



FOR LEASE

**1155 SHERWIN ROAD
UNIT A
WINNIPEG, MB**

Stoneridge
software

1155

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1155 SHERWIN ROAD UNIT A WINNIPEG, MB

(+/-) 4,971 sf Available

PROPERTY HIGHLIGHTS

- Amazing cost effective office space in St. James
- Building Owner is leasing out unneeded office addition
- (+/-) 2,822 sf on the main floor and (+/-) 2,149 sf on the second floor
- Dedicated front entrance with nicely developed reception area
- Nice bright space with plenty of windows and natural light
- Large open areas, private offices, kitchenette and boardroom
- Ample parking
- Zoned: M2
- Available February 1, 2024

Lease Rate: \$13.00 psf Gross

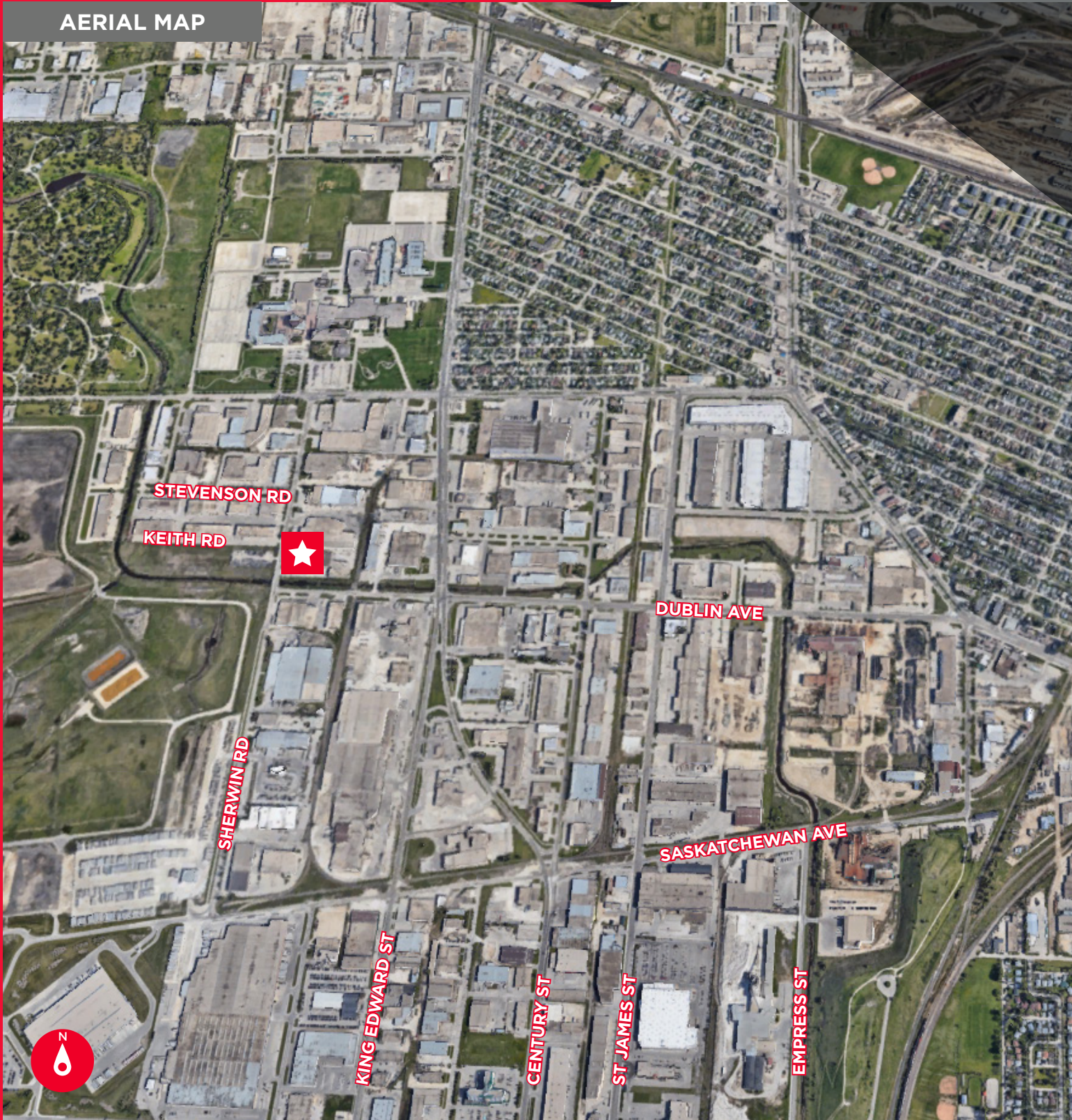
(includes utilities)

