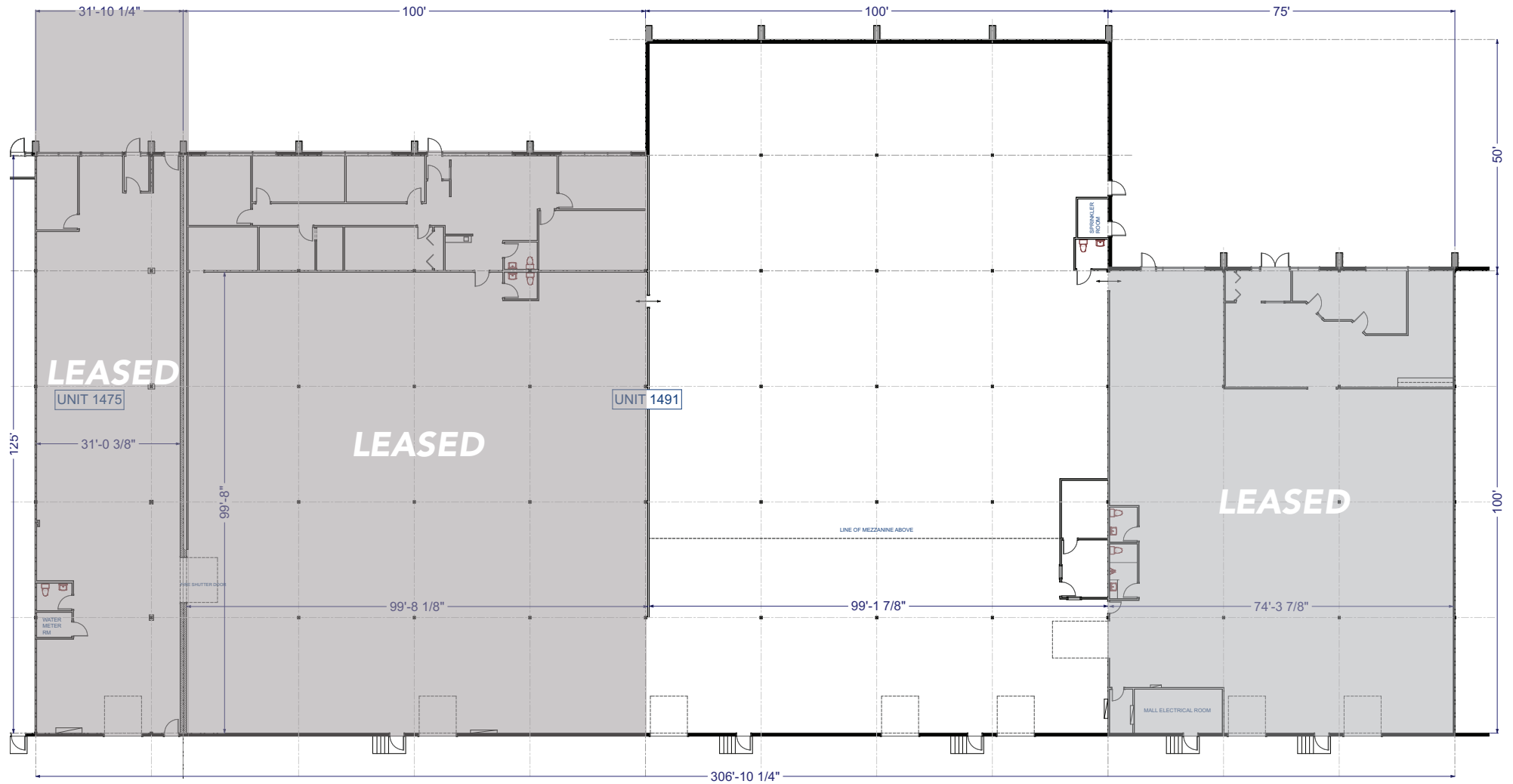
CEILING HEIGHT 18'6" ft. to underside of joists

