



FOR LEASE

5120 ROBLIN BOULEVARD WINNIPEG, MB

(+/-) 700 Office Space
in the Heart of Charleswood



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(+/-) 700 sf and (+/-) 908 sf Available

Building
Signage
Opportunities
Available

PROPERTY HIGHLIGHTS

- Excellent location for a neighborhood office in the heart of Charleswood
- Great exposure on Roblin Boulevard located between Harstone Road and Pepperloaf Crescent
- Join Taverna Rodos Restaurant & Lounge, Signature Pizza & Salads and Royal Bank
- Space includes a reception area, 2 offices and a washroom
- Professionally managed
- Zoned C2

Unit	Square Footage	Lease Rate	CAM & Tax
Unit C	675	\$15.00 psf Net	\$10.32 psf Net (2023 est) *including mgmt fee
Unit D	908		

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5120 ROBLIN BOULEVARD

CUSHMAN & WAKEFIELD
Winnipeg

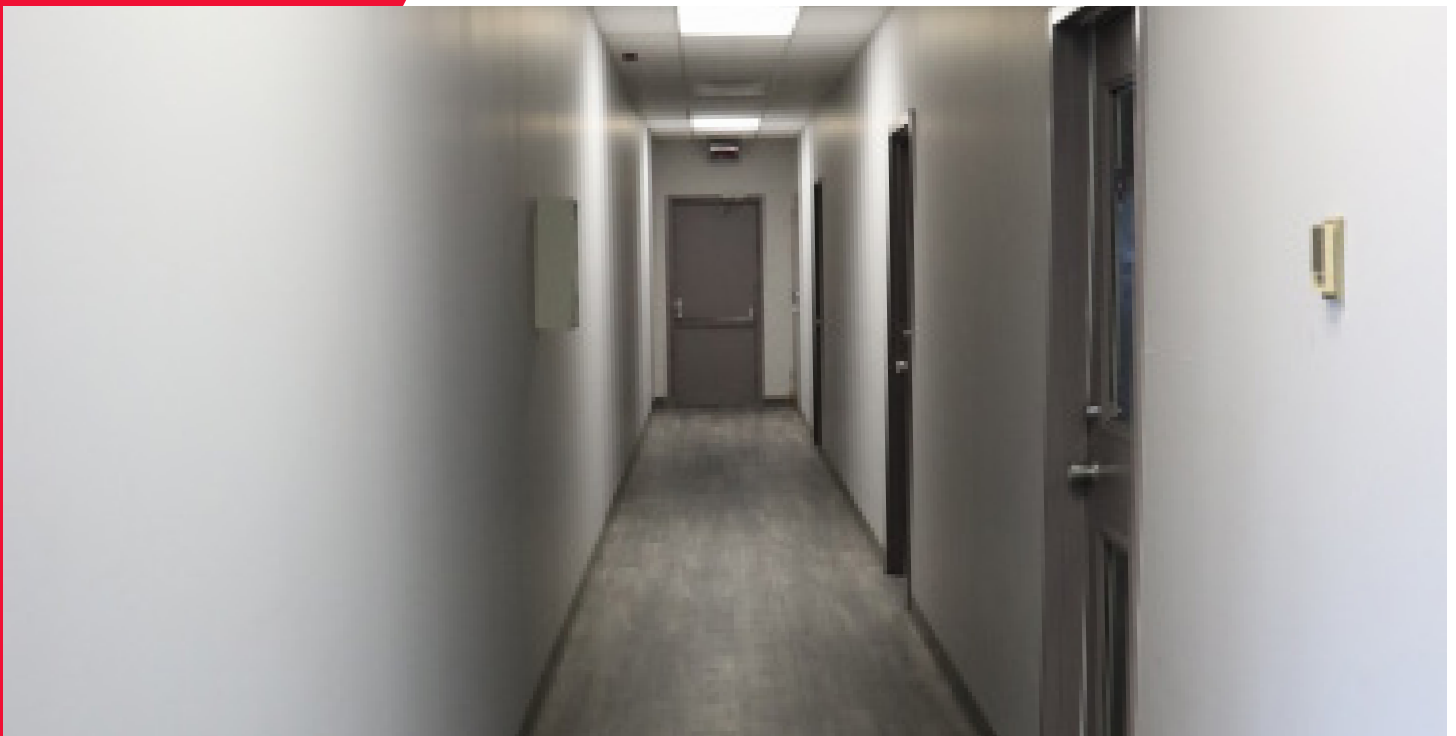
Stevenson



Over 100,000 people live within a 3 kilometer radius

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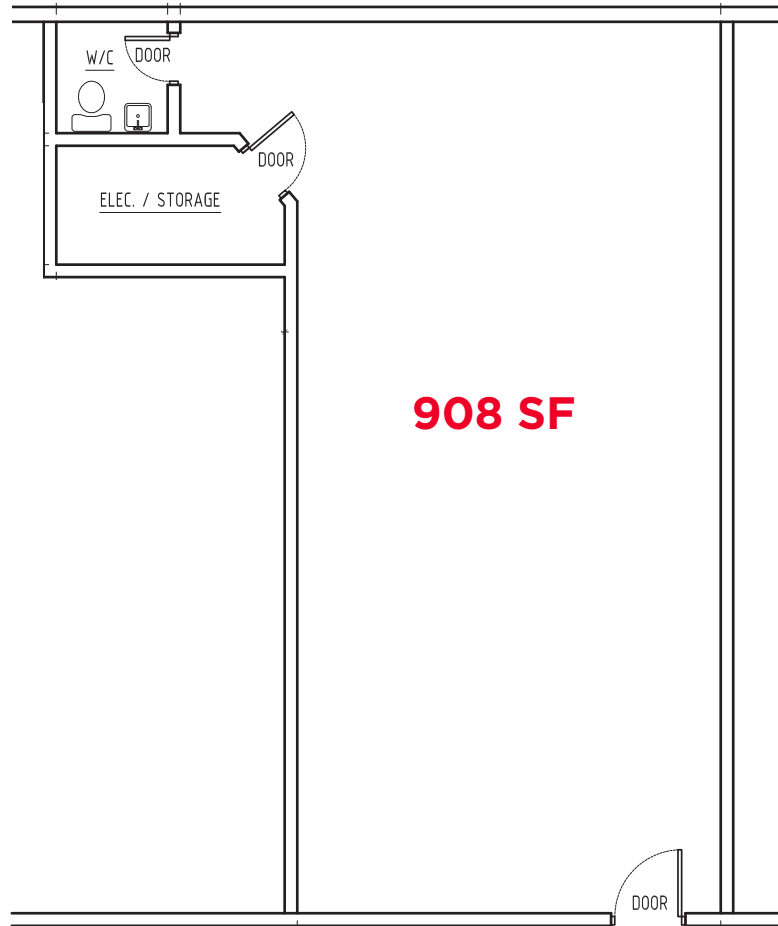
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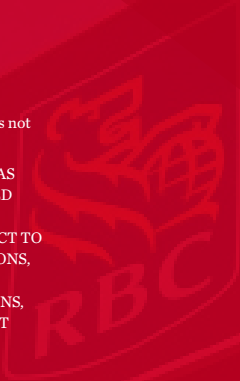
MAIN FLOOR PLAN UNIT 2



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HAIR • ESTHETICS • LASER
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AND SALADS
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BOOK WITH
ASHLEY AND
BROOKE

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