

~ Well-appointed Second Floor Office Space ~



**FOR LEASE**

**Capital**

COMMERCIAL REAL ESTATE  
SERVICES INC.

**1555 St. James Street**

**WINNIPEG, MB**

Gary Goodman, Vice President, Sales & Leasing  
(204) 997-4831  
[gary.goodman@capitalgrp.ca](mailto:gary.goodman@capitalgrp.ca)

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

# Property Details

**AREA AVAILABLE (+/-)**

Unit 205: 3,404 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**

May 1, 2024

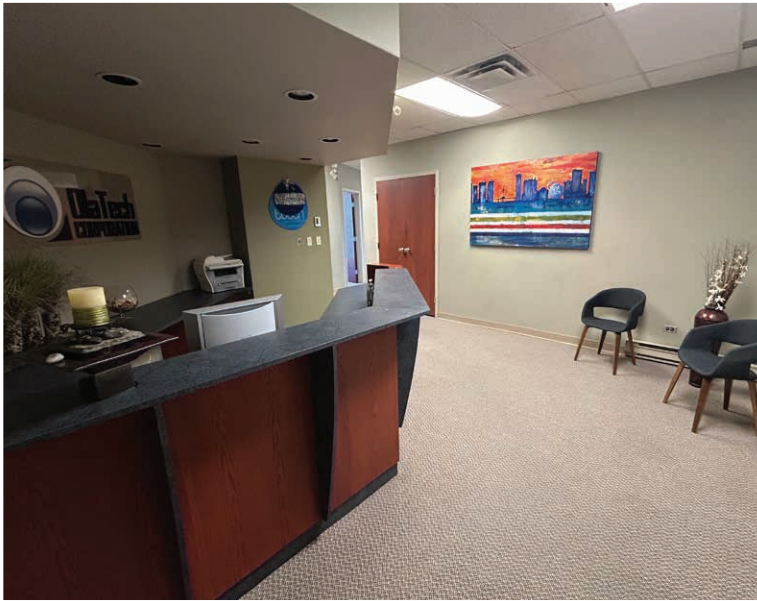
## HIGHLIGHTS

- 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





# Photos



# 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

Gary Goodman, Vice President, Sales & Leasing  
(204) 997-4831  
[gary.goodman@capitalgrp.ca](mailto:gary.goodman@capitalgrp.ca)

## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.