ELECTRICAL 3-Phase electrical service



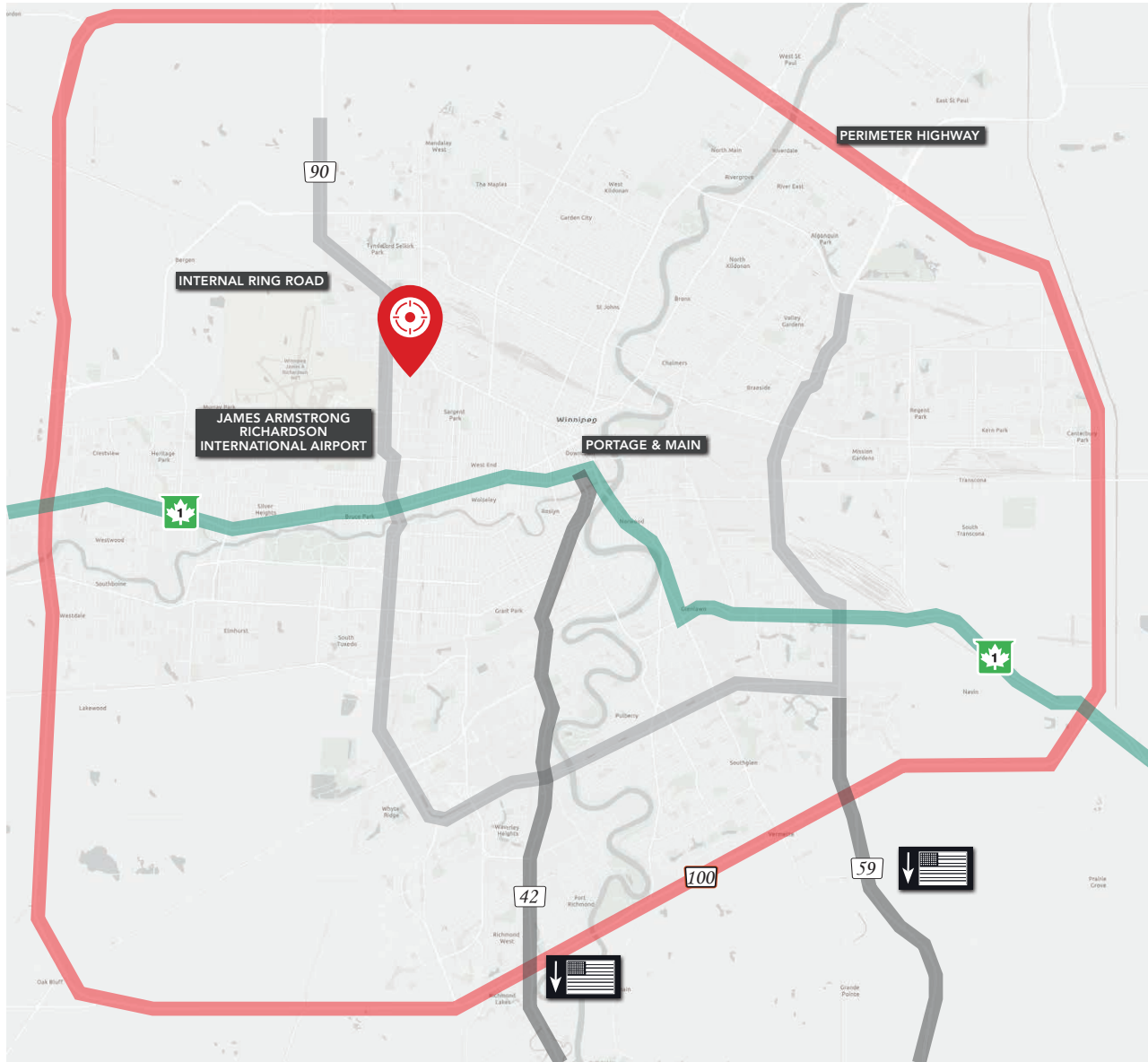
# Westrow Business Centre

## Floor Plan



# Westrow Business Centre

## Drive Time Analysis



RICHARDSON INTL. AIRPORT  
**5 minutes**



PORTAGE & MAIN  
**9 minutes**



POLO PARK SHOPPING CENTRE  
**9 minutes**



THE FORKS  
**12 minutes**



PERIMETER HIGHWAY  
**14 minutes**



COMMERCIAL REAL ESTATE  
SERVICES INC.

## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)

## Contact

GARY GOODMAN, Vice President, Sales & Leasing

(204) 997-4831

[gary.goodman@capitalgrp.ca](mailto:gary.goodman@capitalgrp.ca)

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.