

~ Developed Main Floor Office Space ~



FOR LEASE

514 St. Mary Avenue

WINNIPEG, MB

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Services provided by Rennie Zegalski Personal Real Estate Corporation


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Overview

PROPERTY DETAILS

BUILDING AREA (+/-) 17,477 sq. ft.

AREA AVAILABLE (+/-) 9,313 sq. ft.

SEMI-GROSS* RENTAL RATE \$18.00 per sq. ft. inclusive of mgmt. fee & utilities
*Subject to annual property tax increase

ZONING C2 (Class D occupancy)

PARKING

- 3 stalls at rear of premises \$140/month/stall plus GST
- Additional monthly parking available along Good Street \$150*/month/stall plus GST

*Parking controlled by Indigo; price subject to change

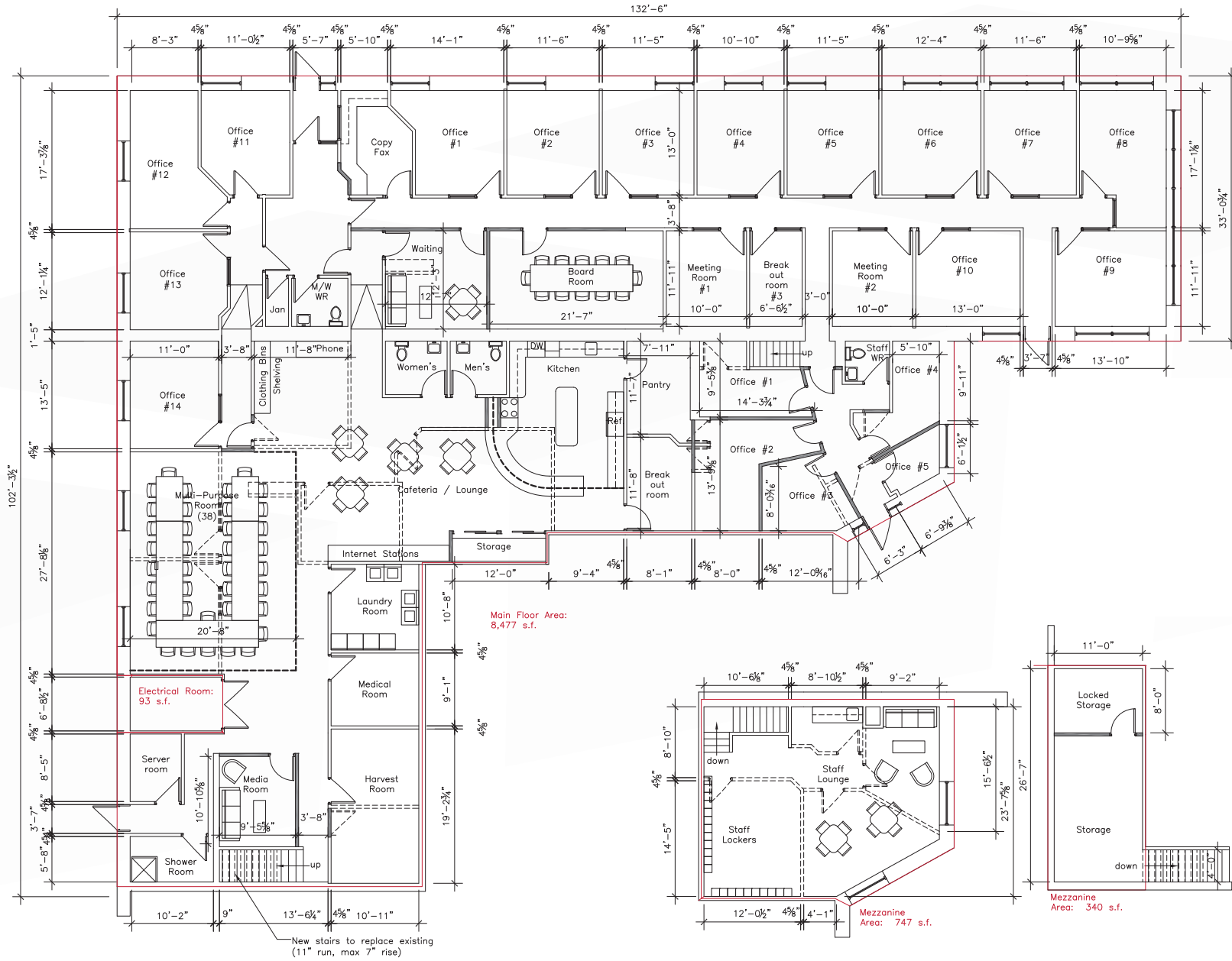
SIGNAGE Exclusive pylon sign along St. Mary Avenue

