

OFFICE SPACE FOR LEASE IN BRAND NEW FIRST CLASS BUILDING

755 HENDERSON HWY



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PROPERTY HIGHLIGHTS

(+/-) 9,246 TOTAL SF AVAILABLE

- Henderson Business Centre is a 3-storey office building located along Henderson Highway with excellent access and exposure, with 36,800 vehicles passing by daily (source: City of Winnipeg 2023 Traffic Flow Map)
- Close proximity to Downtown Winnipeg and Chief Peguis Trail
- Surrounded by numerous retail, grocery and service amenities
- Building features high-quality construction and interior buildout with floor-to-ceiling windows allowing for natural light throughout the units
- Main entrance features a secured vestibule with intercom-access and an open glass atrium with 3-storey glazing
- Elevator access to all floors
- On site parking available for tenants with additional surrounding street parking

UNIT 203

Size:	(+/-) 1,031 SF
Buildout:	Beautifully built out office space ready for turn-key occupancy
Lease Rate:	\$23.00 PSF
CAM:	\$4.05 (2025 est.)
Tax:	\$3.27 (2025 est.) <i>*plus management fee 5% of Gross Rent</i>

UNIT 205

Size:	(+/-) 2,465 SF
Buildout:	Beautifully built out office space ready for turn-key occupancy
Lease Rate:	\$23.00 PSF
CAM:	\$4.05 (2025 est.)
Tax:	\$3.27 (2025 est.) <i>*plus management fee 5% of Gross Rent</i>

UNIT 301

Size:	(+/-) 5,750 SF
Buildout:	Shell space ready for tenant fixturing
Lease Rate:	\$20.00 PSF
CAM:	\$4.05 (2025 est.)
Tax:	\$3.27 (2025 est.) <i>*plus management fee 5% of Gross Rent</i>

