

FOR LEASE

790 Sherbrook Street Unit 110

James Toker
Associate

T 204 934 6210
C 204 914 8423
james.toker@cwstevenson.ca

Brandi Eloquence
Associate

T 204 934 6246
C 204 996 3425
brandi.eloquence@cwstevenson.ca

Brett Intrater

Executive Vice President

Brett Intrater Personal Real Estate Corporation

T 204 934 6229
C 204 999 1238
brett.intrater@cwstevenson.ca



**Located steps from the
Health Sciences Centre**



**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

FOR LEASE

790 Sherbrook Street Unit 110



(+/-) 952 SF AVAILABLE

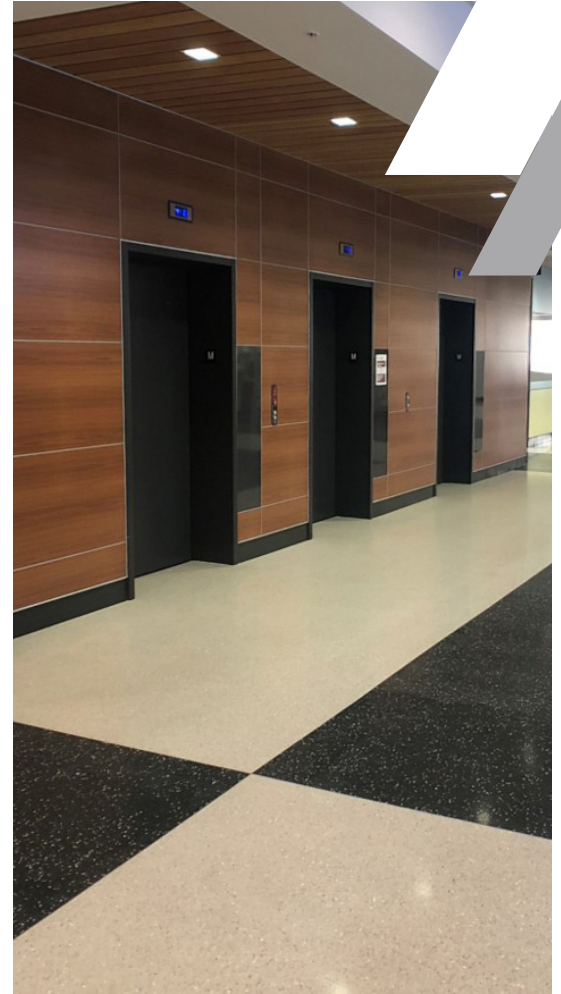
PROPERTY HIGHLIGHTS

- Join one of Canada's largest Private Multi-Specialty Medical Clinics at Winnipeg's largest state-of-the-art Manitoba Clinic
- Conveniently located adjacent to the Health Sciences Centre on the southwest corner of Sherbrook Street and McDermot Avenue with direct access to Notre Dame Avenue
- Patient parking attached to the Clinic building accessible from Sherbrook Street and McDermot Avenue/ Olivia Street as well as secure bike storage, physician shower facility and physician lounge available
- Dedicated Dynacare lab and X-ray diagnostics on site with minimal wait times in mornings
- Minor procedure/treatment room, endoscopy room, equipment sterilization, EKG, ultrasounds and pharmacy on-site
- Turnkey medical space
- Perfect for paramedical services such as physiotherapy, chiropractic, massage, acupuncture, infusion, etc.

LEASE RATE: \$28.00 PSF

ADDITIONAL RENT: \$15.54 (2024)

