

MOVE-IN READY OFFICE FOR LEASE



OFFICE FOR LEASE

UNIT D - 430 DOVERCOURT DRIVE

Stephen Sherlock
Vice President

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(+/-) 2,750 SF AVAILABLE

PROPERTY HIGHLIGHTS

Move-in ready suburban office space

- Located in the heart of southwest Winnipeg, one of the city's most desirable areas. The property is in close proximity to Kenaston Boulevard & McGillivray Boulevard
- Close to all amenities
- Ample parking available
- Bright space full of plenty of natural light and updated office finishings
- 7 private offices, open areas, boardroom and kitchenette
- Fully finished throughout with high-end office finishes in amazing condition
- Available June 1, 2025

LEASE RATE: \$19.95 PSF

CAM & TAX: \$6.85 PSF (2025 EST)

*Plus Management Fee: 5% of base rent

AREA OVERVIEW



Kenaston Common

A grid of logos for various businesses located in the Kenaston Common area. The logos include: Costco Wholesale, RONA, Sobey's, Subway, Indigo, Esso, Bell, MTS, Bulk Barn, GOLF TOWN, B.P., Starbucks, CIBC, NUBURGER, UPS, Petland, Walmart, Home Depot, and Lowe's.

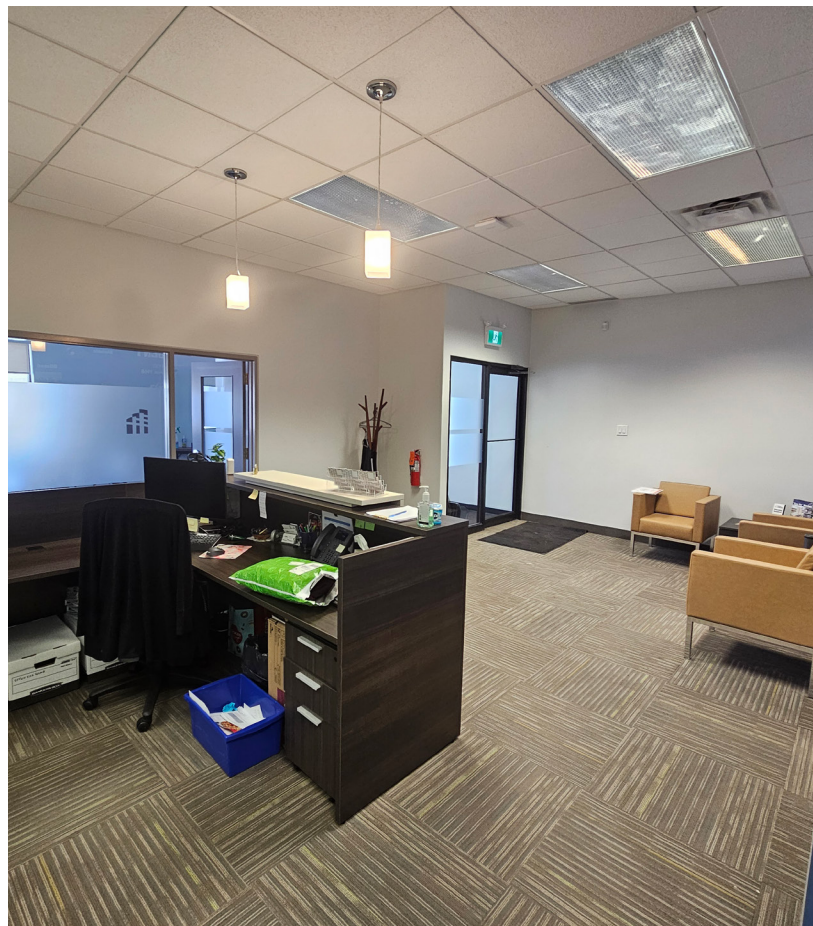
430 DOVERCOURT DRIVE



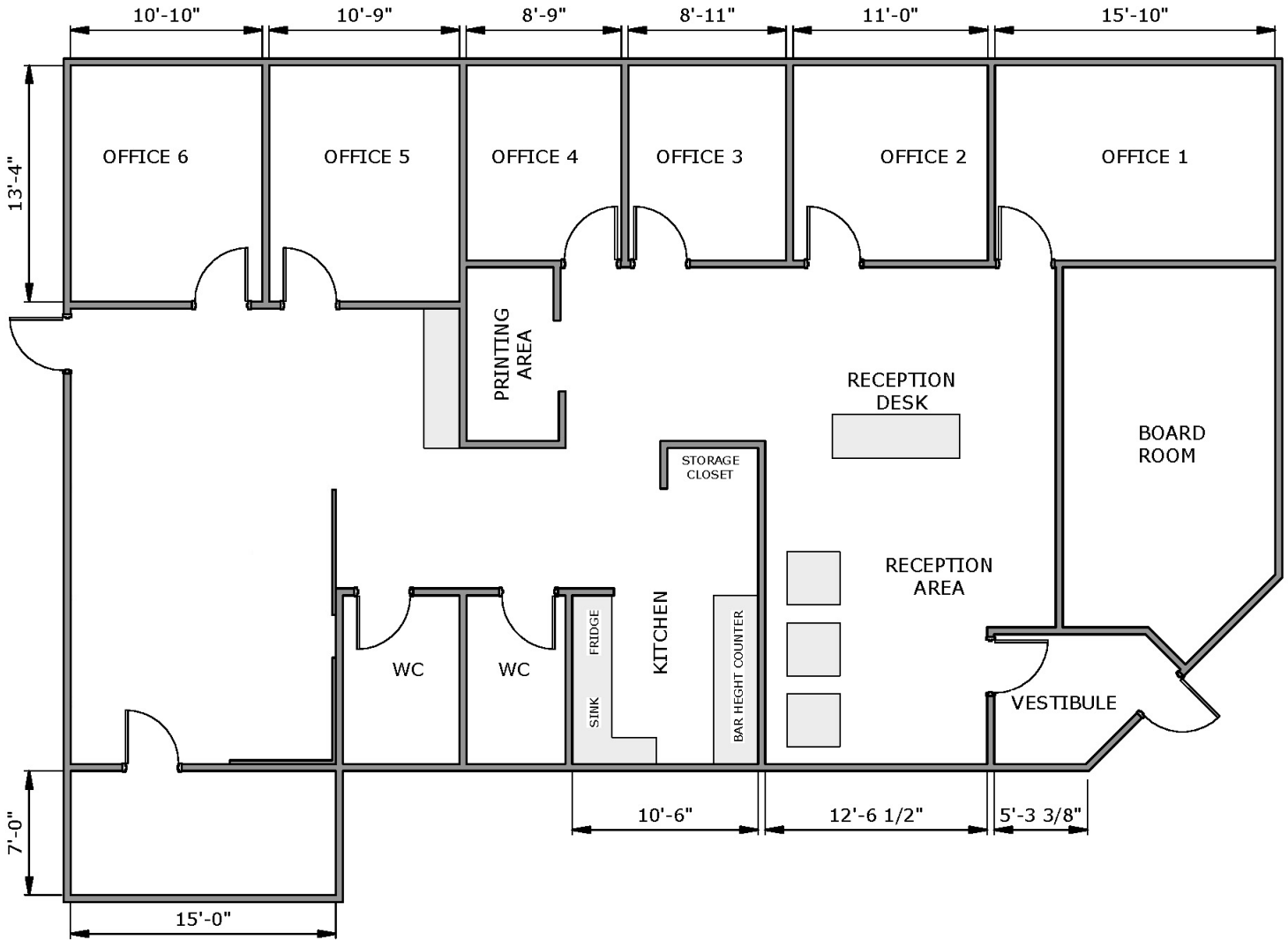
IMAGES



IMAGES



FLOOR PLAN





**TODD &
SARGENT**

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