

~ Office Space In Downtown Winnipeg ~



FOR LEASE

254 Edmonton Street

WINNIPEG, MB

DILPREET MATHAUDA, Seniro Advisor, Sales & Leasing

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

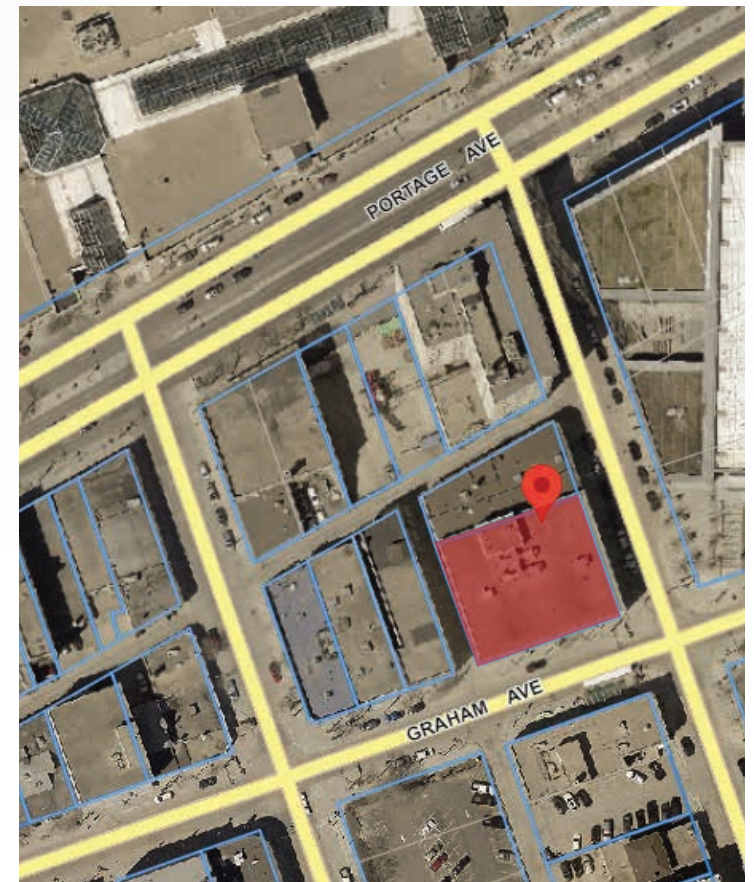
Property Overview

PROPERTY DETAILS

AREA AVAILABLE (+/-)	Unit 204 Third Floor	900 sq. ft. 9,851 sq. ft.
NET RENTAL RATE	\$11.00 per sq. ft.	
ADDITIONAL RENT	\$10.78 per sq. ft. including mgmt fees	
AVAILABILITY	Immediately	

PROPERTY HIGHLIGHTS

- Walking distance to Canada Life Centre, True North Square and Cityplace Winnipeg
- Adjacent to Graham Avenue Winnipeg Transit Hub serving 20 bus routes
- Upcoming building upgrades to include, exterior brick re-painting, new canopy, building entrance and elevator lobby renovation, and roof



