

FOR LEASE

Westrow Business Centre

1493 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

capitalgrp.ca

Westrow Business Centre

Property Details

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

LOADING 3 dock level loading doors

ZONING M3 - Industrial

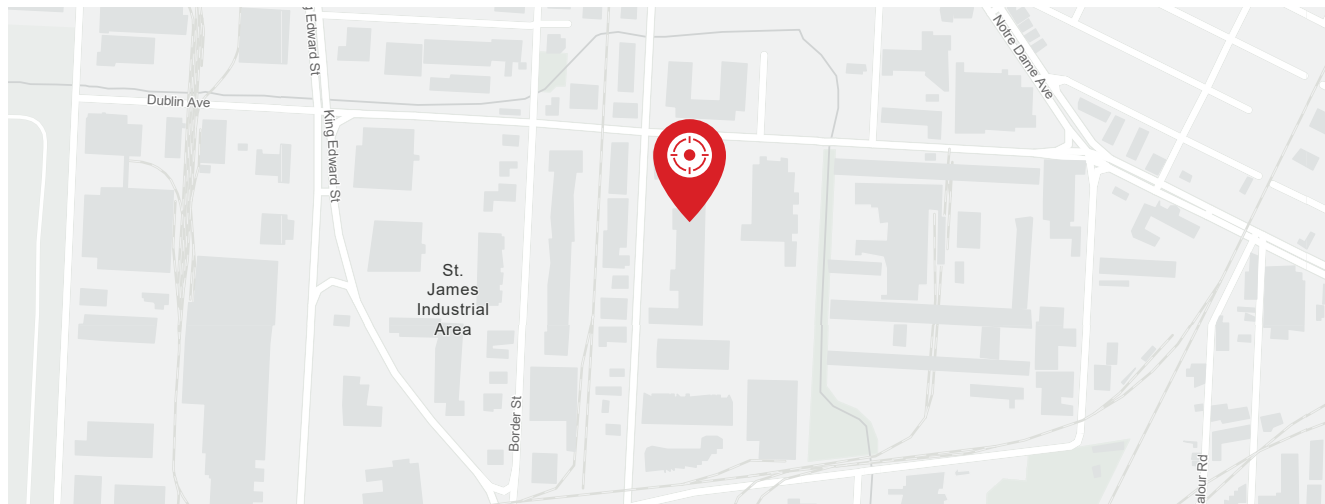
NET RENTAL RATE \$9.95 per sq. ft.

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

MANAGEMENT FEE 4% of gross rent

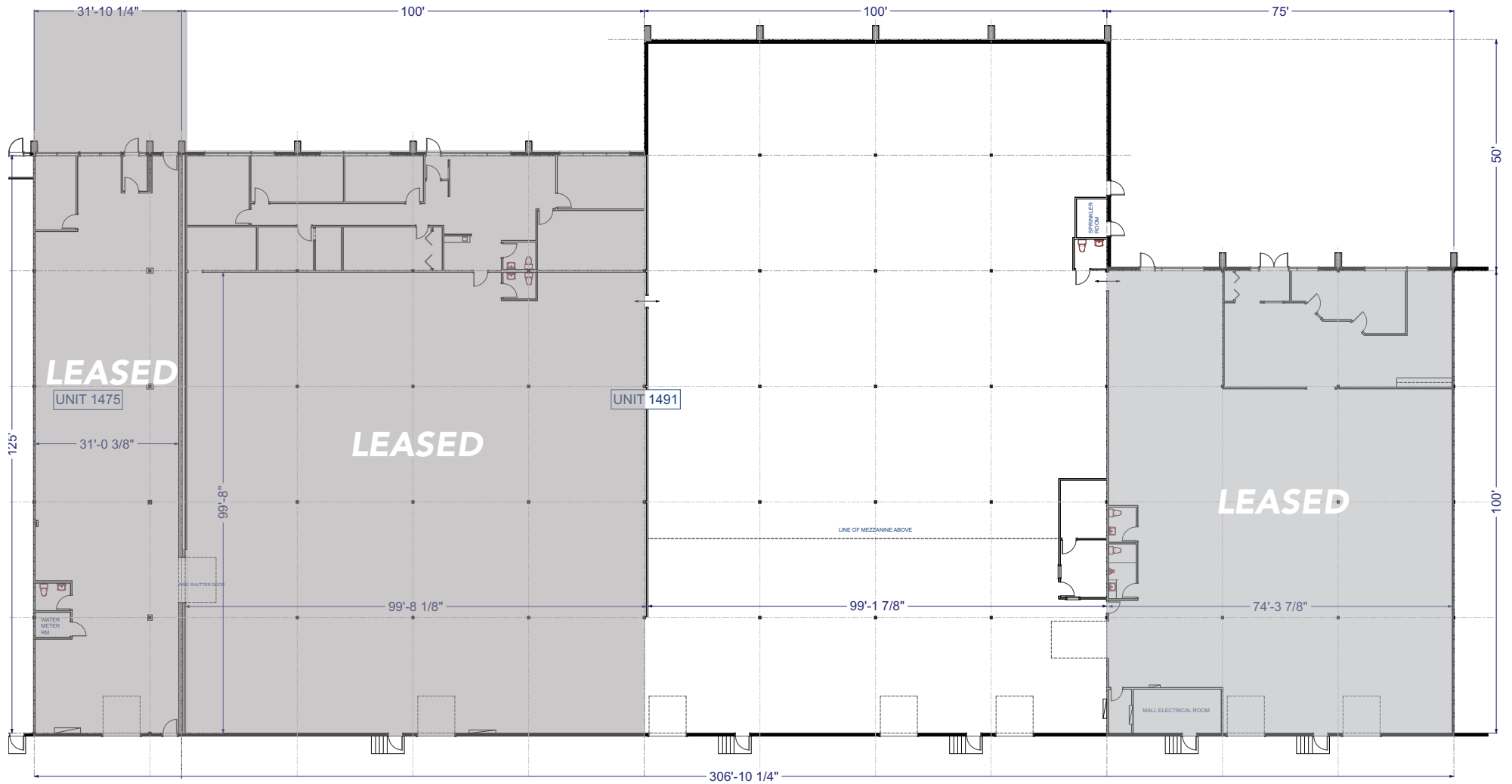
CEILING HEIGHT 18'6" ft. to underside of joists