FOR LEASE 790 Sherbrook Street

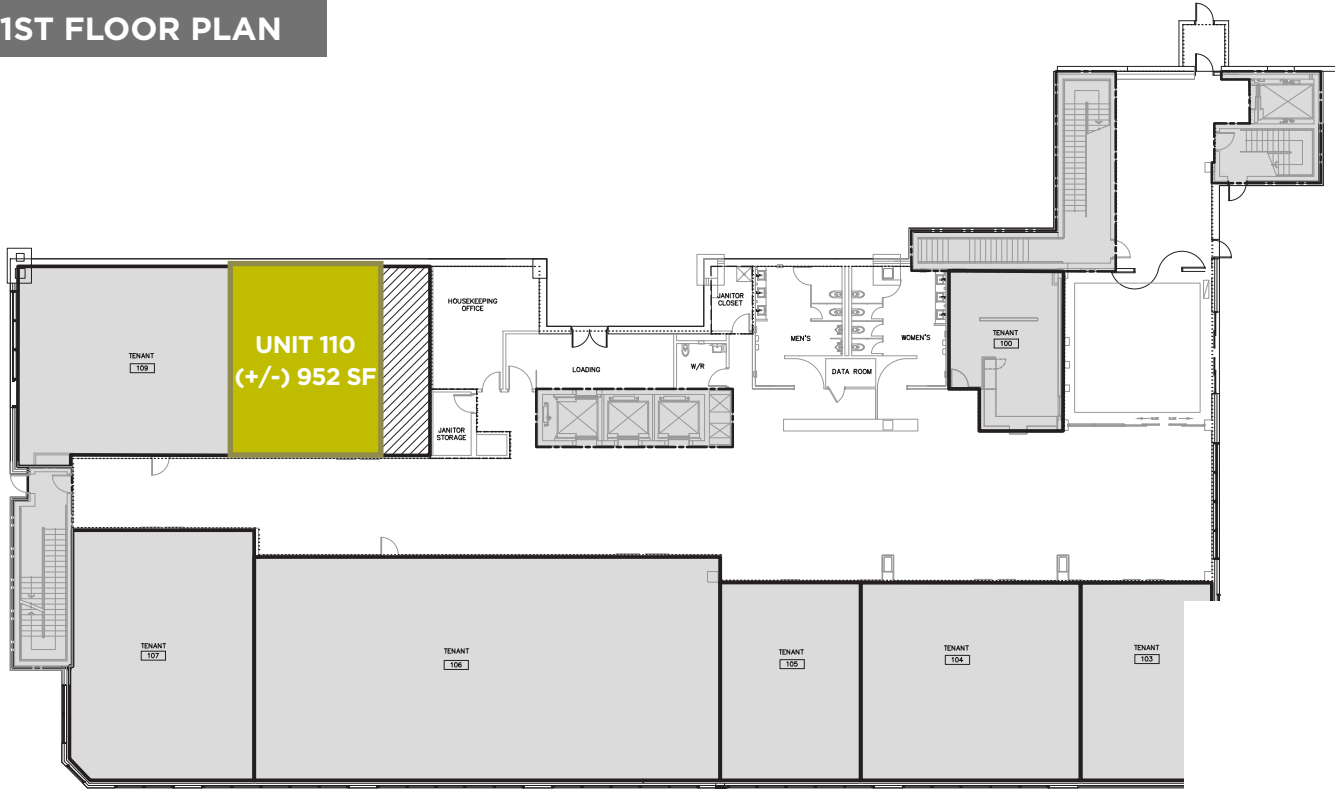


Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

FOR LEASE

790 Sherbrook Street

1ST FLOOR PLAN



Property Attributes

Description	Multi-Tenant Medical Centre
Civic Address	790 Sherbrook Street, Winnipeg MB
Year Built	2018
Building Area	145,000 sf
Typical Floor Plate	21,402 sf
Parking	Attached parkade with 237 stalls available with tenant discount

