

HIGH VISIBILITY SHOWROOM SPACE WITH  
EXCELLENT PARKING

**645 CENTURY STREET**



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 **CUSHMAN &  
WAKEFIELD**  
Winnipeg |  **Stevenson**

bella|moda  
home furnishings



WINNIPEG  
FIREARM  
SAFETY

637



# PROPERTY HIGHLIGHTS

**(+/-) 11,037 SF AVAILABLE**

- High exposure showroom space
- Excellent parking with over 84 stalls on site (2.9 stalls per 1,000 sf)
- 2 dock loading doors
- Nicely finished with sufficient washrooms and kitchenette/lunchroom
- Well-lit warehouse space with many windows allowing natural light throughout
- In close proximity to JAR International Airport
- Services Polo Park retail node
- Zoning: C2

**LEASE RATE:** \$14.00 PSF

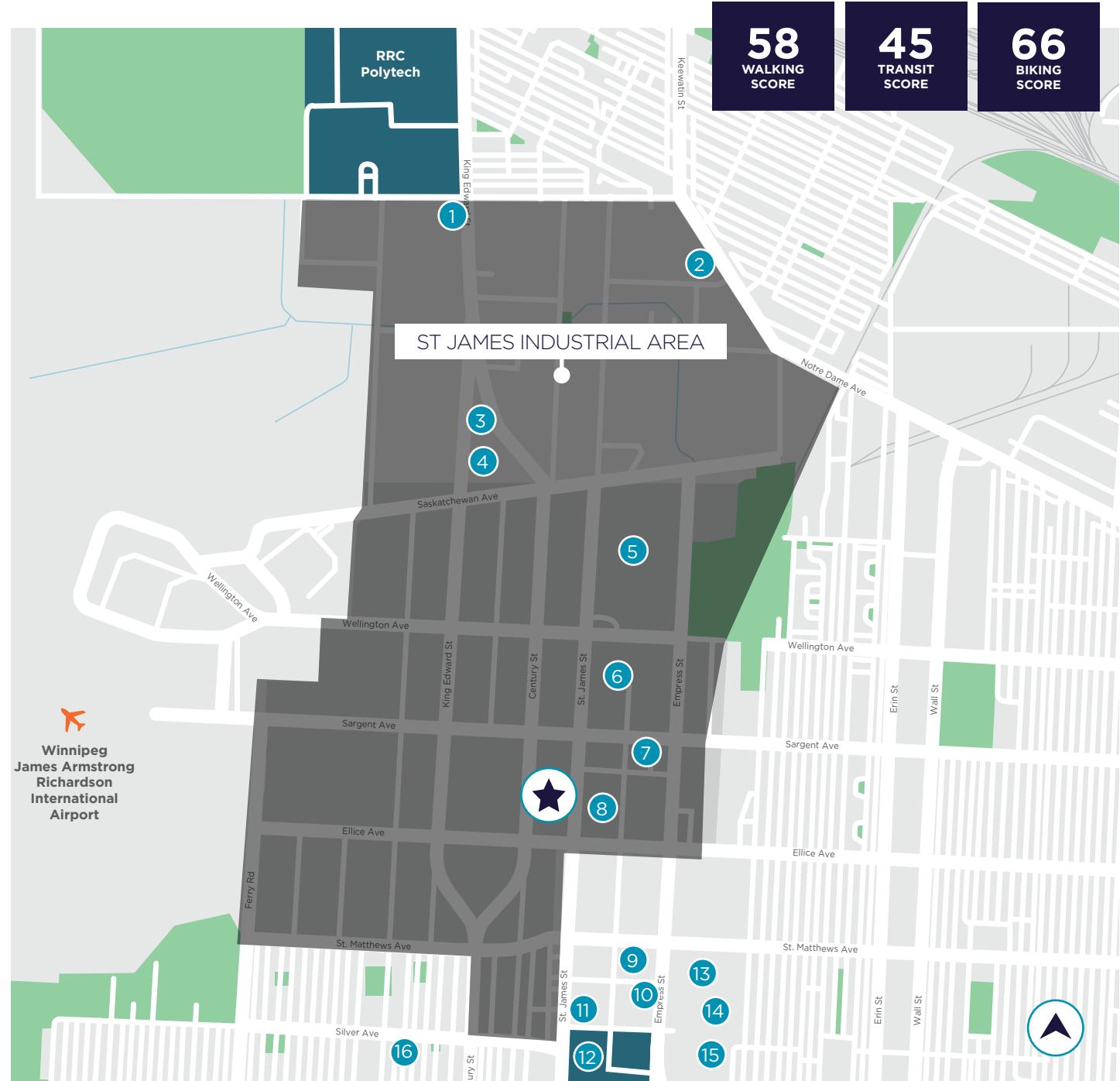
**CAM & TAX:** \$6.50 PSF

\*PLUS A MANAGEMENT FEE OF 5% OF GROSS RENT

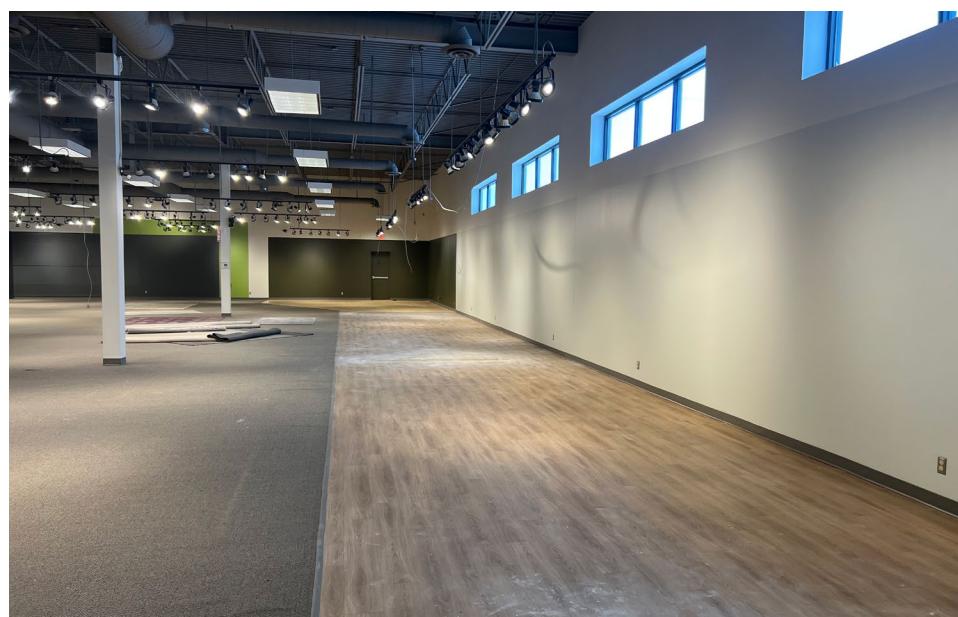
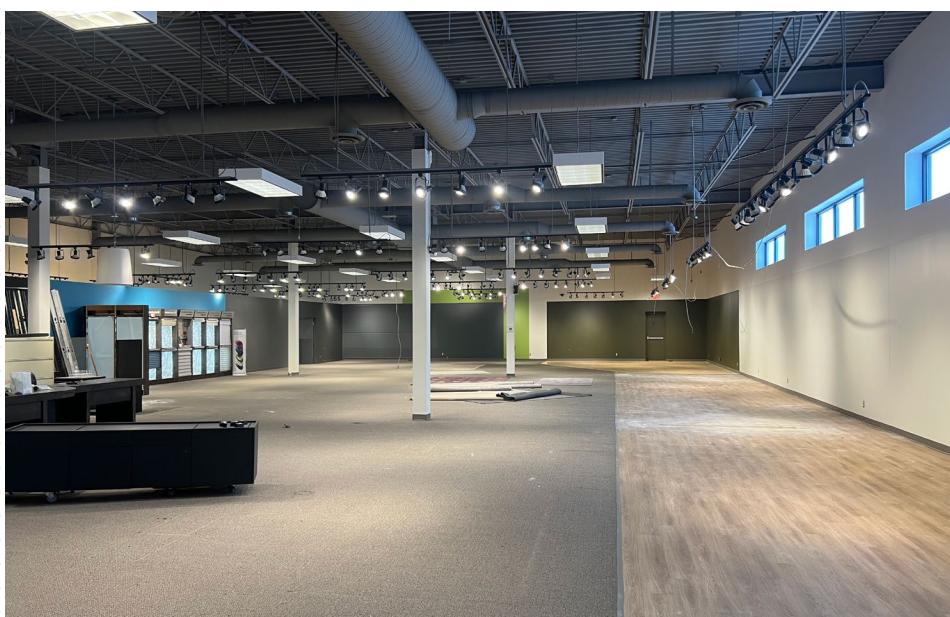
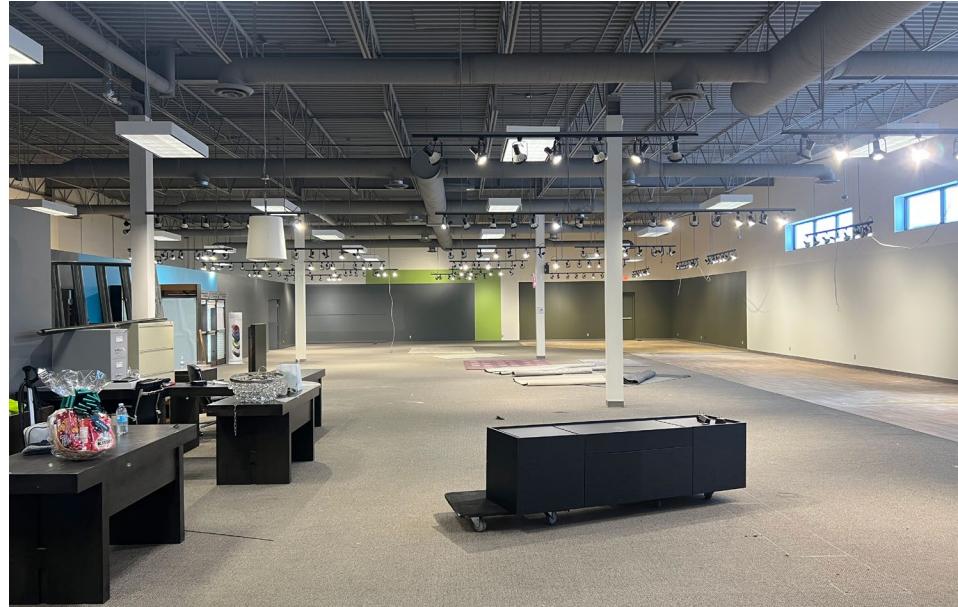


# AMENITIES MAP

- 1 A&W
- 2 TIM HORTONS
- 3 WENDY'S
- 4 TIM HORTONS
- 5 COSTCO
- 6 SUPERSTORE
- 7 WALMART
- 8 STAPLES
- 9 WINNERS
- 10 PF CHANGS
- 11 CINEPLEX
- 12 POLO PARK SHOPPING CENTRE
- 13 HOME DEPOT
- 14 BURGER KING
- 15 CHAPTERS
- 16 CANADIAN TIRE



# PROPERTY PHOTOS





## CONTACT

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