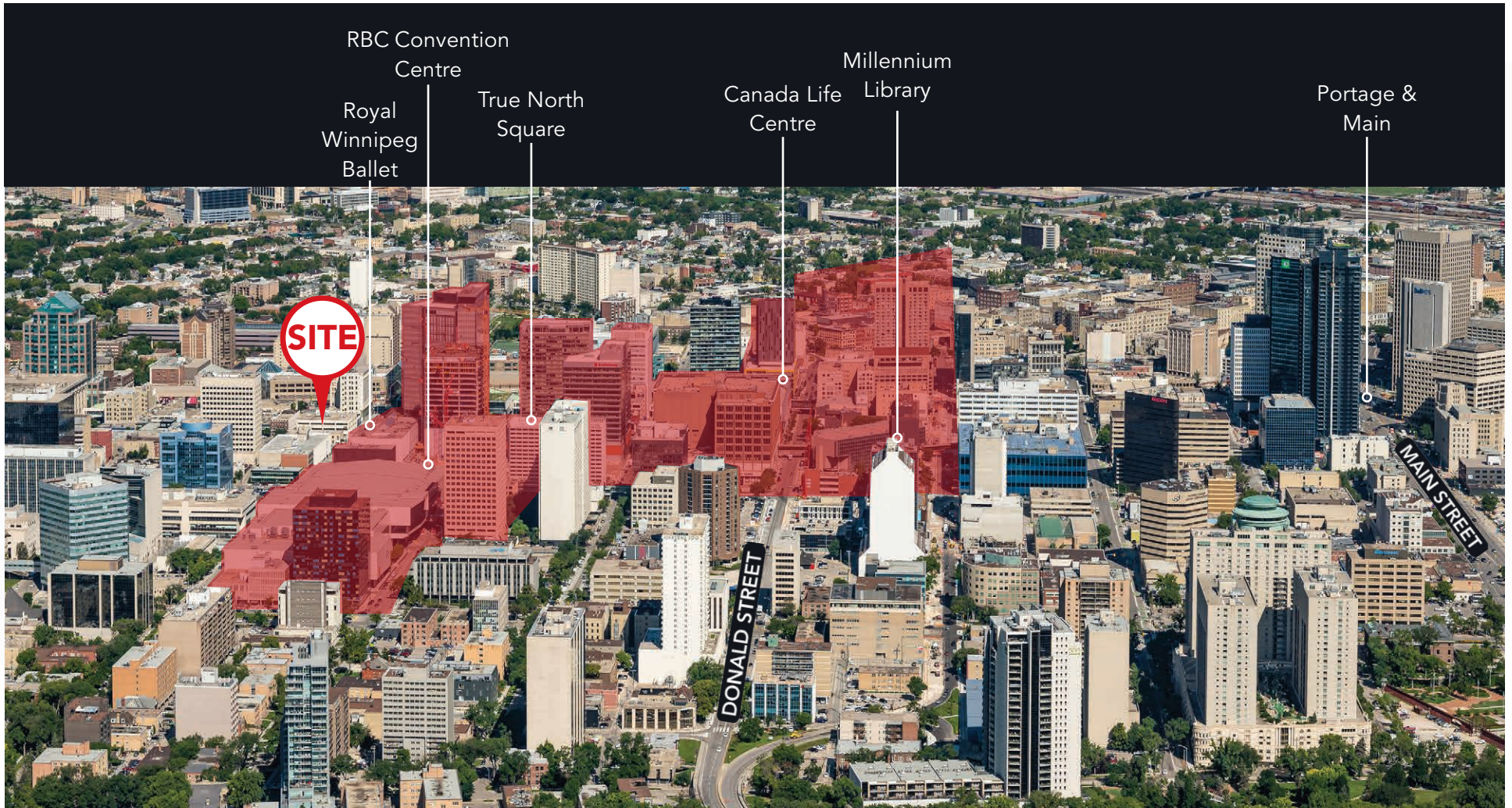
Nearby Parking Opportunities

#	PARKADE	ADDRESS	TOTAL STALLS	RATES (\$ PER MONTH)
1	Portage Place Parkade	393 Portage Avenue	1,000 stalls*	\$225.00
2	Rice Centre Parkade - Lot #16	491 Portage Avenue	388 stalls*	\$155.00
3	Winnipeg Clinic - Lot #326	240 Kennedy Street	24 stalls*	\$190.00
4	Medical Arts - Lot #371	223 Kennedy Street	434 stalls*	\$175.00
5	Bay Parkade - Lot #204	450 Portage Avenue	750 stalls*	\$170.00
6	Winnipeg Clinic - Lot #325	425 St. Mary Avenue	58 stalls*	\$190.00
7	444 St. Mary Parkade - Lot #85	180 Kennedy Street	363 stalls*	\$215.00

*Subject to availability



The SHED District



11

city blocks

4

hotels including the new Alt Hotel and the 288-room Sutton Place Hotel now under construction

20+

restaurants including Merchant Kitchen Gusto North and Rudy's

6

entertainment & sports venues including the Royal Winnipeg Ballet, Canada Life Centre, and the MET



