

~ Second Floor Suburban Office Space ~



**FOR LEASE**



**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

**1615 St. Mary's Road**

**WINNIPEG, MB**

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

# Property Details

AREA AVAILABLE (+/-) Unit 200: 1,458 sq. ft.

ASKING NET RENT \$17.95 per sq. ft.

ADDITIONAL RENT \$9.35 per sq. ft. (plus utilities & management fee equal to 5% Gross Rent)

AVAILABILITY July 1, 2024

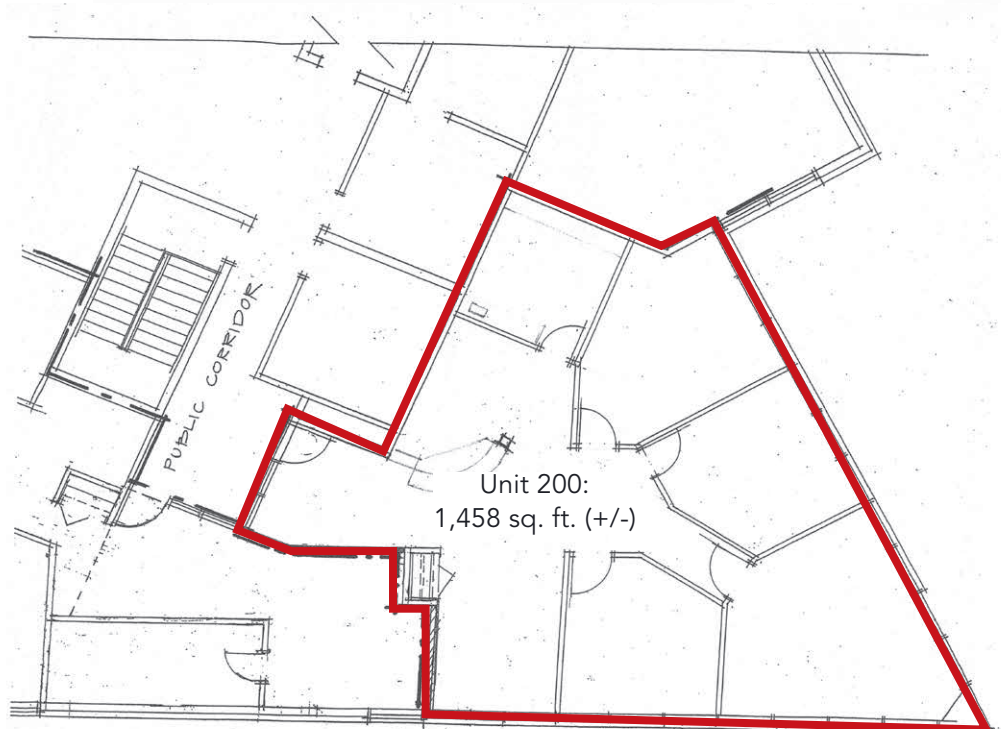
## PROPERTY HIGHLIGHTS

- Developed move-in ready office space
- Elevator servicing main and second floor
- Located on a major traffic route
- Exterior building signage opportunity available
- Close Proximity to St. Vital Shopping Centre and all St. Vital amenities
- On-site parking available

