

OFFICE SPACE FOR LEASE
755 HENDERSON HIGHWAY

“ BRAND NEW FIRST CLASS BUILDING ”

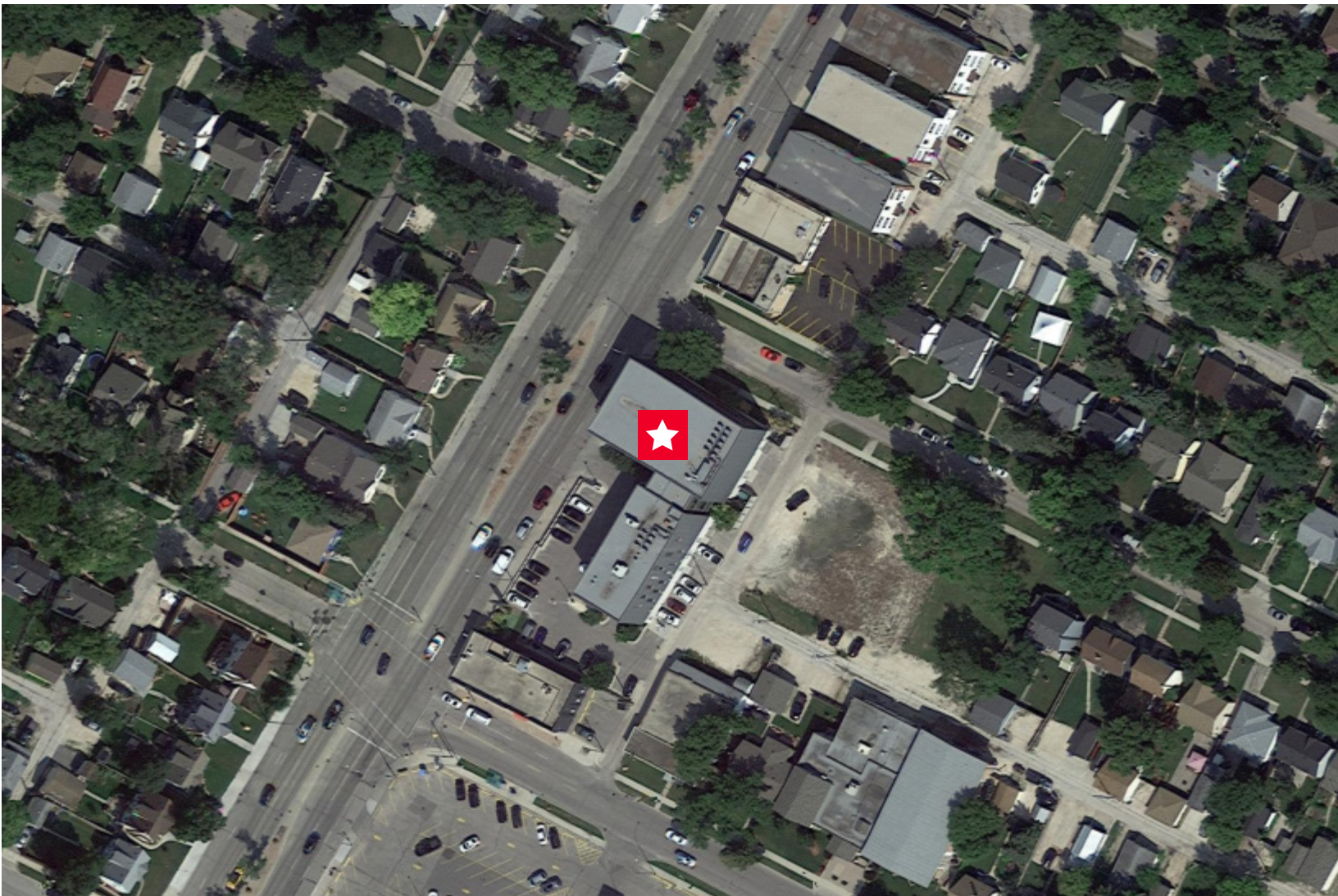


PROPERTY HIGHLIGHTS

- 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
- 8 assigned parking stalls at no additional cost to the tenant

LEASE RATE: \$20.00 PSF NET
CAM & TAX: \$5.86 (2024 EST.)