HIGHLIGHTS

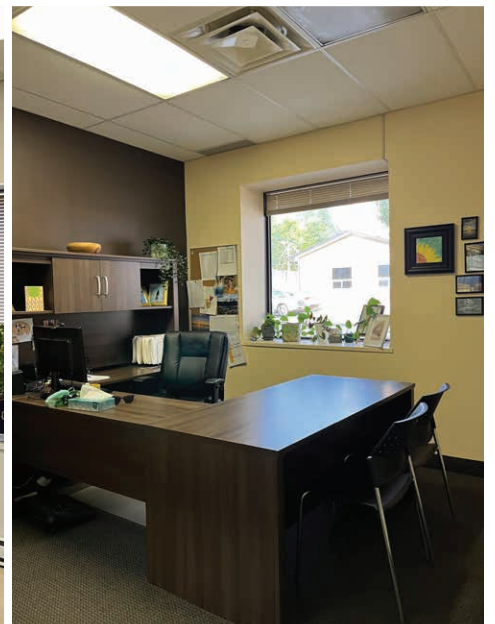
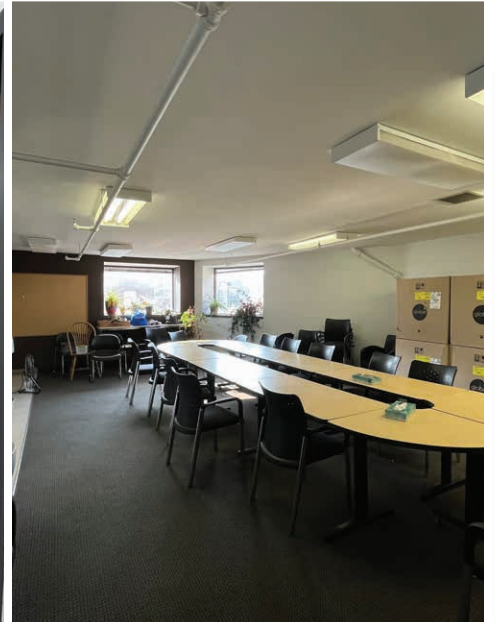
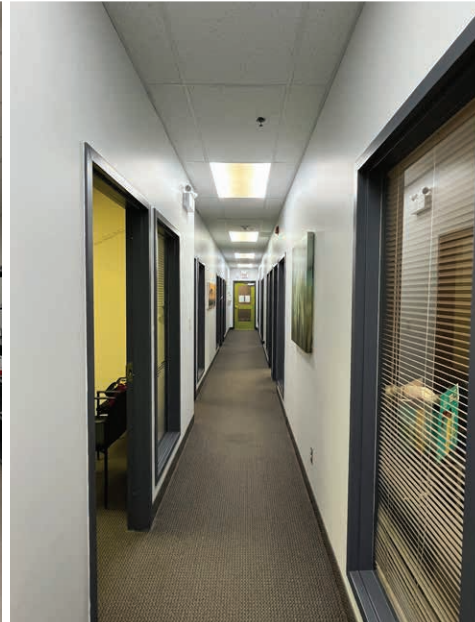
- Developed office space offering move-in ready opportunity
- Central location with easy access to Portage Avenue, Broadway, Osborne Street, and more
- Short lease term negotiable
- On-site monthly parking available in addition to ample street parking
- Adjacent to the University of Winnipeg
- Numerous transit stops in surrounding area



Floor Plan



Interior Photos



Location Overview

	DRIVE TIMES	WALK TIMES
University of Winnipeg	2 min.	4 min.
Law Courts	4 min.	7 min.
Portage & Main	8 min.	21 min.



Exchange District

Portage & Main

Canada Life Centre

Portage Place

True North Sq.

RBC Convention Ctr.

University of Wpg.

514 St. Mary Avenue

Law Courts



COMMERCIAL REAL ESTATE
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Contact

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