FOR LEASE 790 Sherbrook Street

CUSHMAN & WAKEFIELD
Winnipeg

Stevenson



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

FOR LEASE

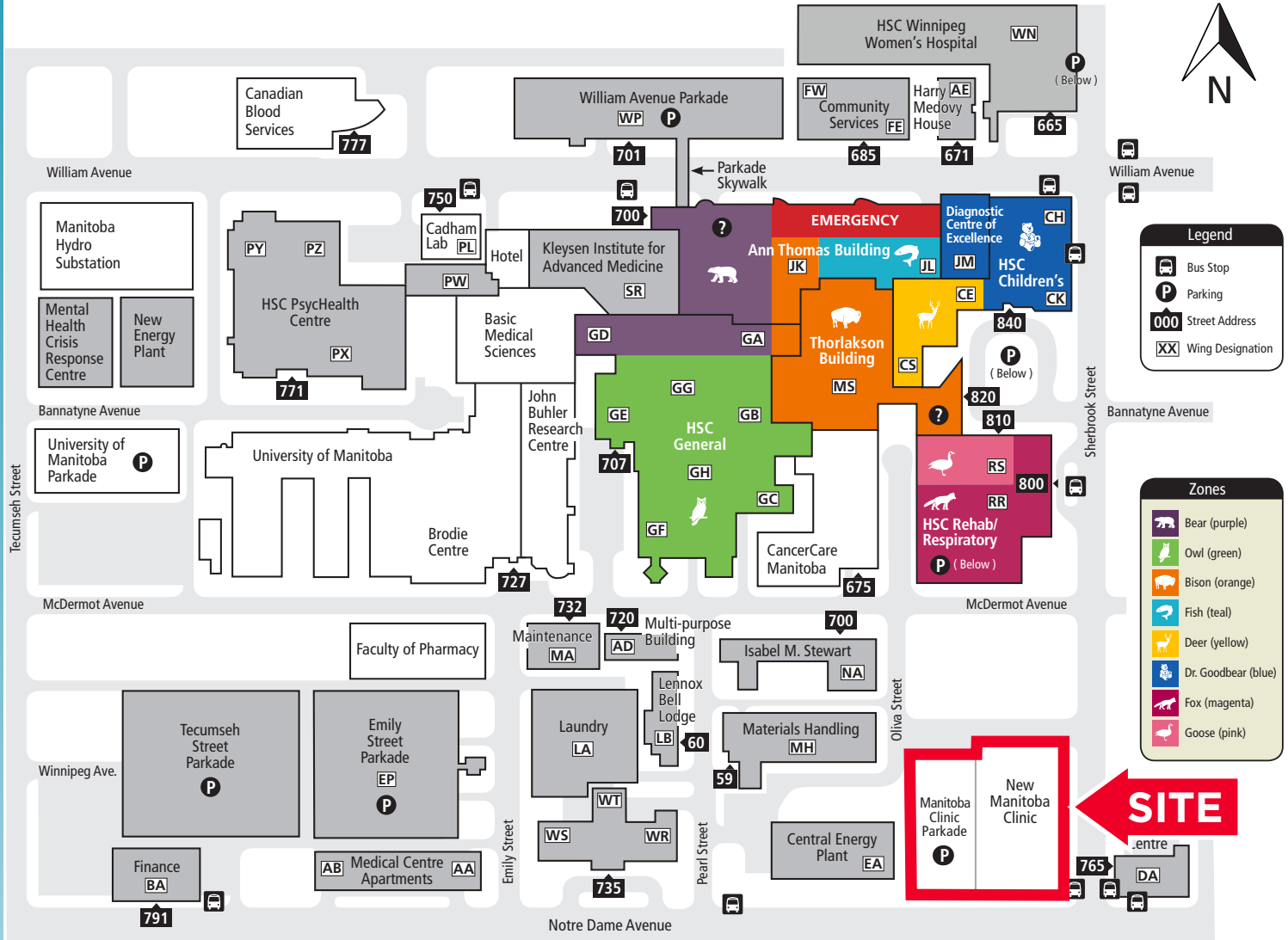
790 Sherbrook Street

HOSPITAL DRIVE TIME MAP



FOR LEASE 790 Sherbrook Street

HEALTH SCIENCES CENTRE MAP



James Toker
Associate

T 204 934 6210
C 204 914 8423
james.toker@cwstevenson.ca

Brandi Eloquence
Associate

T 204 934 6246
C 204 996 3425
brandi.eloquence@cwstevenson.ca

Brett Intrater
Executive Vice President

Brett Intrater Personal Real Estate Corporation
T 204 934 6229
C 204 999 1238
brett.intrater@cwstevenson.ca

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2023 Cushman & Wakefield. All rights reserved.
The information contained in this communication is strictly confidential.

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