*PLUS MGMT FEE: 5% OF GROSS RENT



755 HENDERSON HIGHWAY

BUILDING PHOTOS



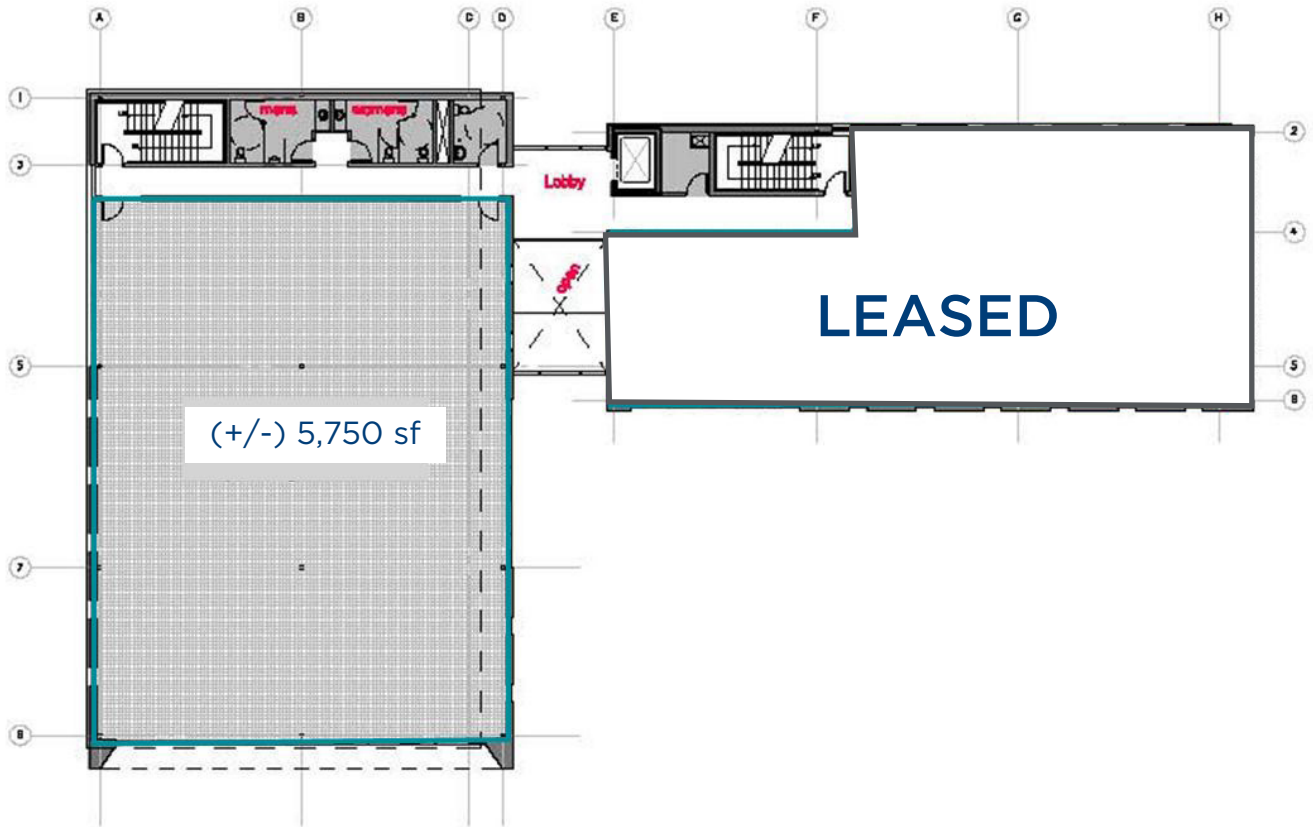
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BUILDING PHOTOS



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FLOOR PLAN



Level 03 Typical Plan
Scale 1:500

0 5 10 20 ft.

