

~ Fully Built-Out Second Floor Office Space ~



FOR LEASE

1791 Dublin Avenue

WINNIPEG, MB

Luke Paulsen, Vice President, Sales & Leasing
(204) 985-1358

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Services provided by Luke Paulsen Personal Real Estate Corporation


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Details

BUILDING AREA (+/-) 30,832 sq. ft.

AREA AVAILABLE (+/-) 1,600 sq. ft.

NET RENTAL RATE \$14.95 per sq. ft.

ADDITIONAL RENT \$6.77 per sq. ft.

ZONING M2 Industrial

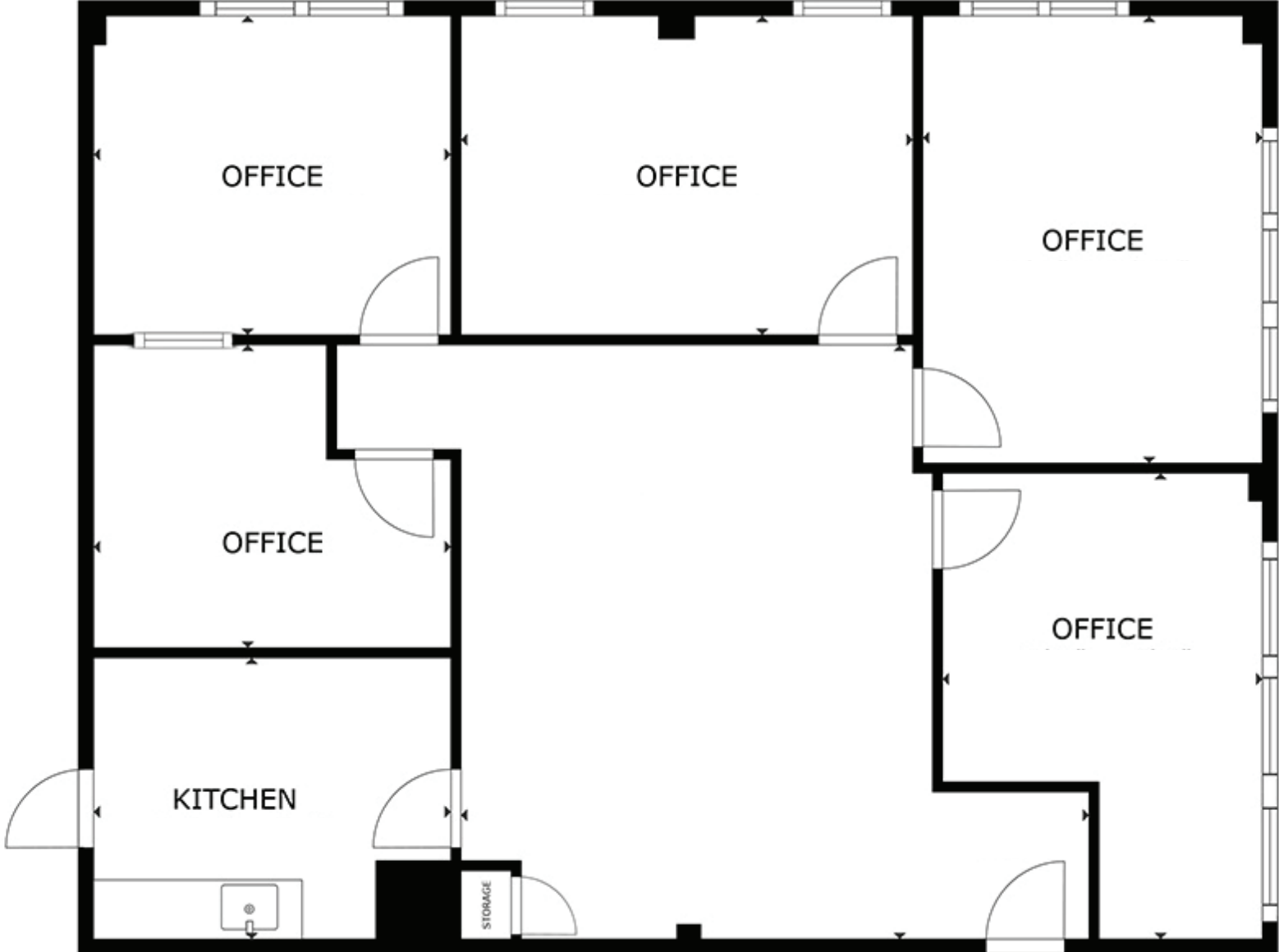
AVAILABILITY Immediately

HIGHLIGHTS

- Turn key built out office space
- Signage opportunity available
- Ample on-site parking
- Located within close proximity to the amenities of Polo Park Shopping Centre, the St. James retail node and the James Richardson International Airport



Floor Plan



Drive Time Analysis



WINNIPEG AIRPORT
4 minute



TRANSCANADA HIGHWAY
7 minutes



CENTREPORT CANADA WAY
10 minutes

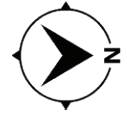


PORTAGE & MAIN
14 minutes



CF POLO PARK
8 minutes

Location Aerial





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Contact

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**INDEPENDENT
SUPPLY COMPANY**
A DIVISION OF EMCO CORPORATION

1791

TIRE MANAGEMENT

IDATA
COMMERCIAL
REAL ESTATE

NO VEHICULAR TOWING
OR STORAGE PERMITTED
UNAUTHORIZED
PARKING
PROHIBITED

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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