

(+/-) 675 AND (+/-) 909 SF OF OFFICE SPACE IN THE HEART OF CHARLESWOOD



FOR LEASE
5120 ROBLIN BLVD

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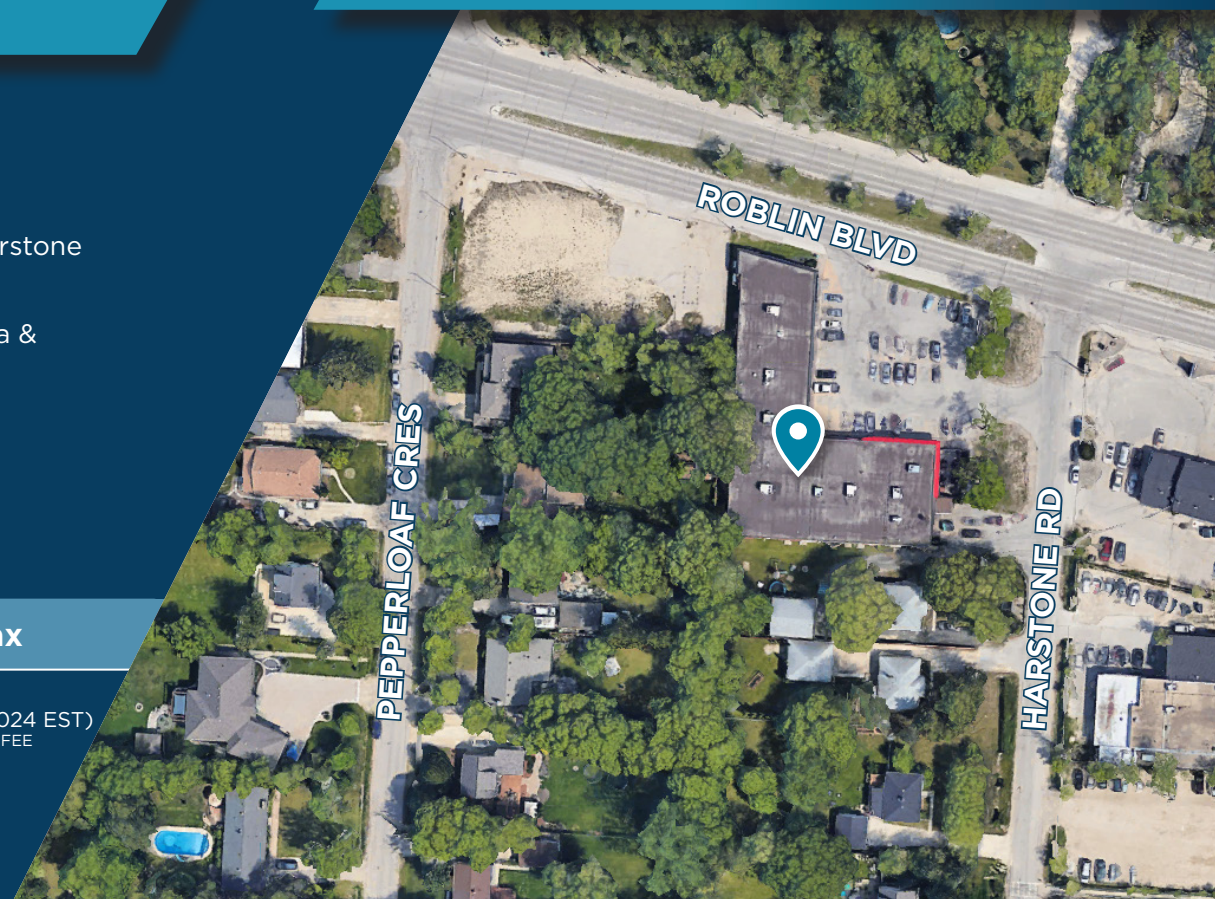


PROPERTY HIGHLIGHTS

(+/-) 675 SF & (+/-) 909 SF AVAILABLE

- Building signage opportunities available
- 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
- Professionally managed
- Zoned C2

Unit	Sq Ft	Lease Rate	CAM & Tax
Unit C	675	\$15.00 PSF NET	\$10.99 PSF NET (2024 EST) <small>*INCLUDING MGMT FEE</small>
Unit D	909		



