



OFFICE FOR LEASE

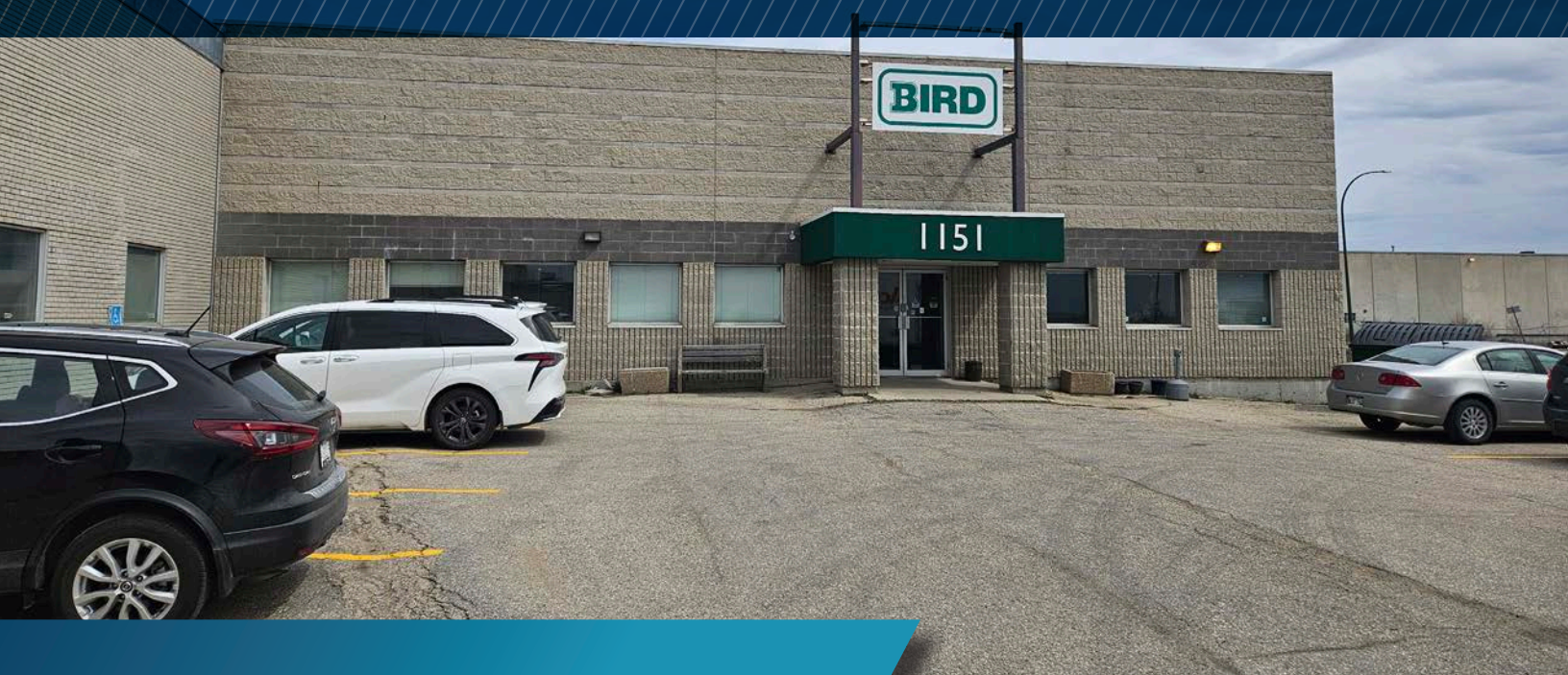
1151 SHERWIN ROAD

STEPHEN SHERLOCK
Vice President

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PROPERTY HIGHLIGHTS

(+/-) 16,494 SF AVAILABLE

- Amazing suburban office space in St. James
- Close proximity to James Richardson International Airport and all of the amenities of the Polo Park area
- (+/-) 16,494 sf of nicely developed office space
- Beautiful reception area
- Nice bright space with plenty of windows and natural light in the private offices.
- Multiple meeting rooms and boardrooms, large open areas perfect for workstation areas, and kitchen/lunchroom for staff
- Ample dedicated on-site parking available
- Available September 15, 2024

LEASE RATE

\$12.00 NET PSF

CAM & TAX

\$3.08 PSF (2024 EST.)
PLUS MANAGEMENT FEE OF 5% GROSS RENT



Close proximity to Winnipeg Richardson International Airport and all of the amenities of the Polo Park area



