

**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)

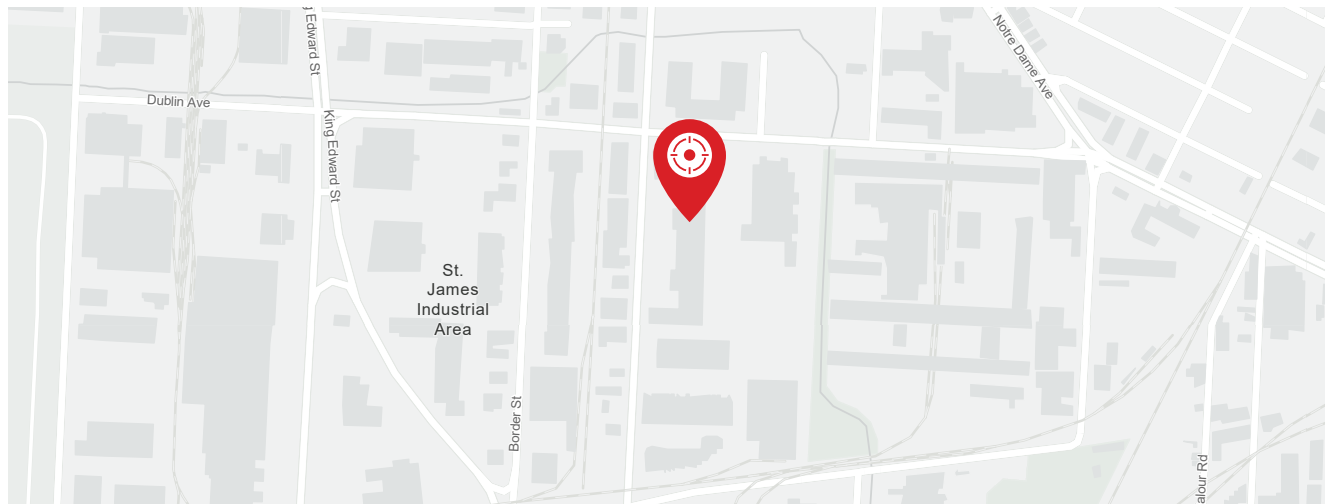
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# Westrow Business Centre

## Property Details

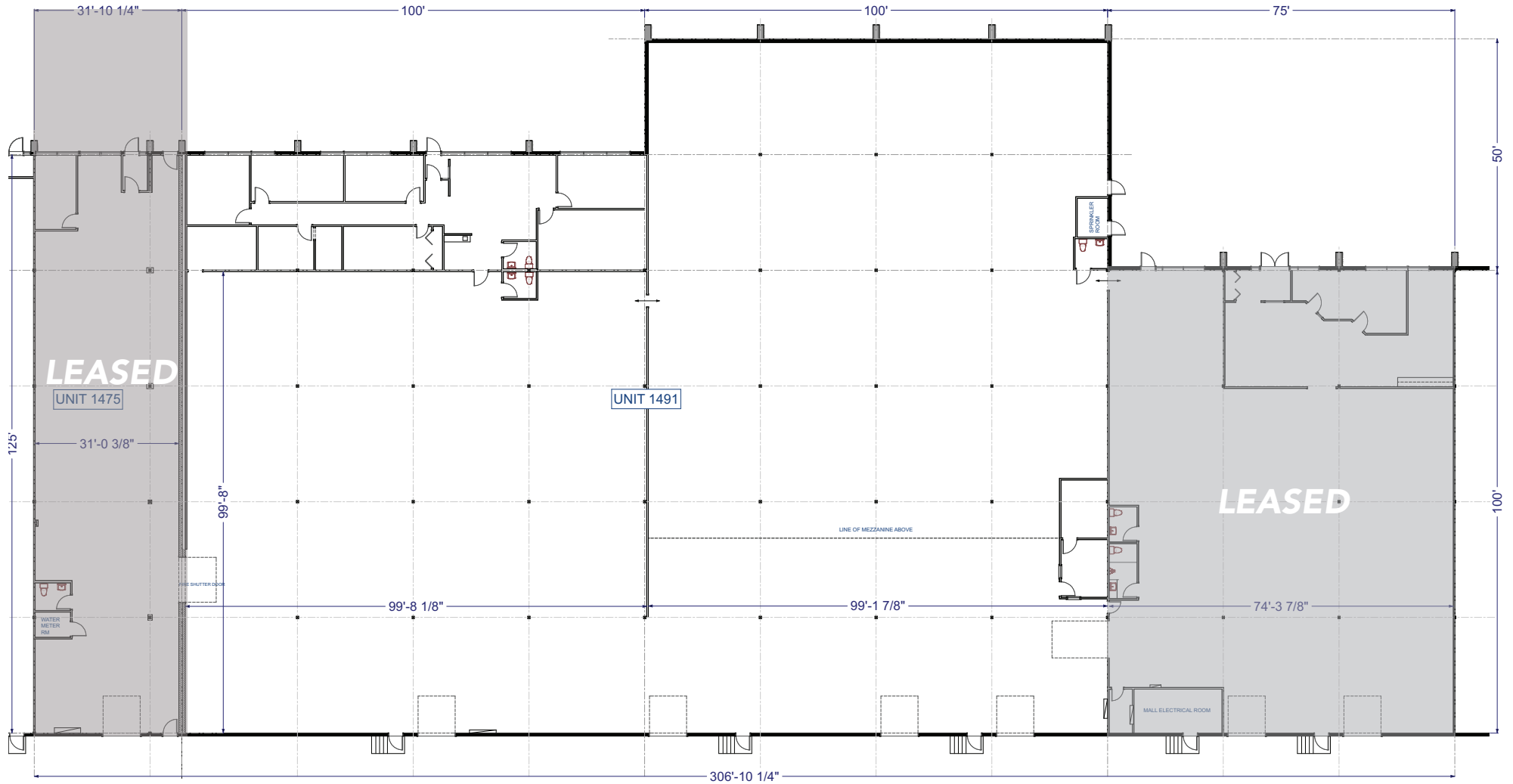
AREA AVAILABLE (+/-)	12,500 sq. ft.
	15,000 sq. ft.
	Total: 27,500 sq. ft.