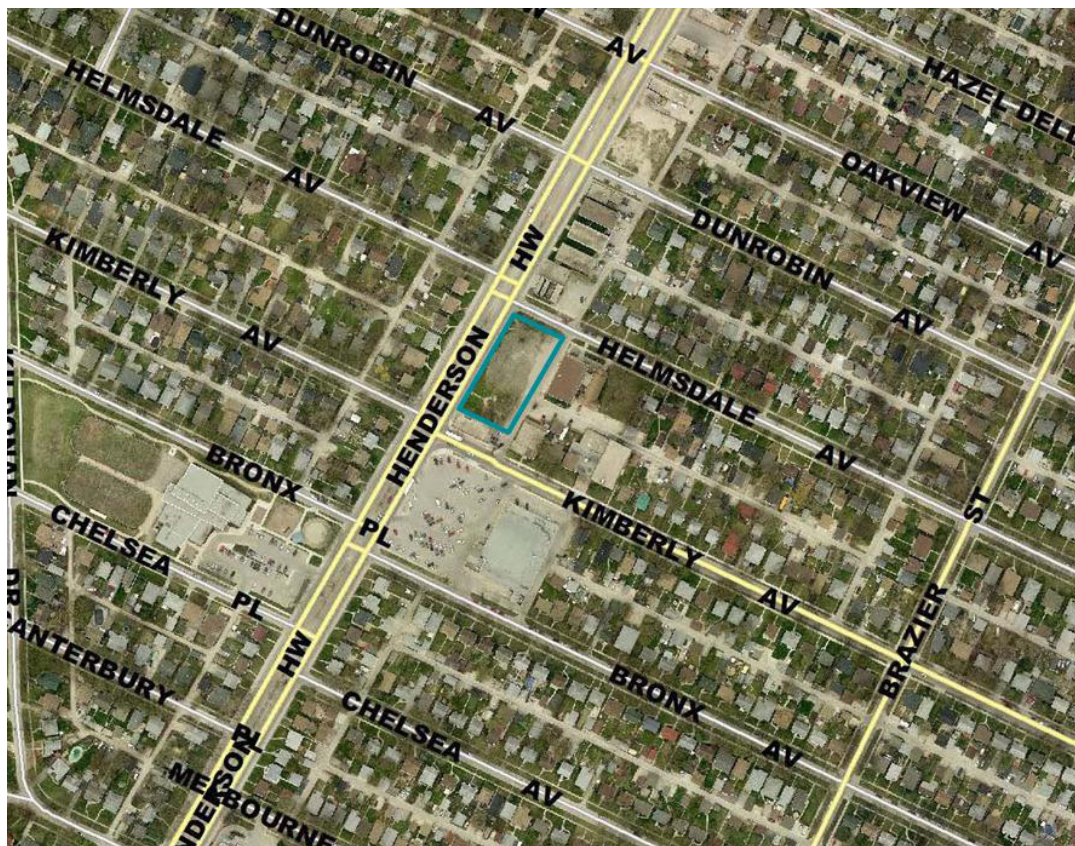
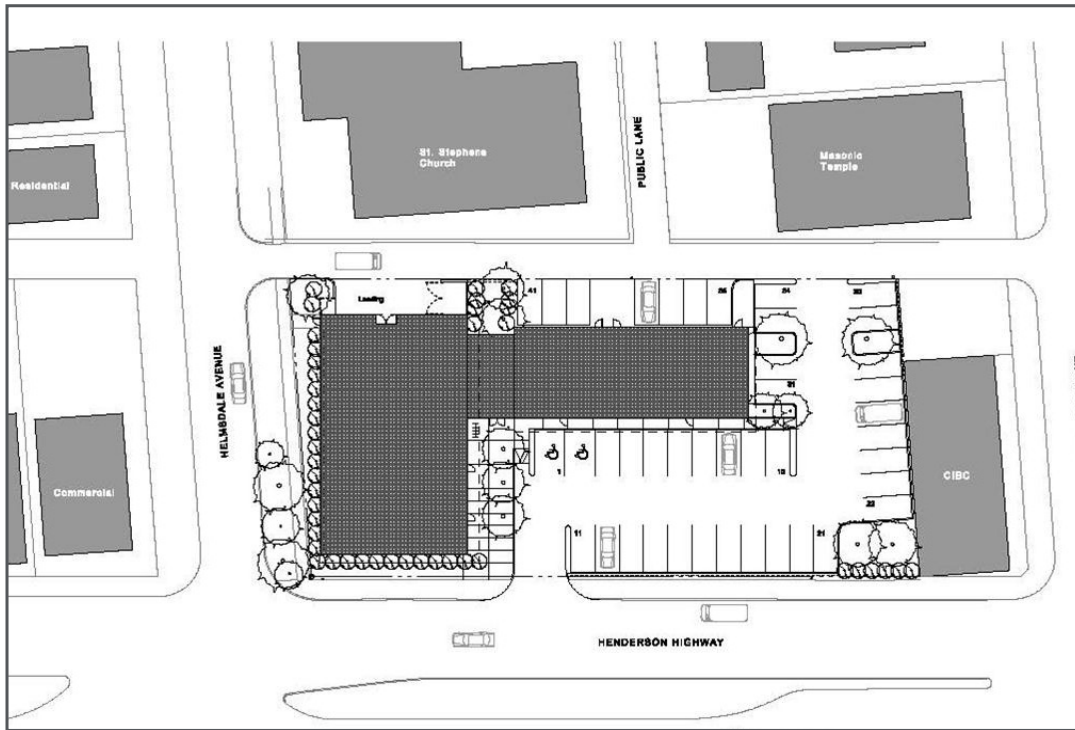
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SITE RENDERING



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SITE PLAN



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