UNIT 203

IMAGES



UNIT 205

IMAGES



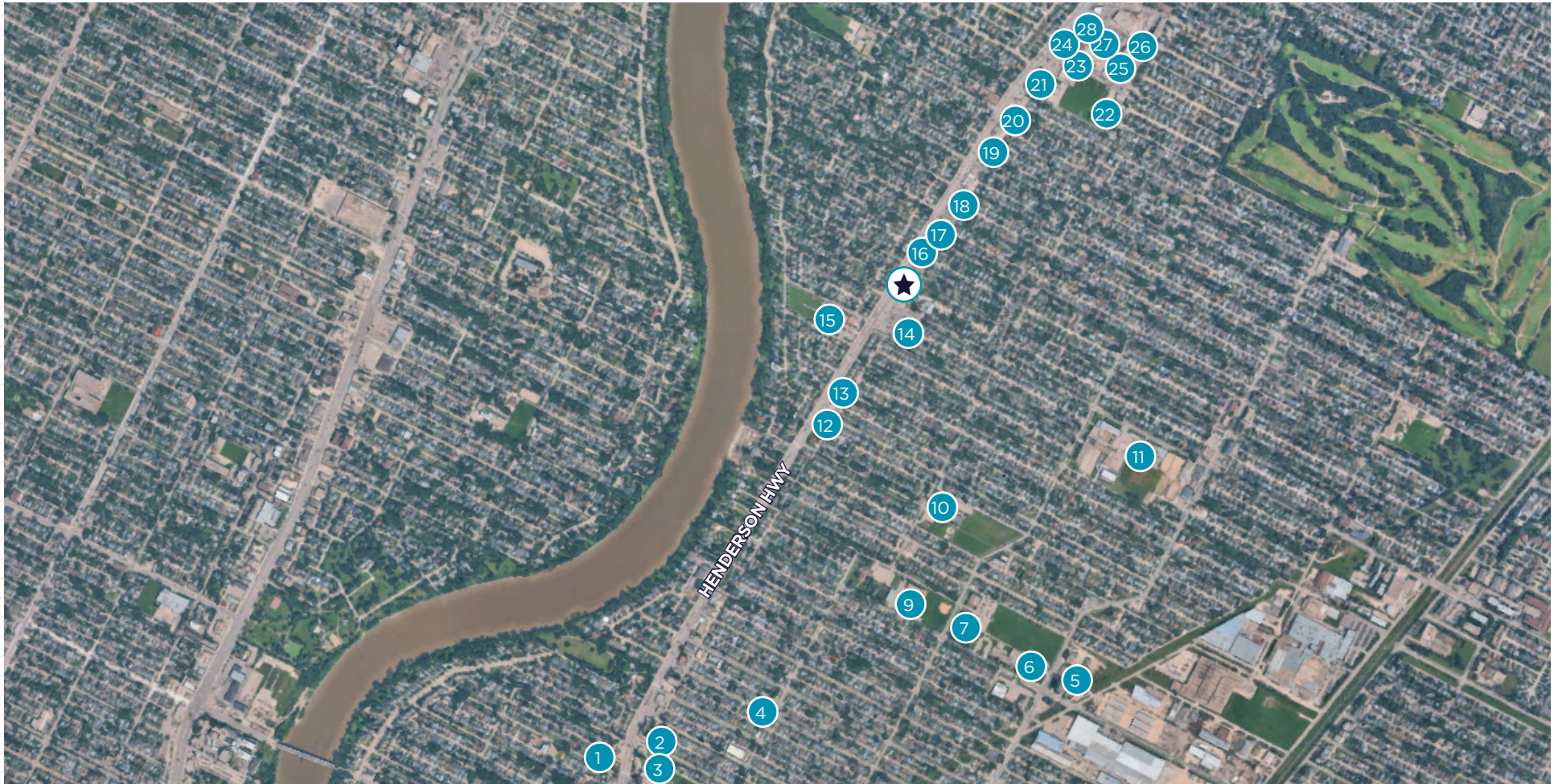
UNIT 301

IMAGES



AMENITIES MAP

Walk Score:	79
Transit Score:	55
Bike Score:	77

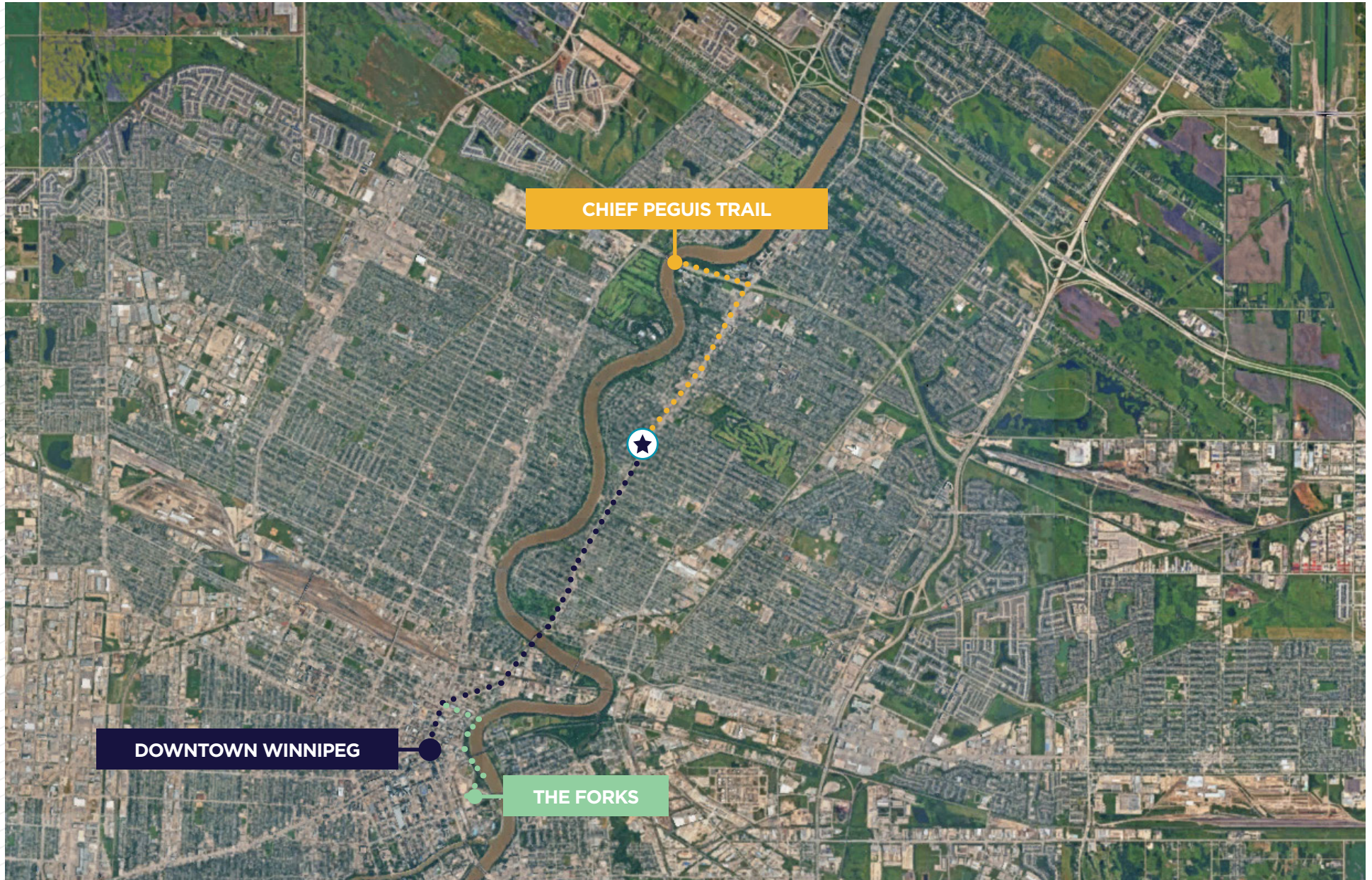


- | | | | |
|--------------------------------|-------------------------------|--------------------------------|---------------------------------------|
| 1 ZAX DRIVE INN | 8 7-ELEVEN | 15 BRONX PARK COMMUNITY CENTRE | 22 ÉCOLE JOHN HENDERSON MIDDLE SCHOOL |
| 2 CLARA HUGHES RECREATION PARK | 9 ST. ALPHONSUS SCHOOL | 16 SANTA LUCIA PIZZA | 23 SWEET TOPS ICE CREAM |
| 3 KELVIN COMMUNITY CENTRE | 10 PRINCE EDWARD SCHOOL | 17 BEST CHOICE TAILOR | 24 DOMO |
| 4 SUB ZERO ICE CREAM | 11 MILES MACDONELL COLLEGIATE | 18 A+ HAIR SALON & SPA | 25 SOBEYS |
| 5 ELMWOOD COMMUNITYCENTRE | 12 PIZZA PIZZA | 19 COLOSIMO COFFEE ROASTERS | 26 BMO |
| 6 POLSON SCHOOL | 13 KFC | 20 SHELL | 27 PET VALU |
| 7 ÉCOLE MUNROE MIDDLE SCHOOL | 14 FRESHCO | 21 LORD WOLSELEY SCHOOL | 28 REXALL |