LOADING	4 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	16'6" ft. to 18'6" ft. to underside of joists
ELECTRICAL	3-Phase electrical service



# Westrow Business Centre

## Floor Plan



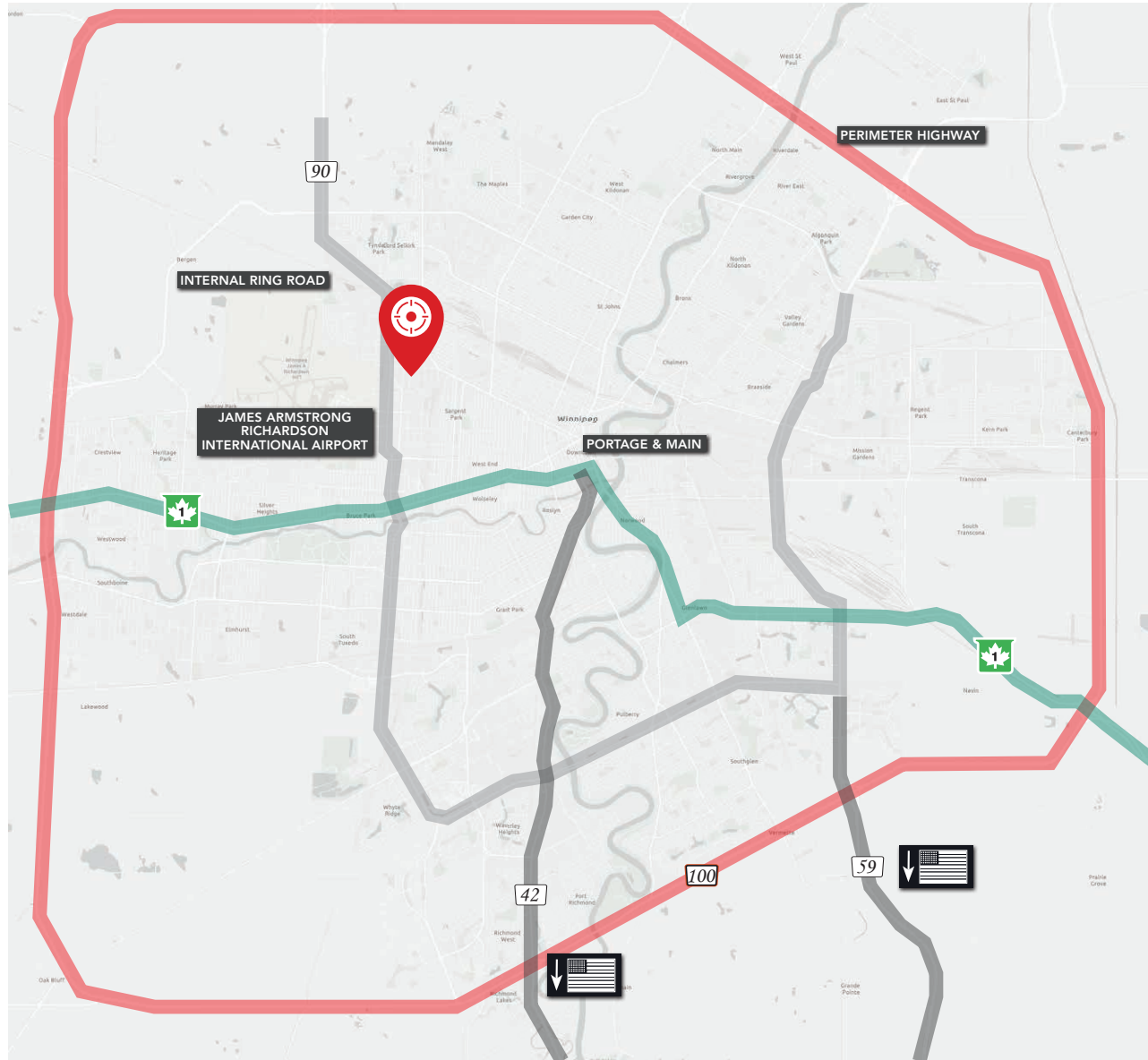
# Westrow Business Centre

## Property Photos



# 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**



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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

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