

# JOIN THE MANITOBA CLINIC ONE MAIN FLOOR UNIT REMAINING



FOR LEASE  
**790 SHERBROOK ST - UNIT 110**



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## PROPERTY HIGHLIGHTS

(+/-) 952 SF AVAILABLE

- Join one of Canada's largest private multi-specialty medical clinics at Winnipeg's state-of-the-art Manitoba Clinic
- Conveniently located adjacent to the Health Sciences Centre with direct access to Notre Dame Avenue
- Perfect for paramedical services such as physiotherapy, chiropractic, massage, acupuncture, infusion, etc.
- Direct access to parkade from building with monthly parking available
- Amenities include a cafe and secure bicycle storage
- Shell space ready for tenant customization
- Join complimentary businesses including Shoppers Drug Mart, Winnipeg Hearing Centres, Visual Eyes Optometry and more

**LEASE RATE: \$28.00 PSF**

**CAM & TAX: \$15.85 PSF (2024 EST.)**

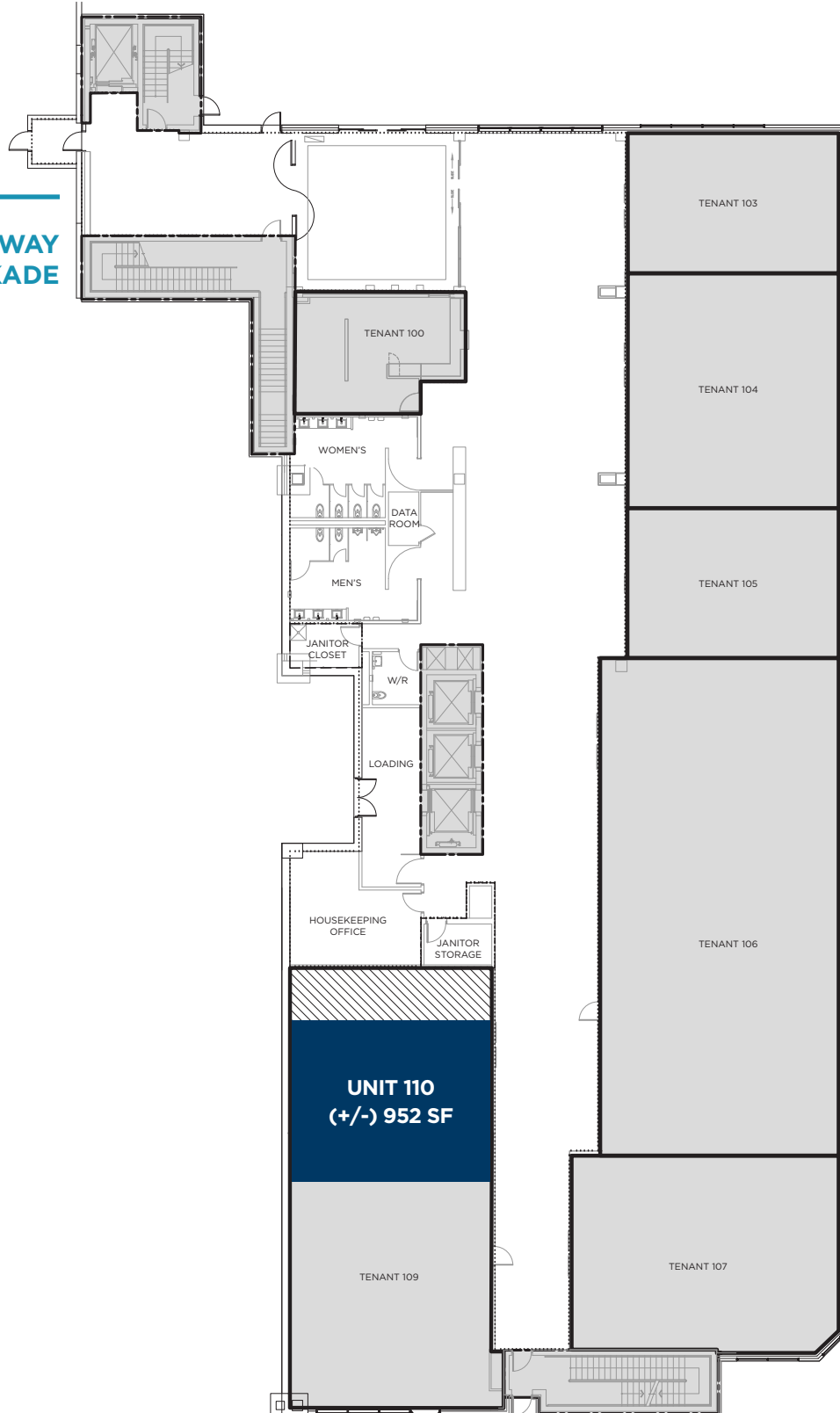




# MAIN FLOOR PLAN



←  
**THIS WAY  
TO PARKADE**