AREA MAP

DRIVE TIME

- 9 MINS TO DOWNTOWN WINNIPEG
- 9 MINS TO THE FORKS
- 10 MINS TO CHIEF PEGUISE TRAIL

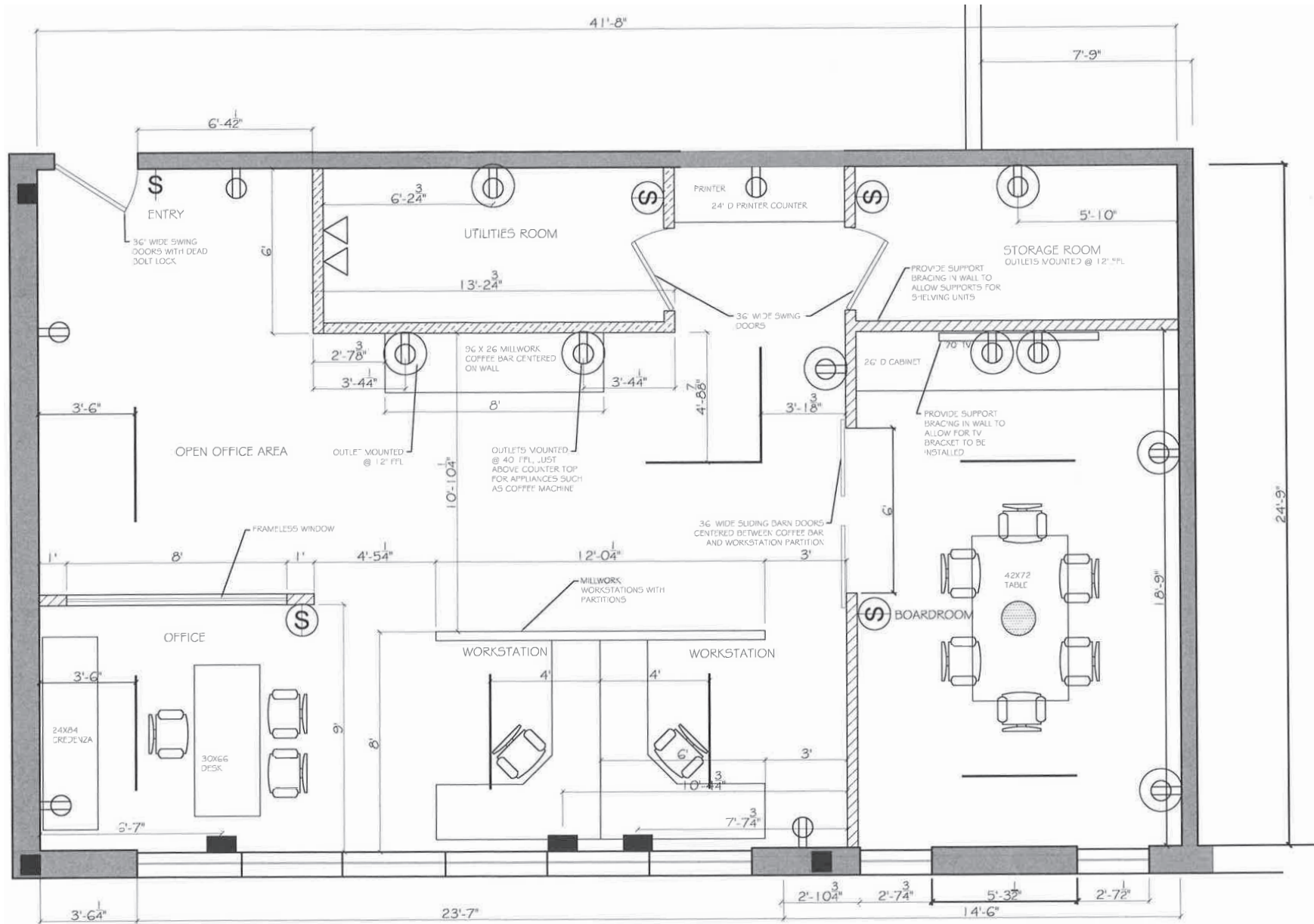


