

**FOR LEASE**

# 921 Wall Street

WINNIPEG, MB

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

*~Fully Renovated Industrial Space in St. James ~*



## Availability



**7,500** sq. ft. (+/-)  
available for lease

## Location



Minutes away from St.  
James Industrial area

## Renovations



Recent LED lighting,  
HVAC and front entrance  
upgrades

## Traffic Count



Average daily traffic  
count of 11,700 vehicles  
at Wall Street

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## Property Details

<b>BUILDING AREA (+/-)</b>	7,500 sq. ft.
<b>LOADING</b>	3 grade level loading doors
<b>ADDITIONAL RENT</b> (est. 2023)	\$4.50 per sq. ft.
<b>NET LEASE RENT</b>	\$11.95 per sq. ft.
<b>AVAILABILITY</b>	Fall 2023

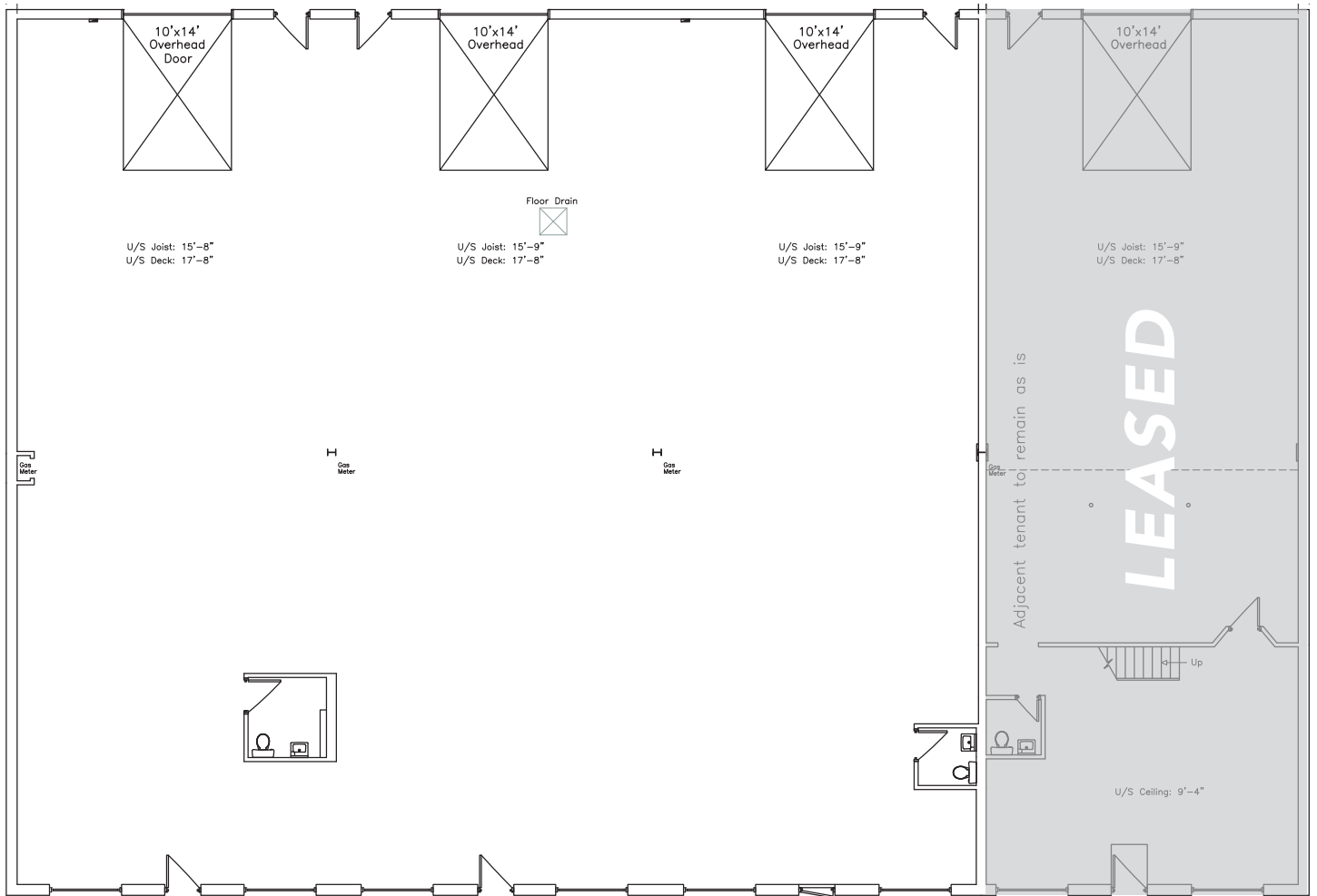
### PROPERTY HIGHLIGHTS

- New front entrance under construction
- On-site parking
- Floor drainage
- Central Winnipeg location
- Tenant to have input into final design of interior improvements