MANITOBA HYDRO

TRUE NORTH SQUARE

ROYAL WINNIPEG BALLET

SITE

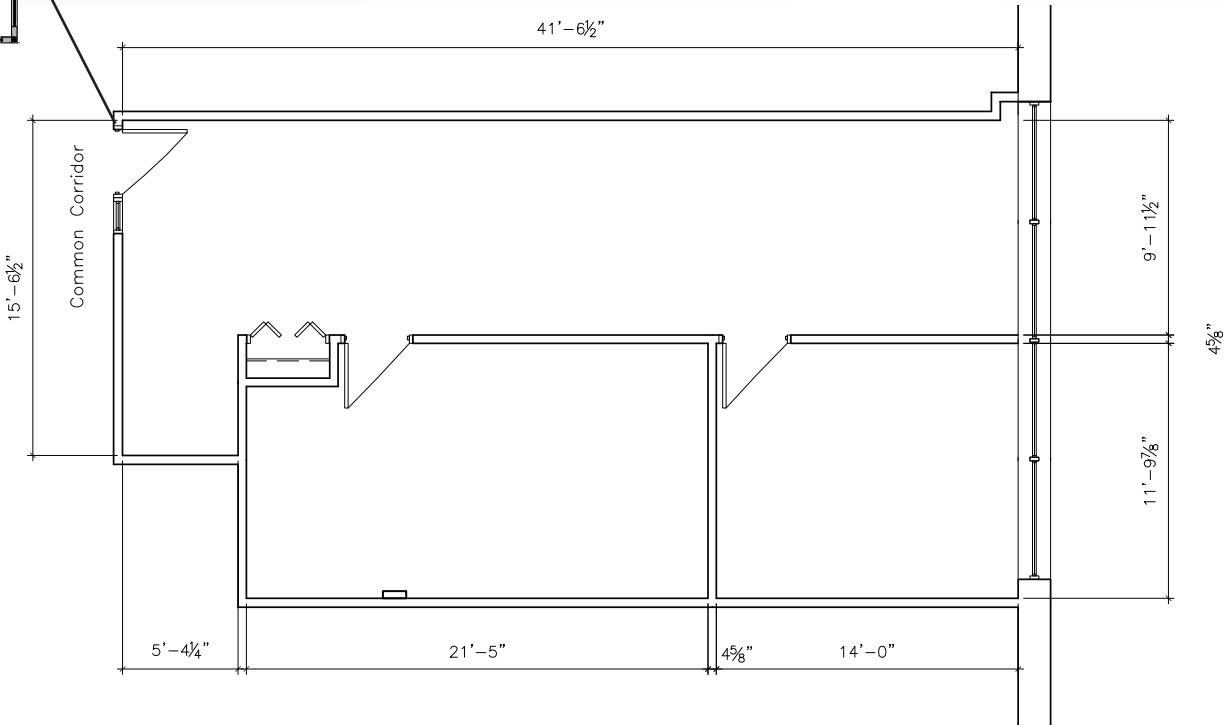
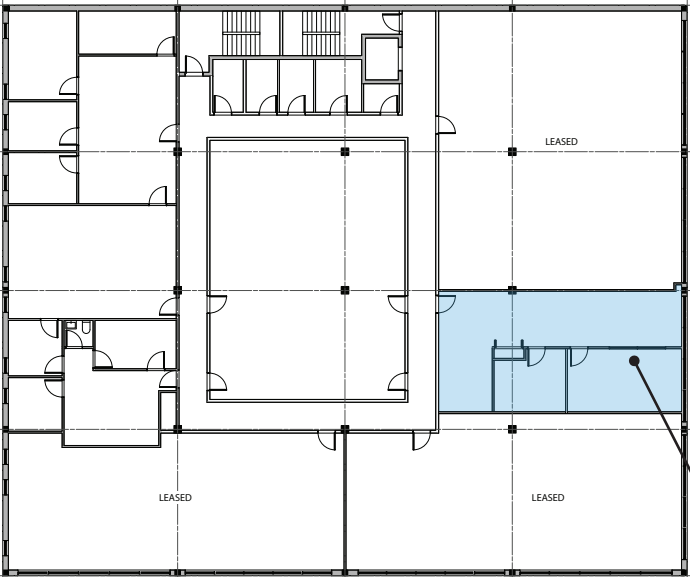
BOVD MEDICAL CENTRE

ROYAL WINNIPEG BALLET

Pinnacle
Winnipeg
Pinnacle

Floor Plan

UNIT 204





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Contact

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