Max Rady College of Medicine

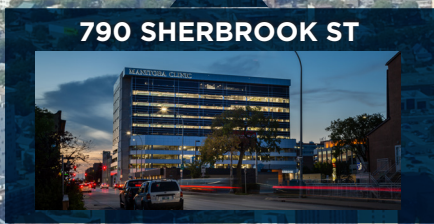
Canad Inns

HSC Psych Health

Canada Blood Services

HSC Women's Hospital

Children's Hospital

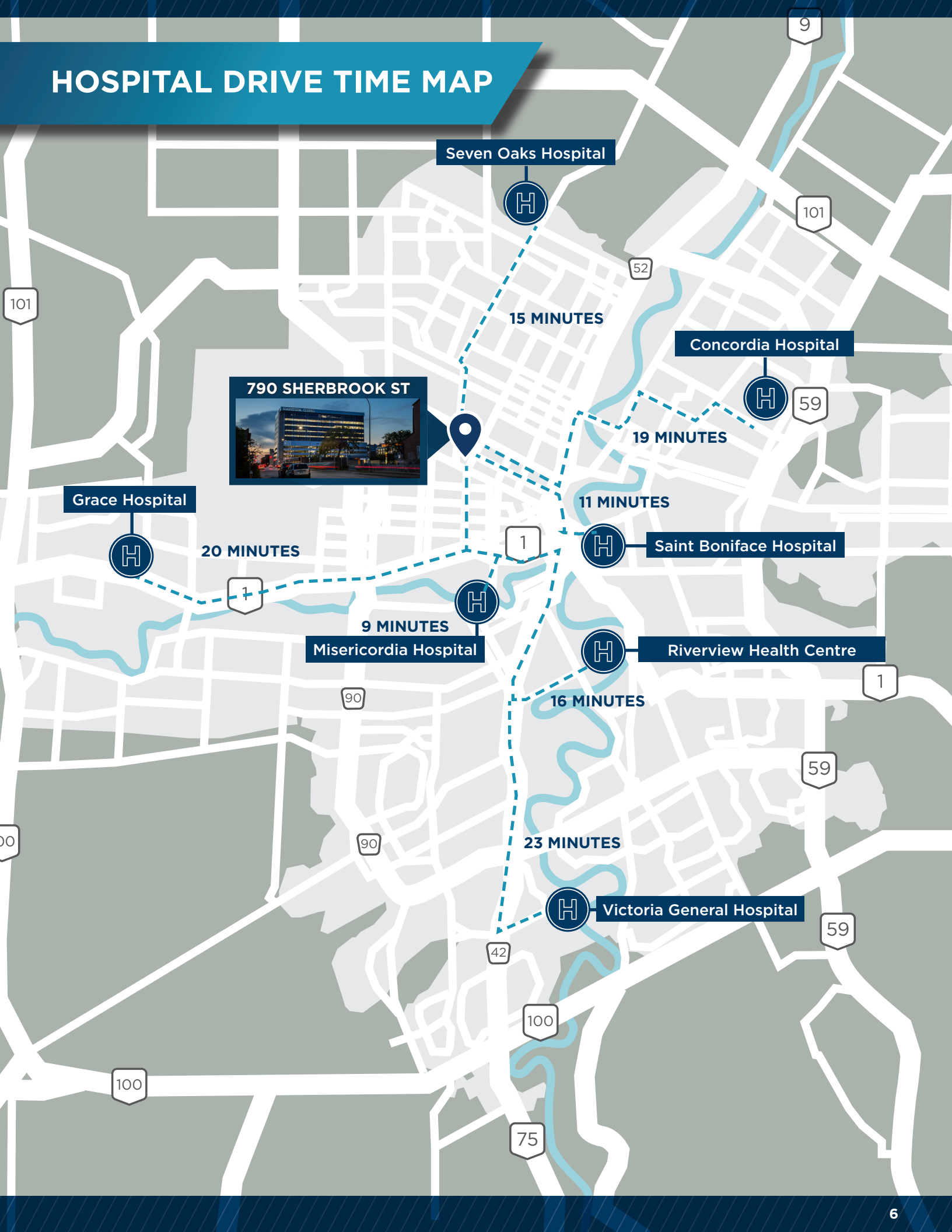


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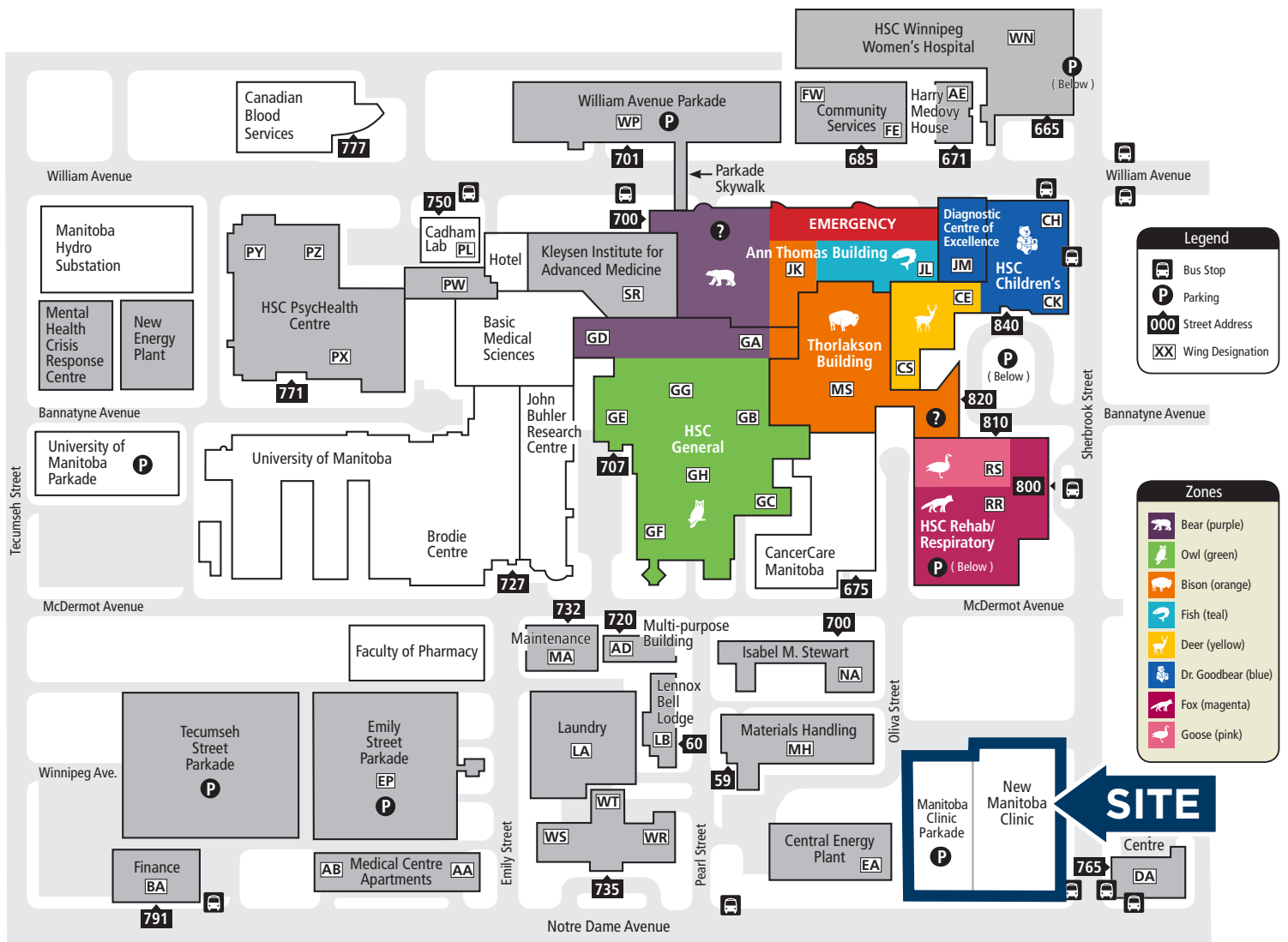
Portage & Main

MAIN ST

# HOSPITAL DRIVE TIME MAP



# HEALTH SCIENCE CENTRE MAP



**SITE**

# MANTOBA CLINIC

## CONTACT

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