IMAGES



AMENITIES



CRESTVIEW SHOPPING VENTRE

Sobey's STAPLES
Walmart WINNERS
SPORTCHEK
CANADA TIRE

McDonald's MLCC

Assiniboine CREDIT UNION
AGW
Fountain Tire

ST. CHARLES COUNTRY CLUB

SHOPPERS DRUG MART
NOFRILLS MLCC

Assiniboine CREDIT UNION

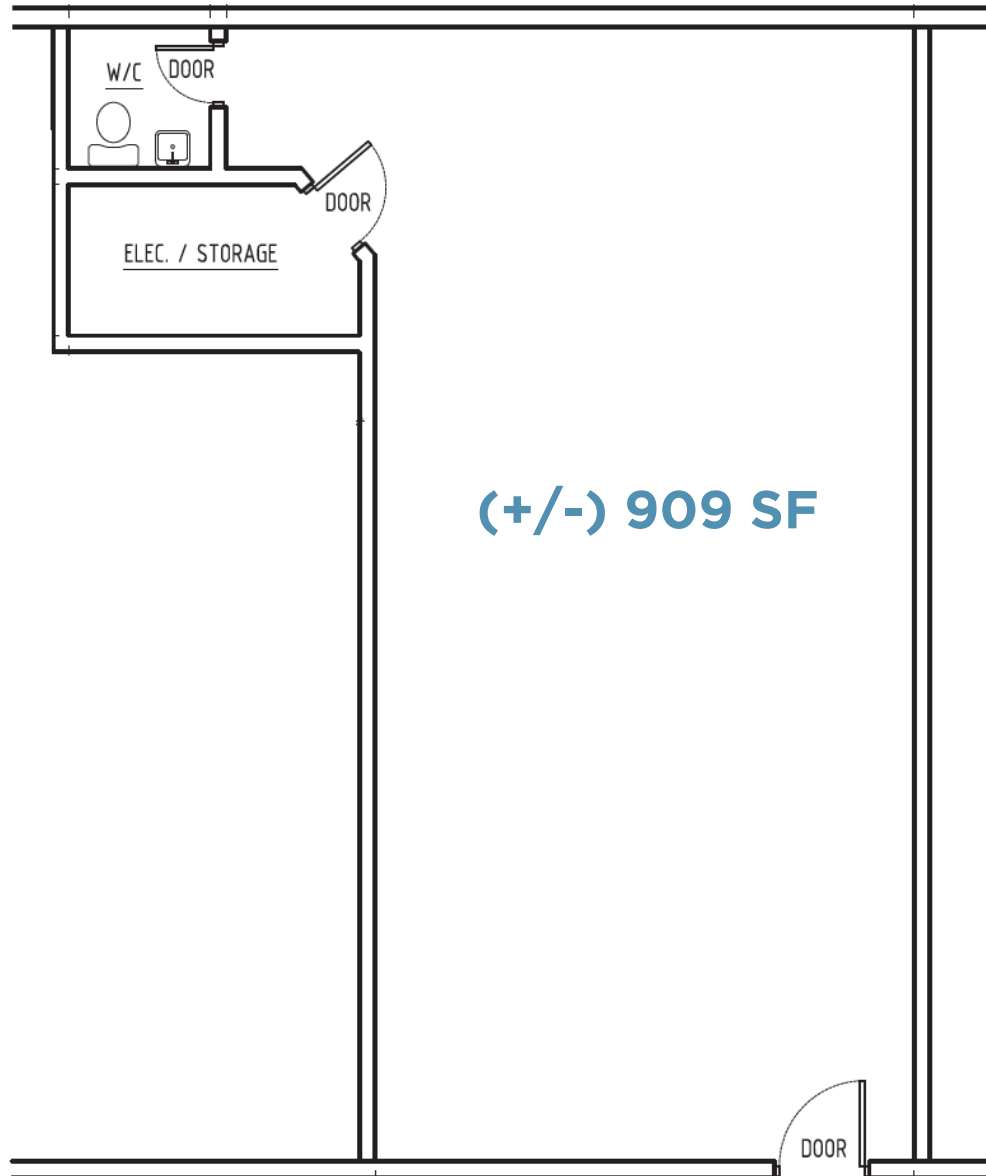
BP McDonald's
SAFeway

DEMOGRAPHICS



OVER 100,000 PEOPLE LIVE WITHIN A 3KM RADIUS

FLOOR PLAN UNIT D





CONTACT

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