## FLOOR PLAN

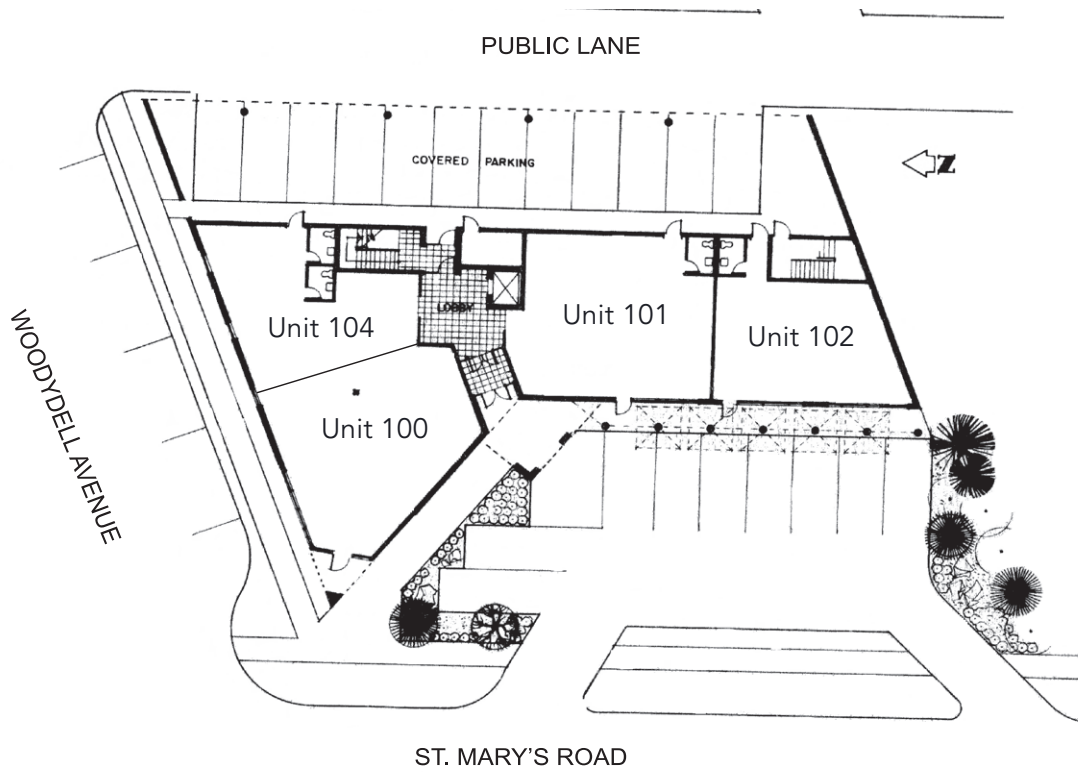
### CONSISTS OF:

- Reception
- Storage room
- Private offices
- Boardroom

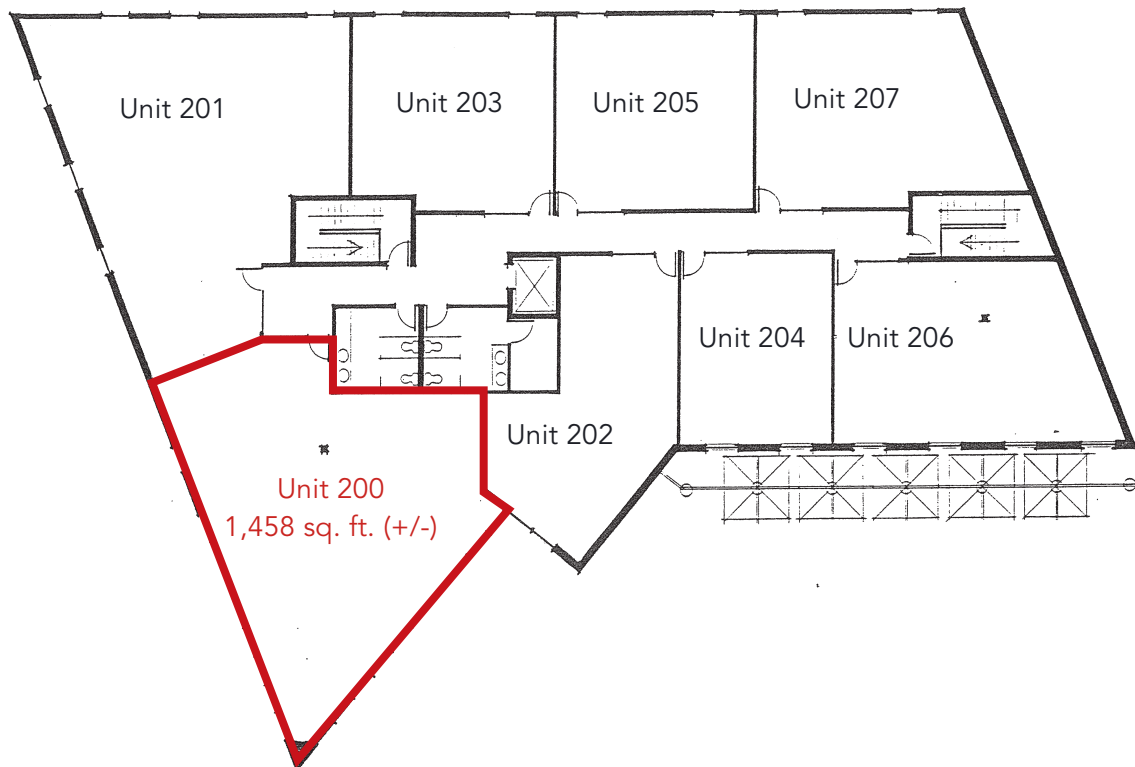


# Floor Plan

## MAIN FLOOR



## SECOND FLOOR





# Retail Aerial







## Contact

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## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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