

NEWLY RENOVATED 2ND FLOOR OFFICE SPACE FOR LEASE

791 ERIN STREET



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PROPERTY HIGHLIGHTS

(+/-) 950 SF AVAILABLE

- Newly renovated 2nd Floor Office Space
- Features 3 spacious private offices, open meeting space, bathroom and storage area
- Move-In Ready
- Boardroom table and chairs included
- Convenient location close to transportation routes, in close proximity to numerous amenities and near Winnipeg JAR International Airport
- Situated on the east side of Erin Street, south of St. Matthews Avenue
- Ample Onsite Parking Available

LEASE RATE: \$1,900 GROSS PER MONTH
INCLUDING UTILITIES

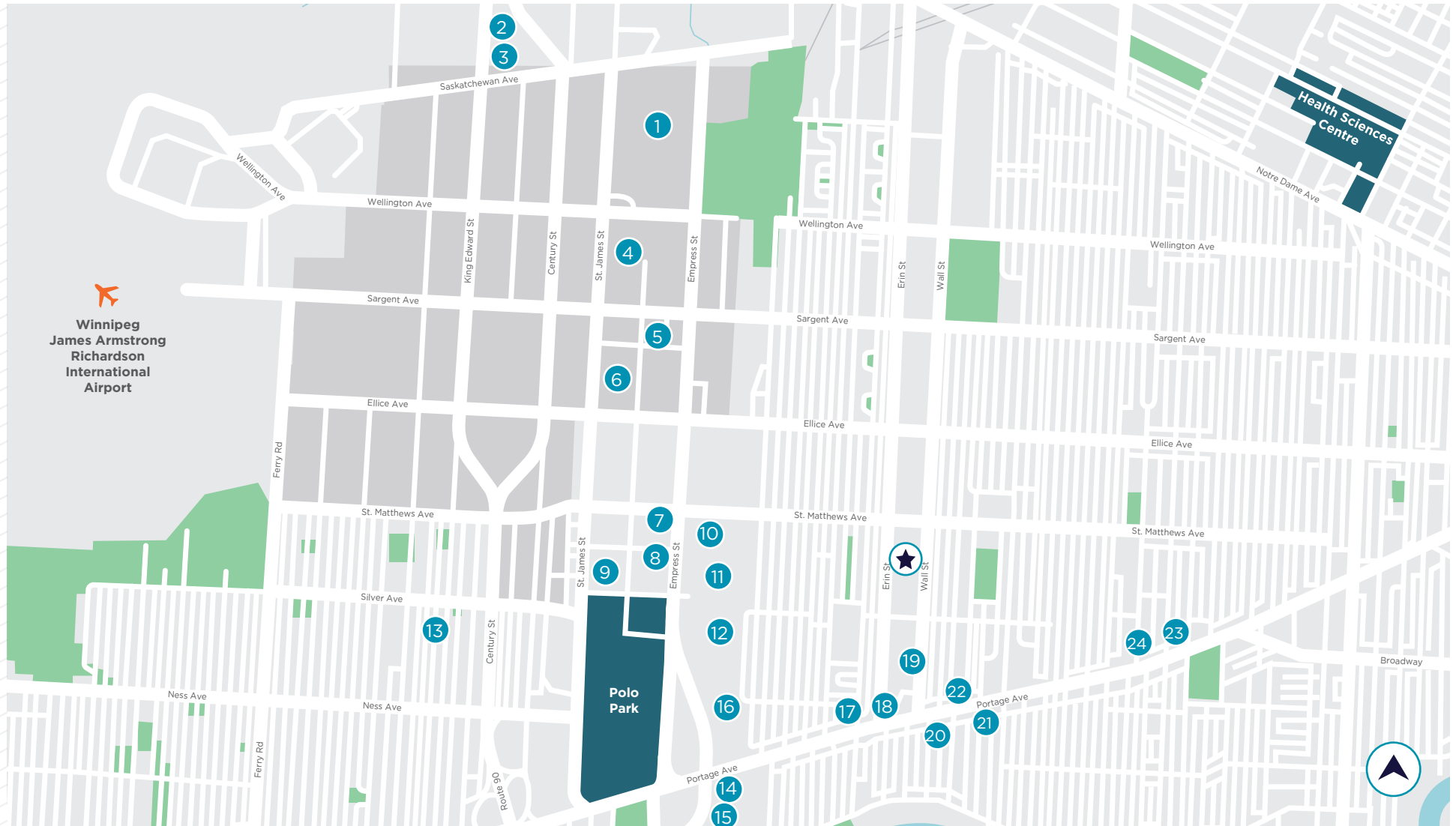


2ND FLOOR IMAGES



AMENITIES MAP

- | | | |
|---------------|-----------------------------|----------------------------------|
| 1 COSTCO | 9 CINEPLEX | 17 KFC |
| 2 TIM HORTONS | 10 HOME DEPOT | 18 MCDONALD'S |
| 3 WENDY'S | 11 BURGER KING | 19 FLEA WHISKEY'S |
| 4 SUPERSTORE | 12 CHAPTERS | 20 7-ELEVEN |
| 5 WALMART | 13 CANADIAN TIRE | 21 TIM HORTONS |
| 6 STAPLES | 14 BURGER KING | 22 BELGIAN ALLIANCE CREDIT UNION |
| 7 WINNERS | 15 CHAPTERS | 23 FOODFARE |
| 8 PF CHANGS | 16 RAE & JERRYS STEAK HOUSE | 24 SHOPPERS DRUG MART |





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