

OFFICE SPACE FOR LEASE  
**755 HENDERSON HIGHWAY**

“ BRAND NEW FIRST CLASS BUILDING ”

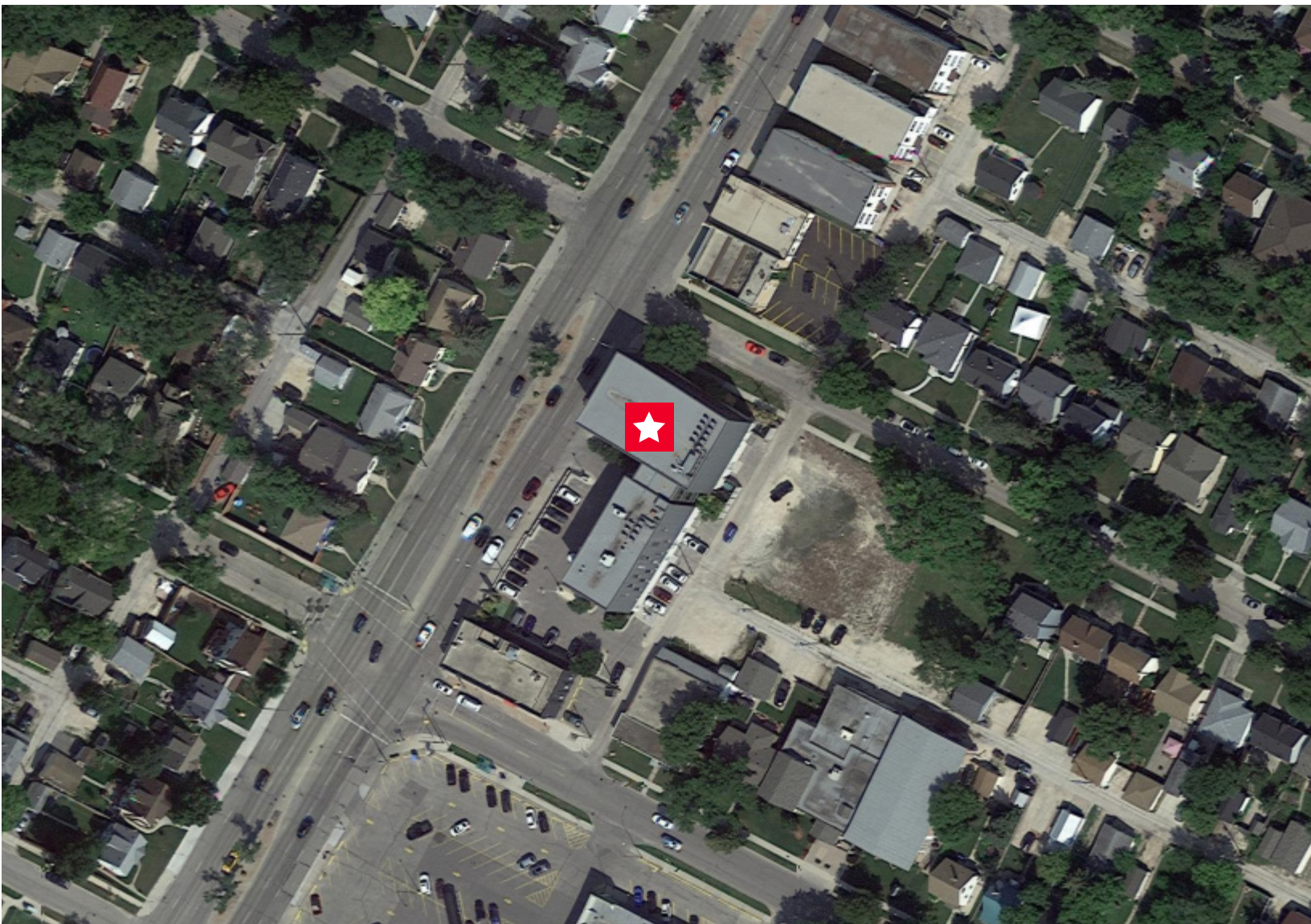




# PROPERTY HIGHLIGHTS

- Henderson Business Centre located in Northeast Winnipeg in East Kildonan
- High Traffic Counts: (+/-) 39,300 passing per 24 hour period (City of Winnipeg 2018 Traffic Flow Map)
- In close proximity to Downtown Winnipeg and Chief Peguis Trail
- Building features floor to ceiling windows allowing for maximum natural light exposure to all tenants
- Main entrance features glass atrium with three storey glazing and elevator access
- Tenant improvement allowance available for qualified tenants