AERIAL VIEW



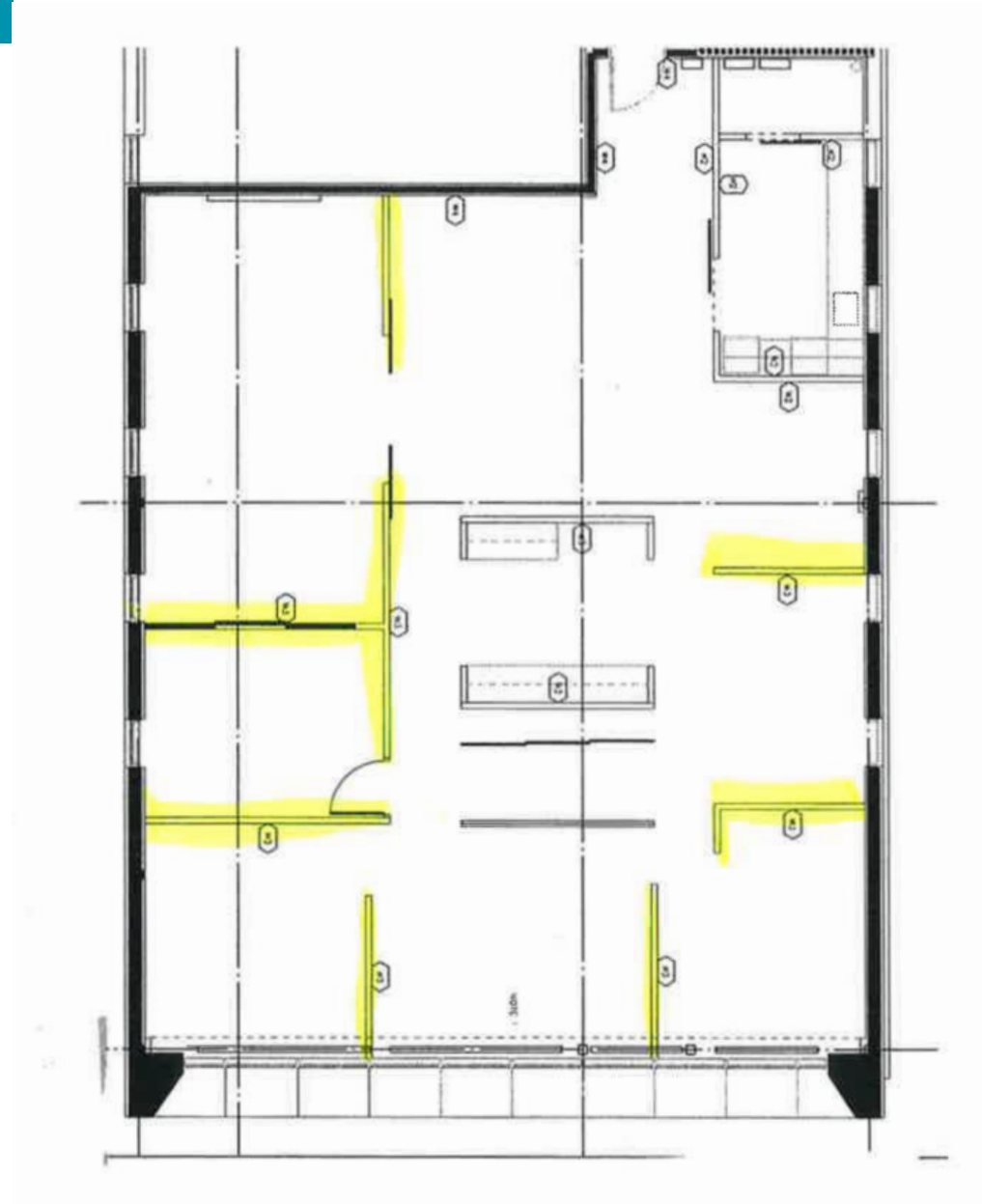
UNIT 203

FLOOR PLAN



UNIT 205

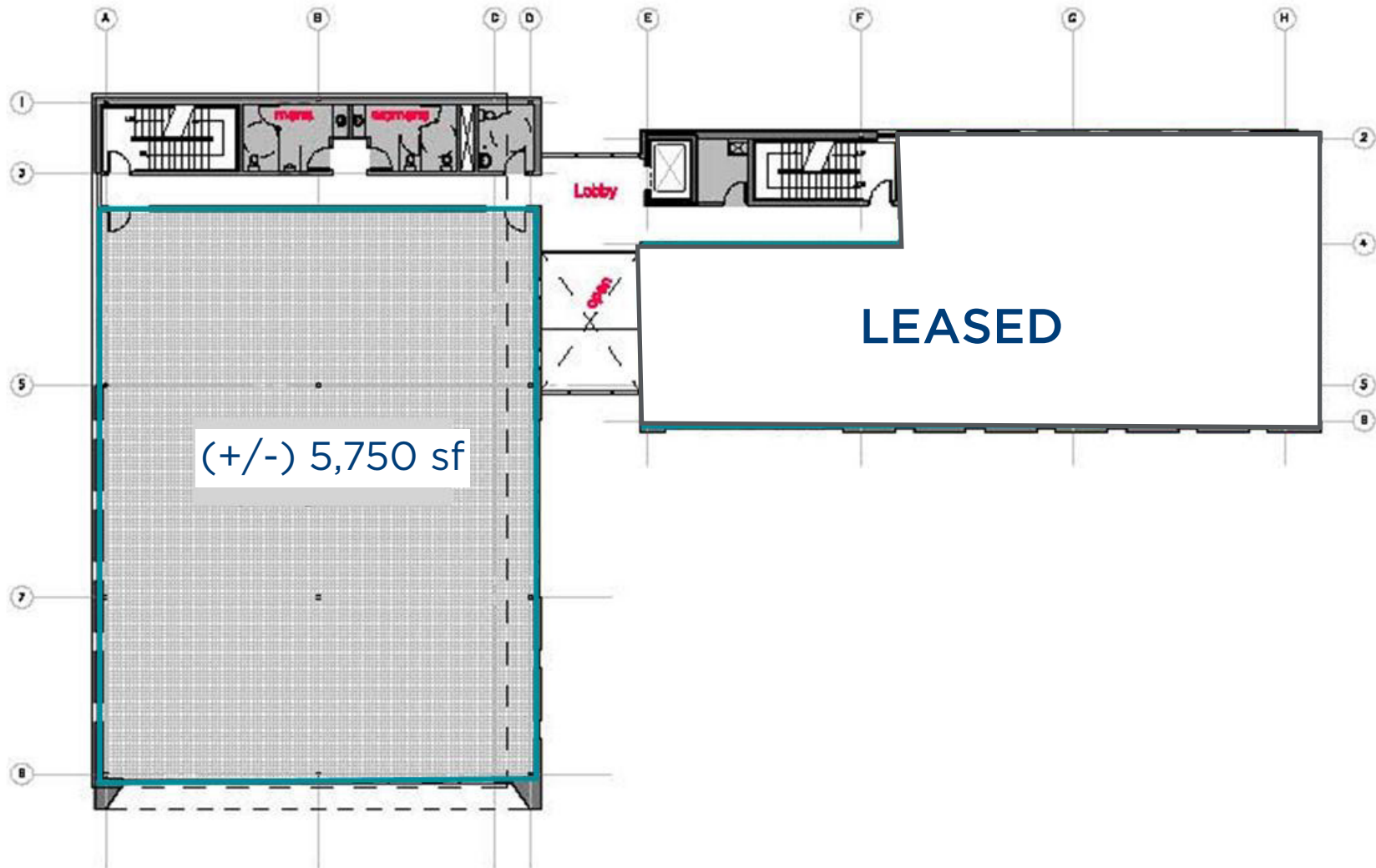
