

~ Well-appointed Second Floor Office Space ~



FOR LEASE

Capital

COMMERCIAL REAL ESTATE
SERVICES INC.

1555 St. James Street

WINNIPEG, MB

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capitalgrp.ca

Property Details

AREA AVAILABLE (+/-) Unit 205 3,404 sq. ft. *Leased*
Unit 207 1,226 sq. ft.

NET RENT \$13.00 per sq. ft.

ADDITIONAL RENT Cam: \$8.62
Taxes: \$2.81
Plus, management fees of 4% of Gross rent

AVAILABILITY Immediately

HIGHLIGHTS

- Abundant natural light
- Large open work area
- Modern and attractive finishing
- On-site parking available
- Ready for final tenant finishes and furniture
- Average daily traffic count of 15,300 vehicles at St. James Street



Drive Time Analysis



WINNIPEG AIRPORT
9 minutes



PERIMETER HIGHWAY
14 minutes



PORTAGE & MAIN
9 minutes



POLO PARK SHOPPING CENTRE
4 minutes



CANADA LIFE CENTRE
8 minutes



ST. JAMES INDUSTRIAL
3 minutes

Contact

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