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1155 SHERWIN ROAD - UNIT A



AERIAL MAP



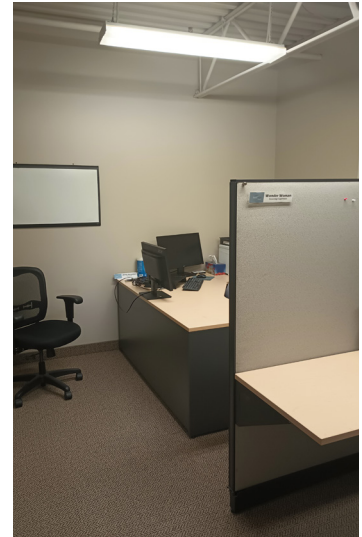
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CUSHMAN &
WAKEFIELD
Winnipeg

Stevenson
software



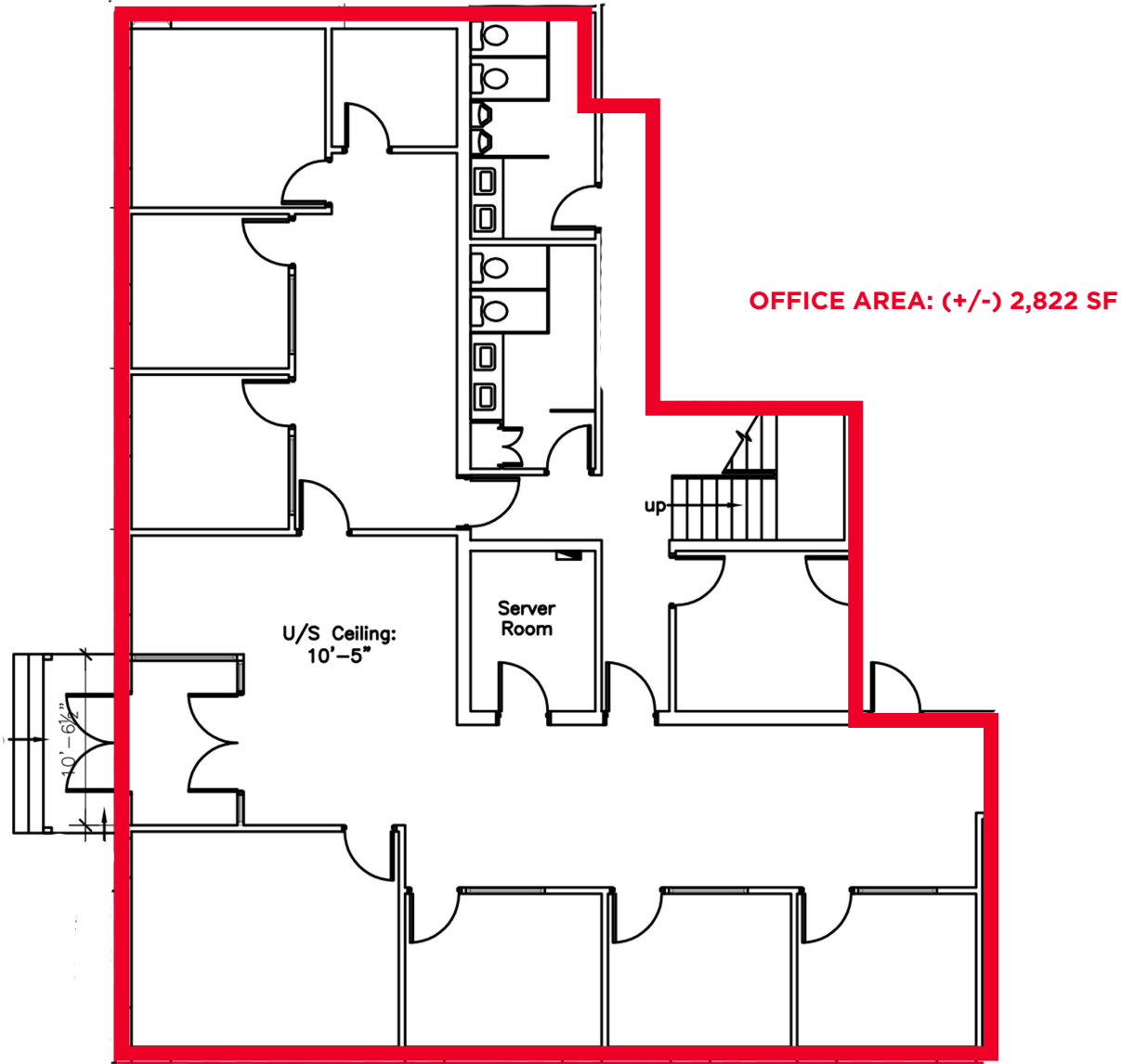
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MAIN FLOOR PLAN