**LEASE RATE:** \$20.00 PSF NET  
**CAM & TAX:** \$7.15 (2024 EST.)







# 755 HENDERSON HIGHWAY

## BUILDING PHOTOS





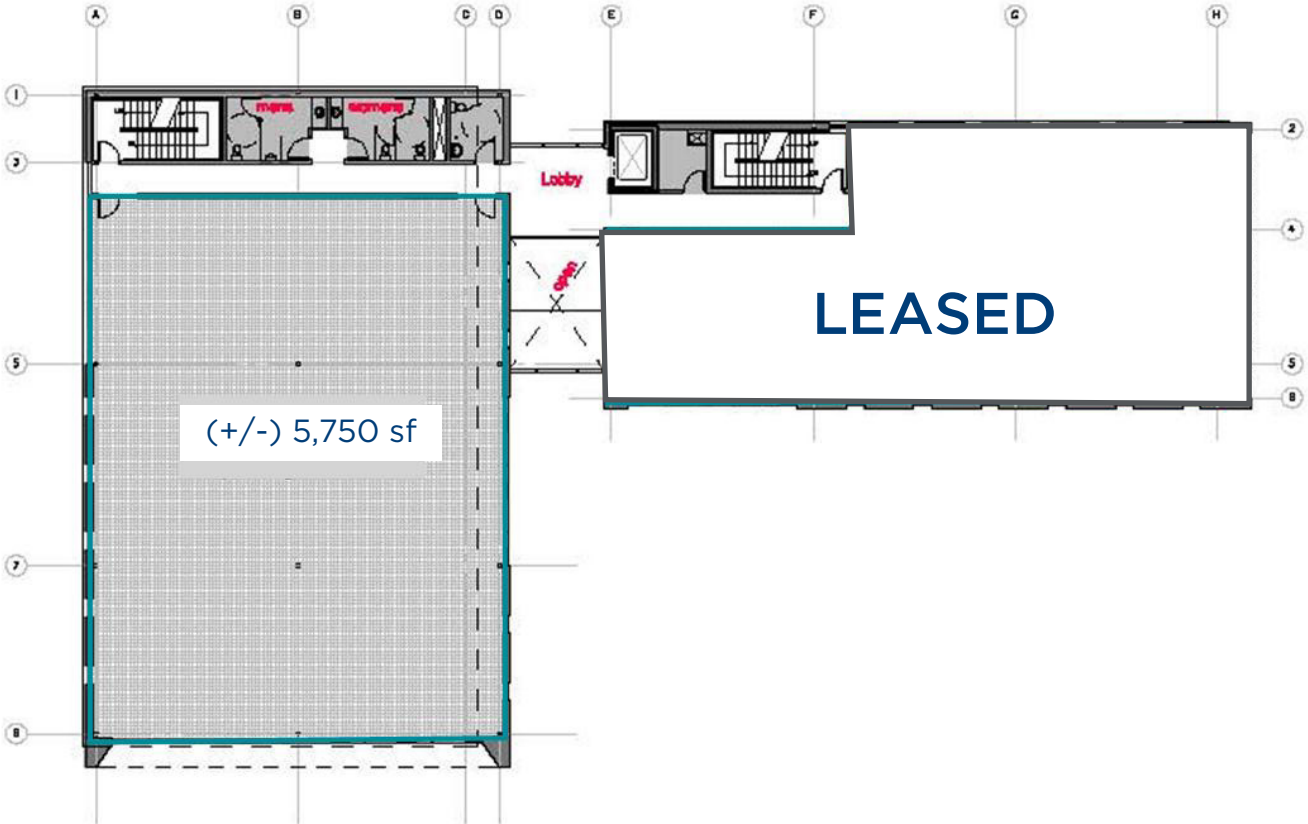
# 755 HENDERSON HIGHWAY

## BUILDING PHOTOS

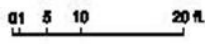


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## FLOOR PLAN



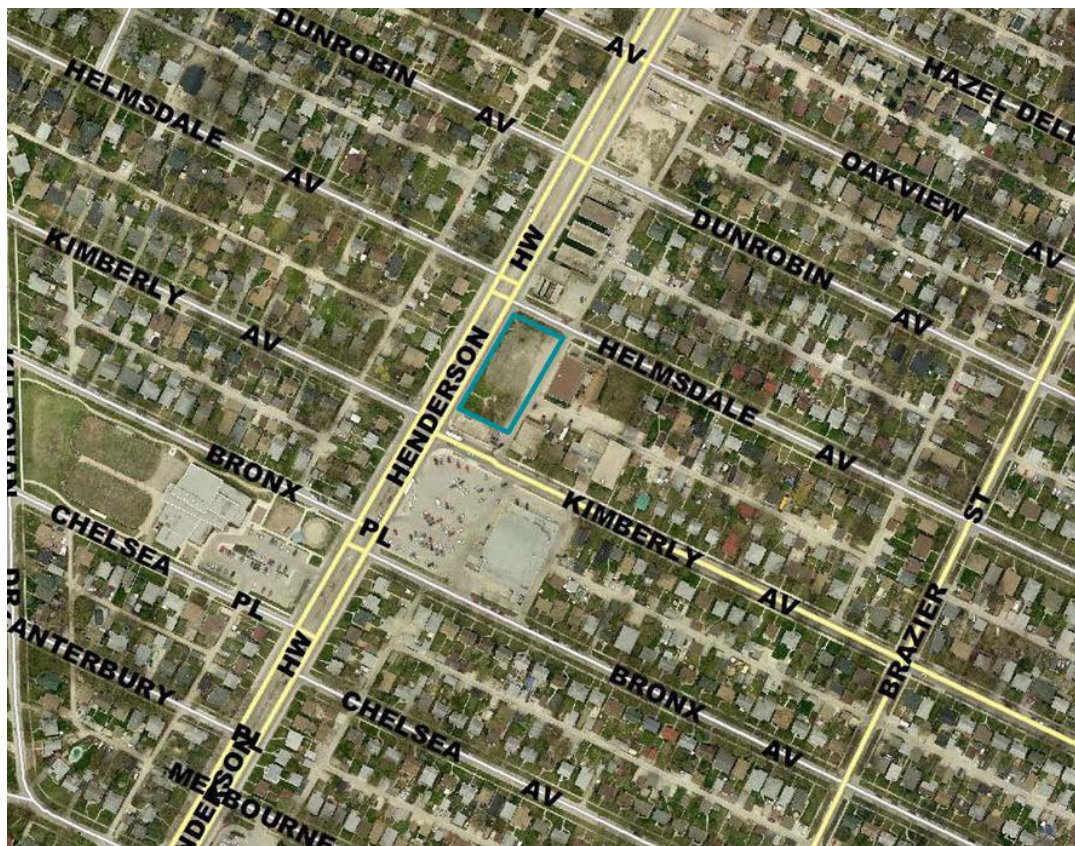
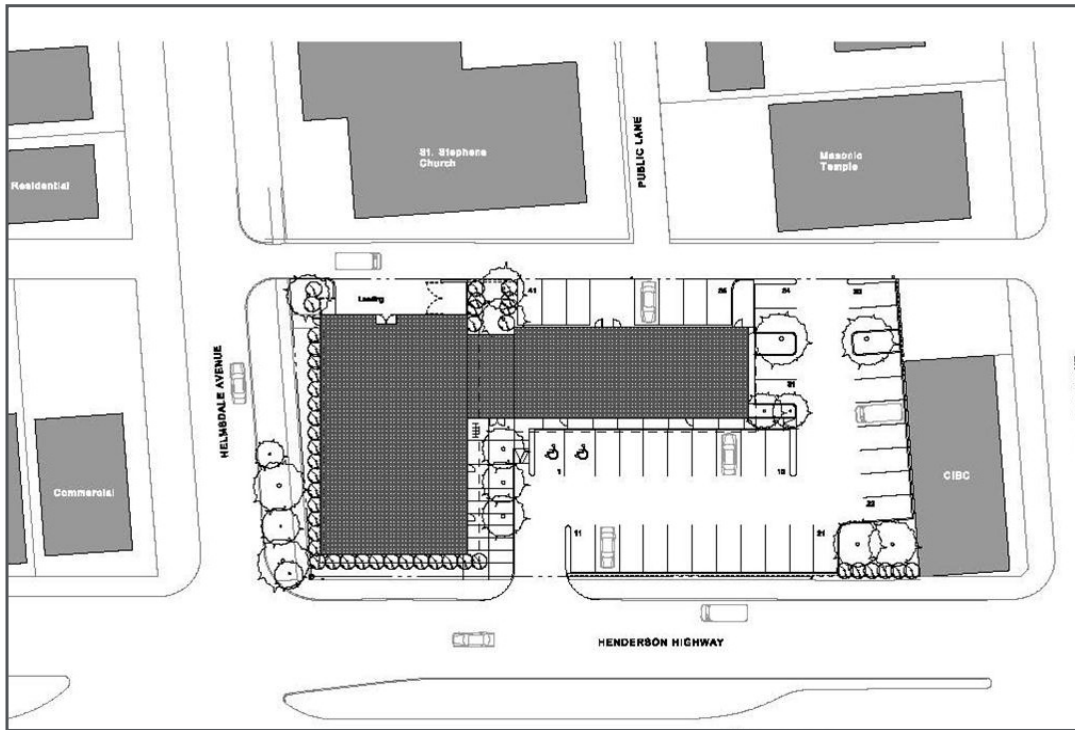
Level 03 Typical Plan  
Scale 1:500





# 755 HENDERSON HIGHWAY

## SITE PLAN





# CONTACT



**Murray Goodman**  
*Senior Vice President & Principal*

T 204 928 5009  
C 204 990 4800  
E [murray.goodman@cwstevenson.ca](mailto:murray.goodman@cwstevenson.ca)

**Cushman & Wakefield | Stevenson**  
200-55 Donald Street  
Winnipeg, MB R3C 1L8

T 204 928 5000  
W [www.cwstevenson.ca](http://www.cwstevenson.ca)



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