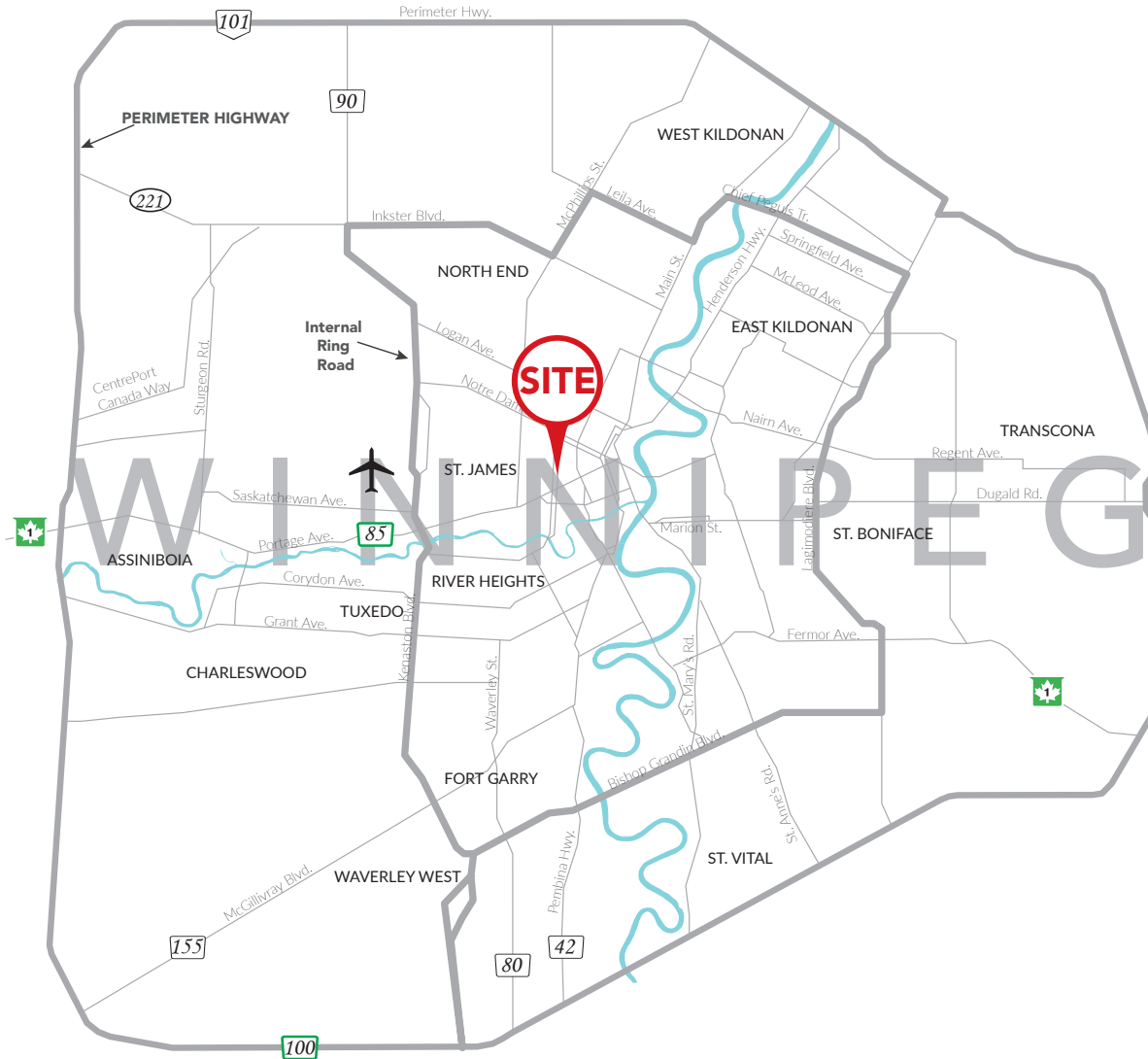
# 921 Wall Street

## Floor Plan



# 921 Wall Street

## Drive Time Analysis



WINNIPEG AIRPORT  
**9 minutes**



PERIMETER HIGHWAY  
**3 minutes**



PORTAGE & MAIN  
**7 minutes**



POLO PARK SHOPPING CENTRE  
**4 minutes**



CANADA LIFE CENTRE  
**6 minutes**



ST. JAMES INDUSTRIAL  
**6 minutes**



COMMERCIAL REAL ESTATE  
SERVICES INC.

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

Signage

921 Wall

## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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