(+/-) 16,494 sf of amazing office space in St. James



Ample dedicated on-site parking available

NOTRE DAME AVE

ROUTE 90

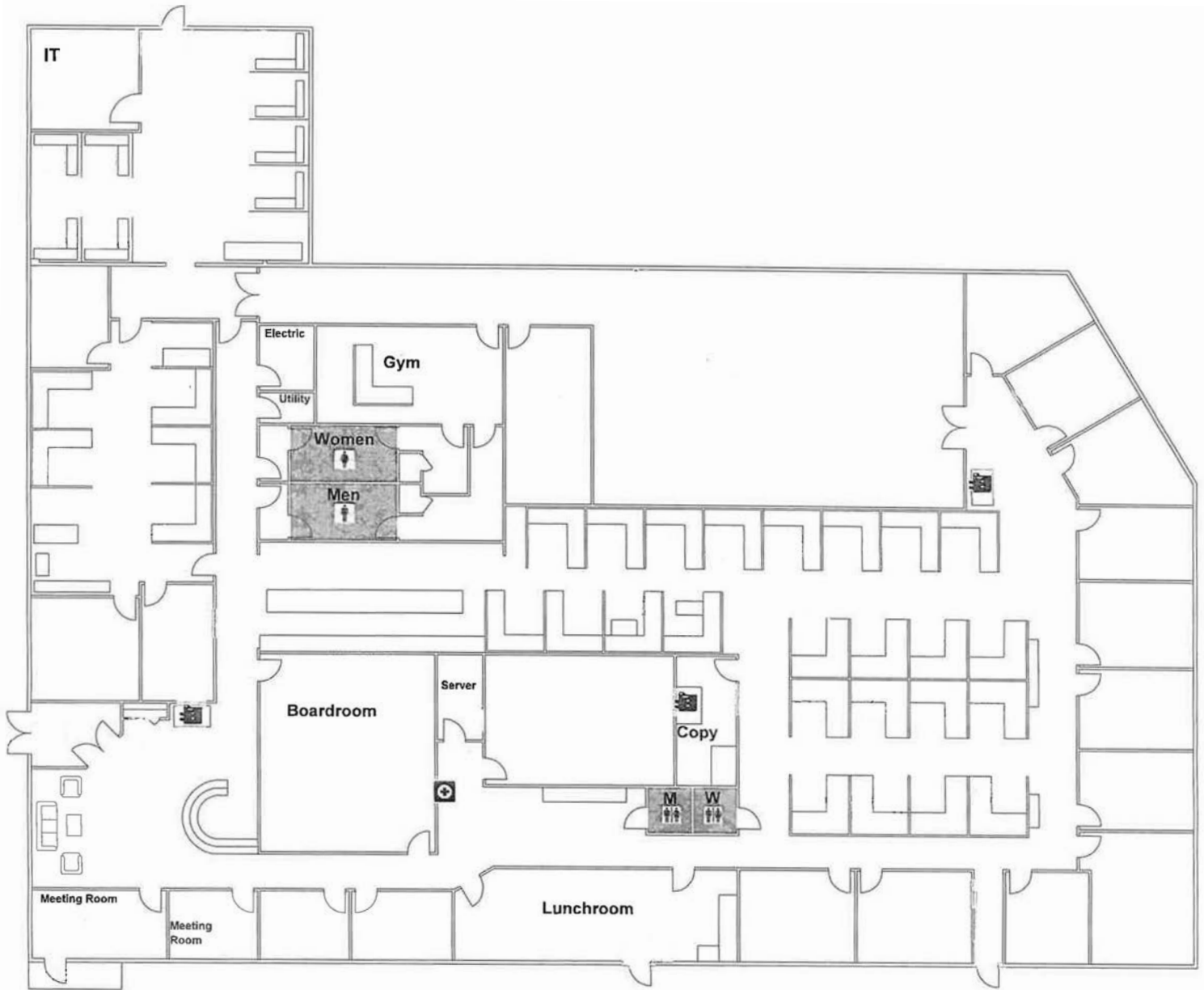
1151 SHERWIN ROAD