FLOOR PLAN



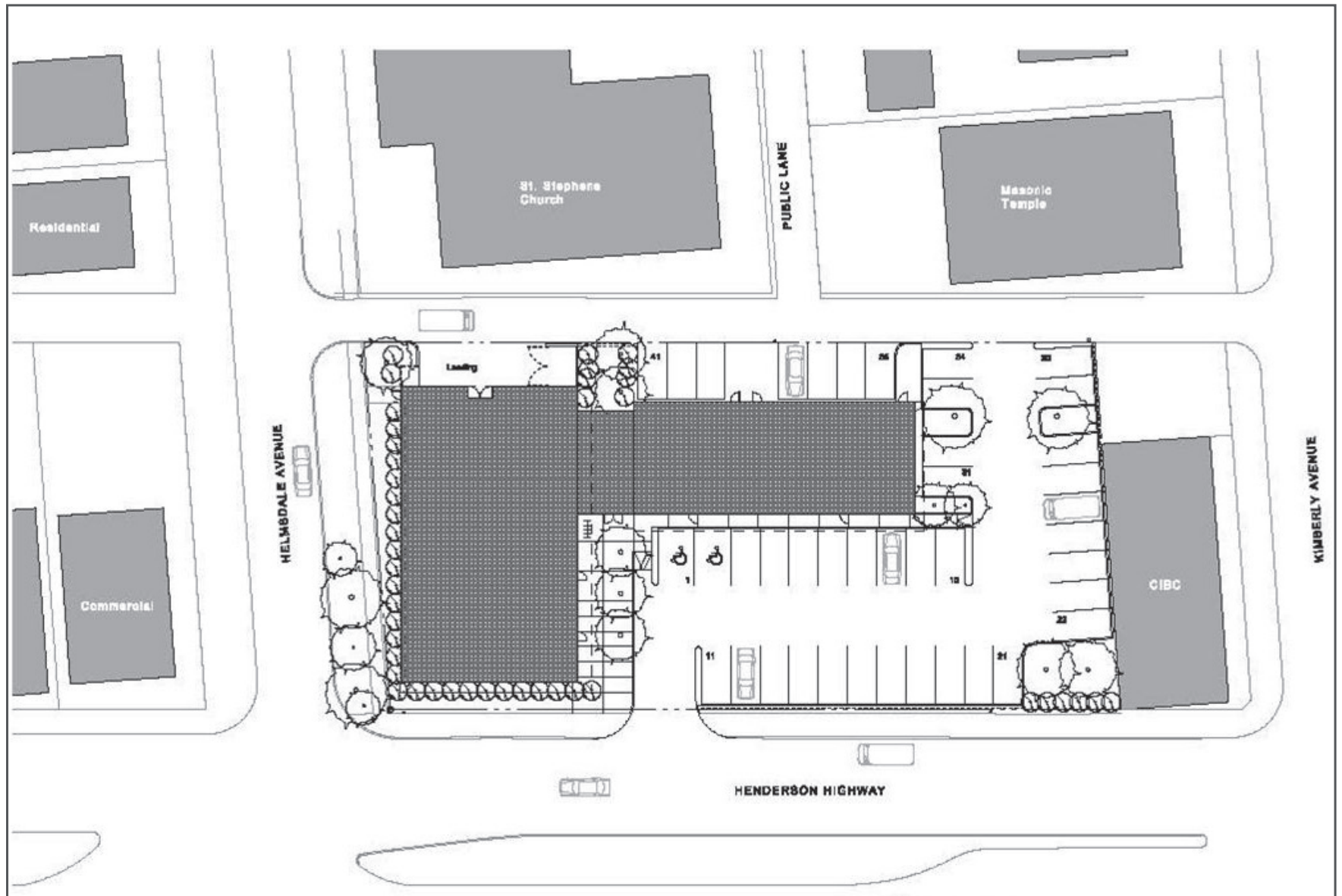
** YELLOW-HIGHLIGHTED WALLS INDICATE DIRT PARTITIONS THAT WILL BE REMOVED BY THE CURRENT TENANT PRIOR TO VACANCY.*

UNIT 301

FLOOR PLAN



SITE PLAN





CONTACT

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