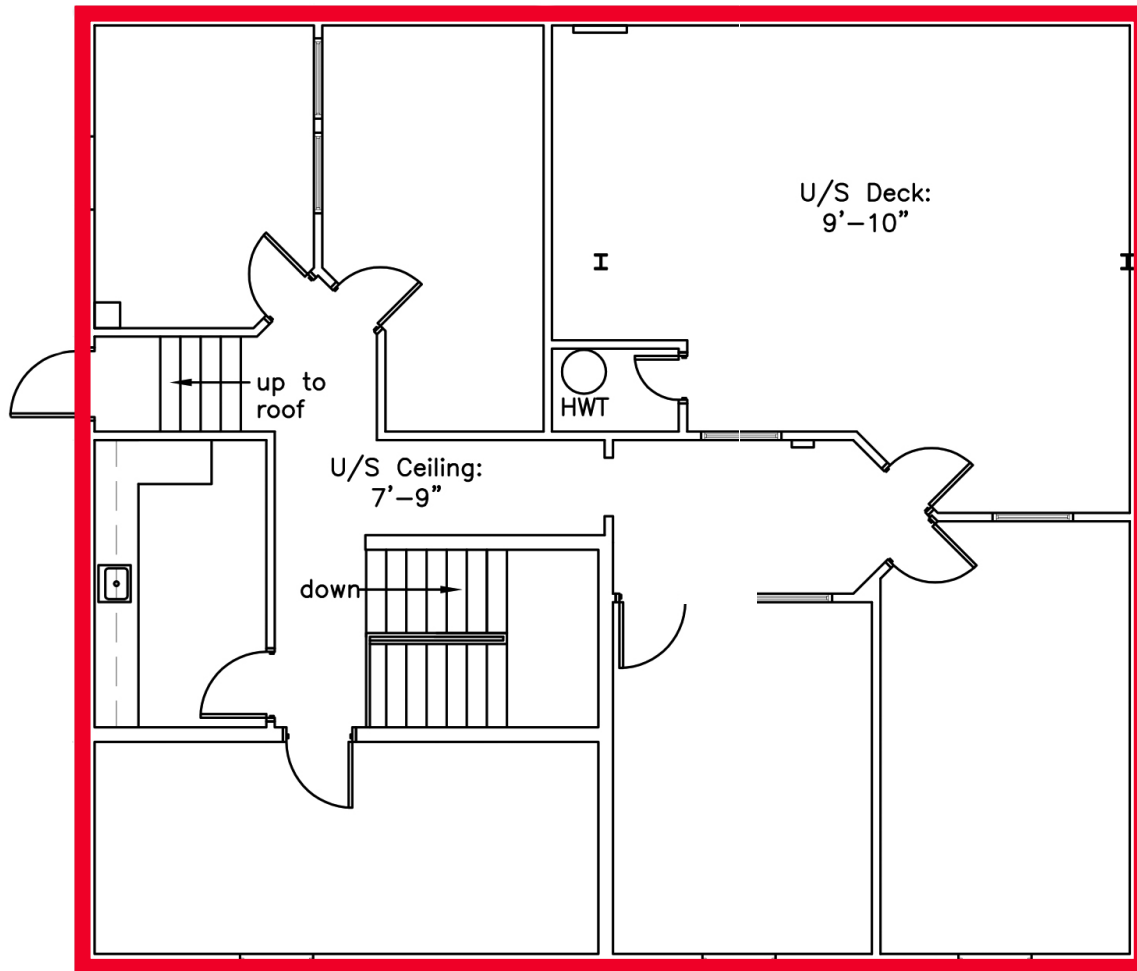


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SECOND FLOOR PLAN



SECOND FLOOR AREA: (+/-) 2,149 SF



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