ELECTRICAL 3-Phase electrical service



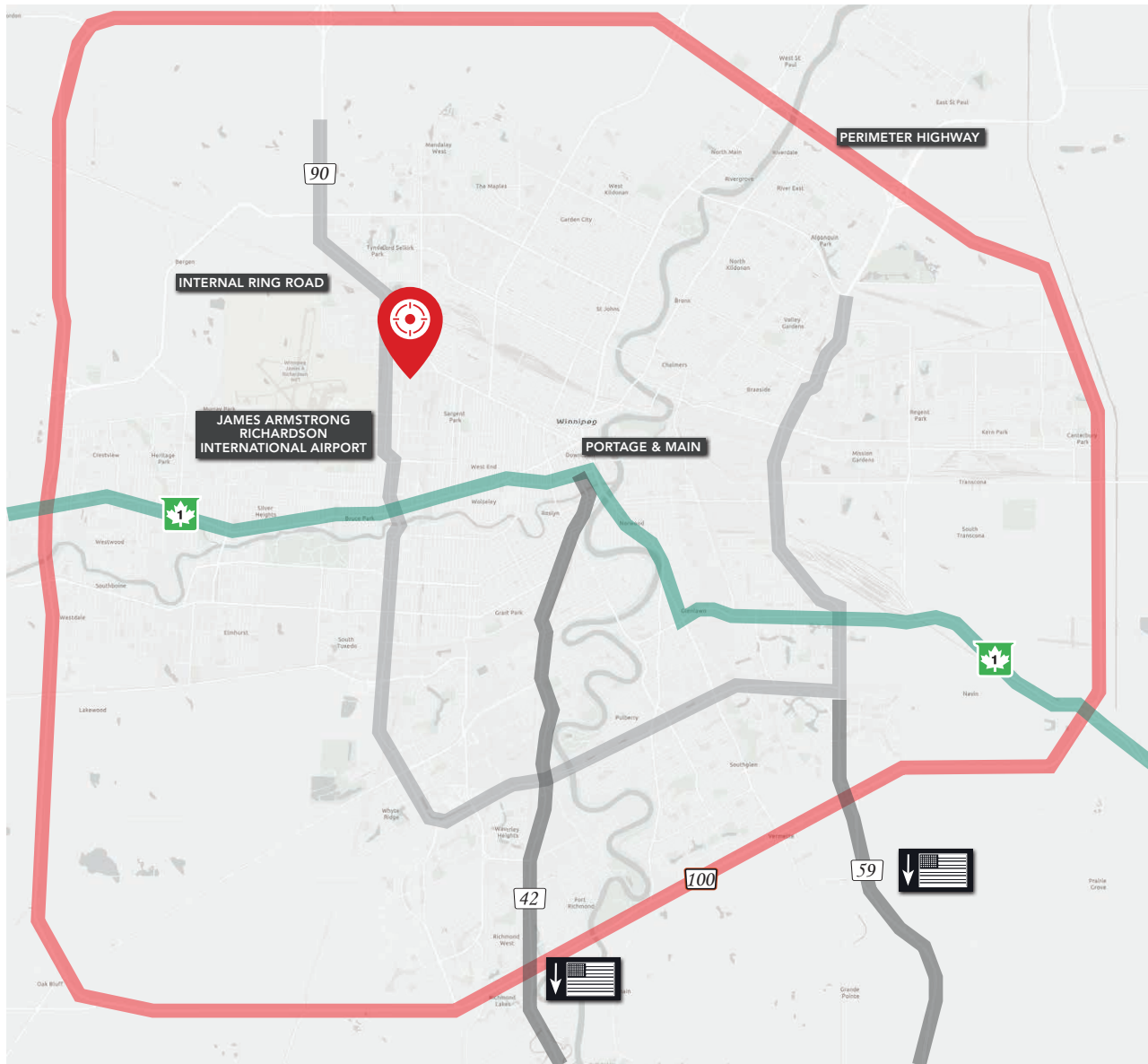
Westrow Business Centre

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
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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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

T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Contact

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(204) 997-4831

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