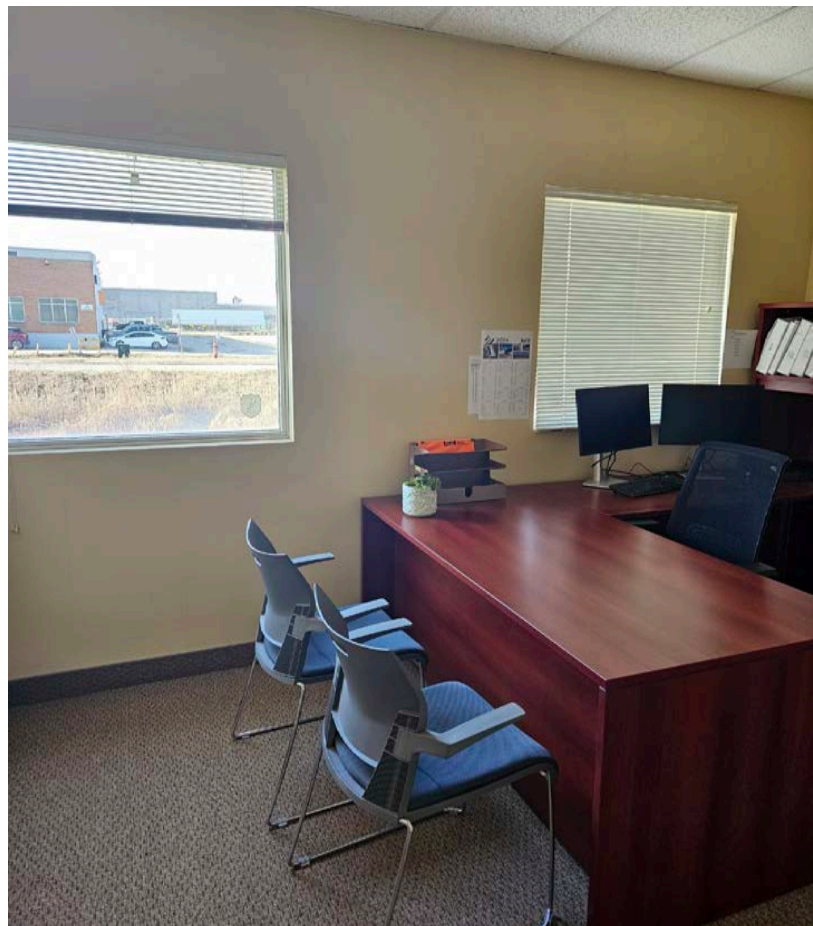
SHERWIN RD

DUBLIN AVE

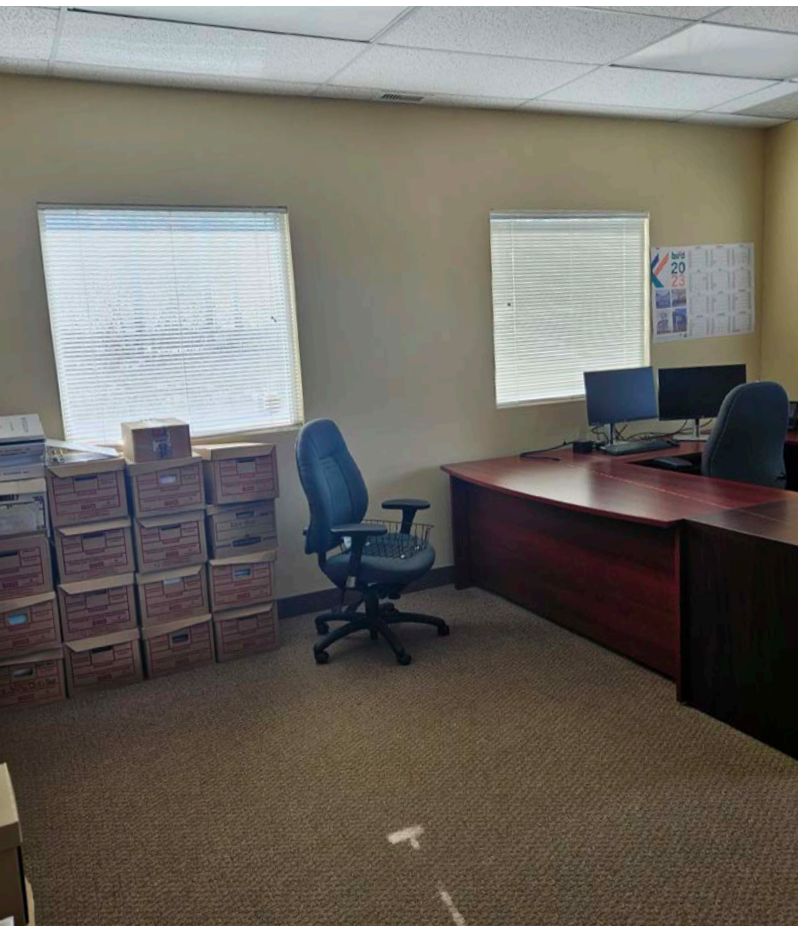
FLOOR PLAN



IMAGES



IMAGES



IMAGES





CONTACT

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