

OFFICE SPACE



TWO UNITS AVAILABLE

Property Highlights

- Located in central Winnipeg at the intersection of King Street and Henry Avenue
- (+/-) 3,727 sf of office space available on the main floor
- (+/-) 11' - 11.5' clear ceiling height
- Parking on site and close proximity to Impark lots and street parking
- Fully sprinklered building with sheltered loading dock
- Zoned M

Lease Rate: \$7.00 psf Net Main Floor Space
\$6.00 psf Net Third Floor Space

CAM & Tax: \$3.05 psf (2021 est.)
Includes utilities

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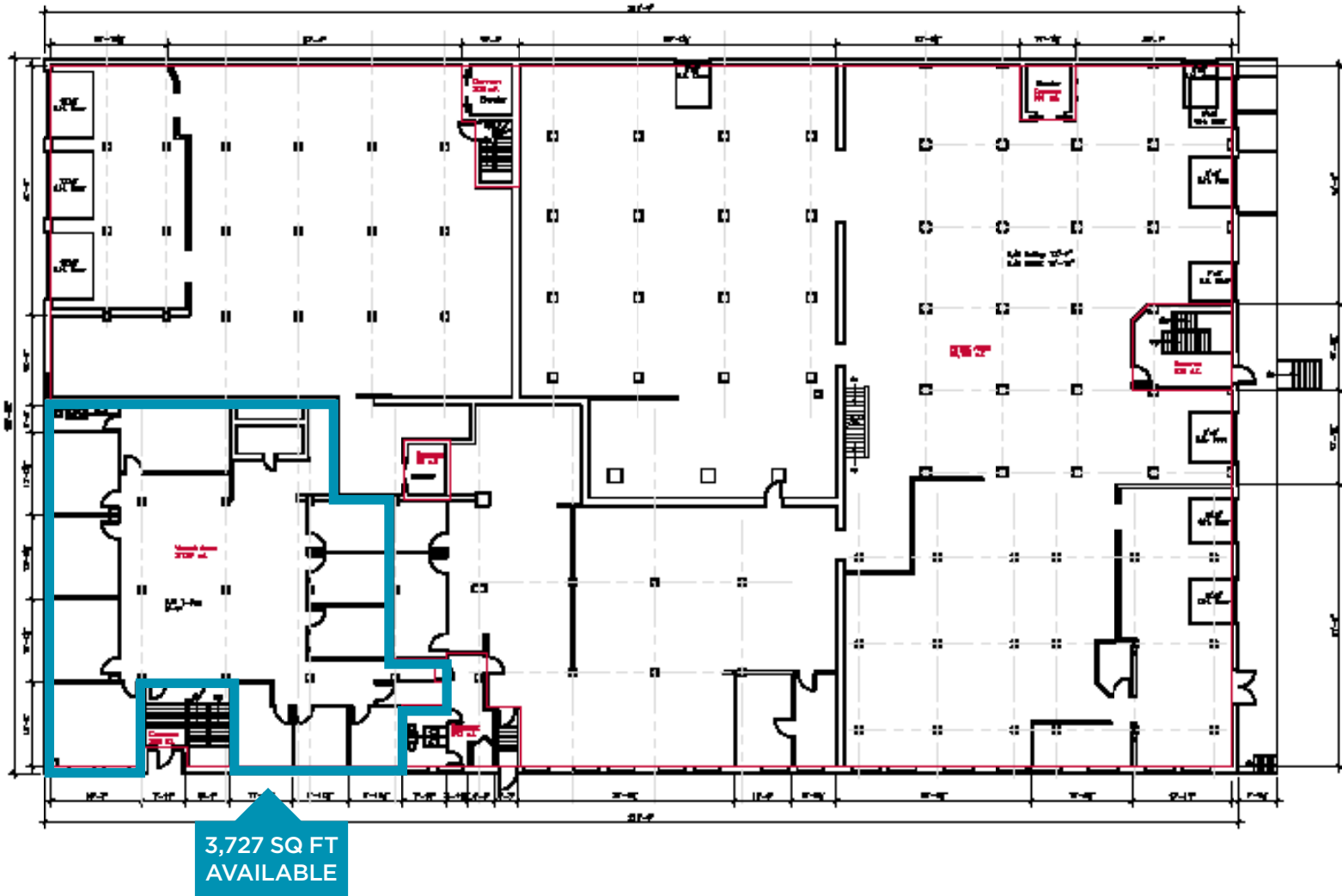
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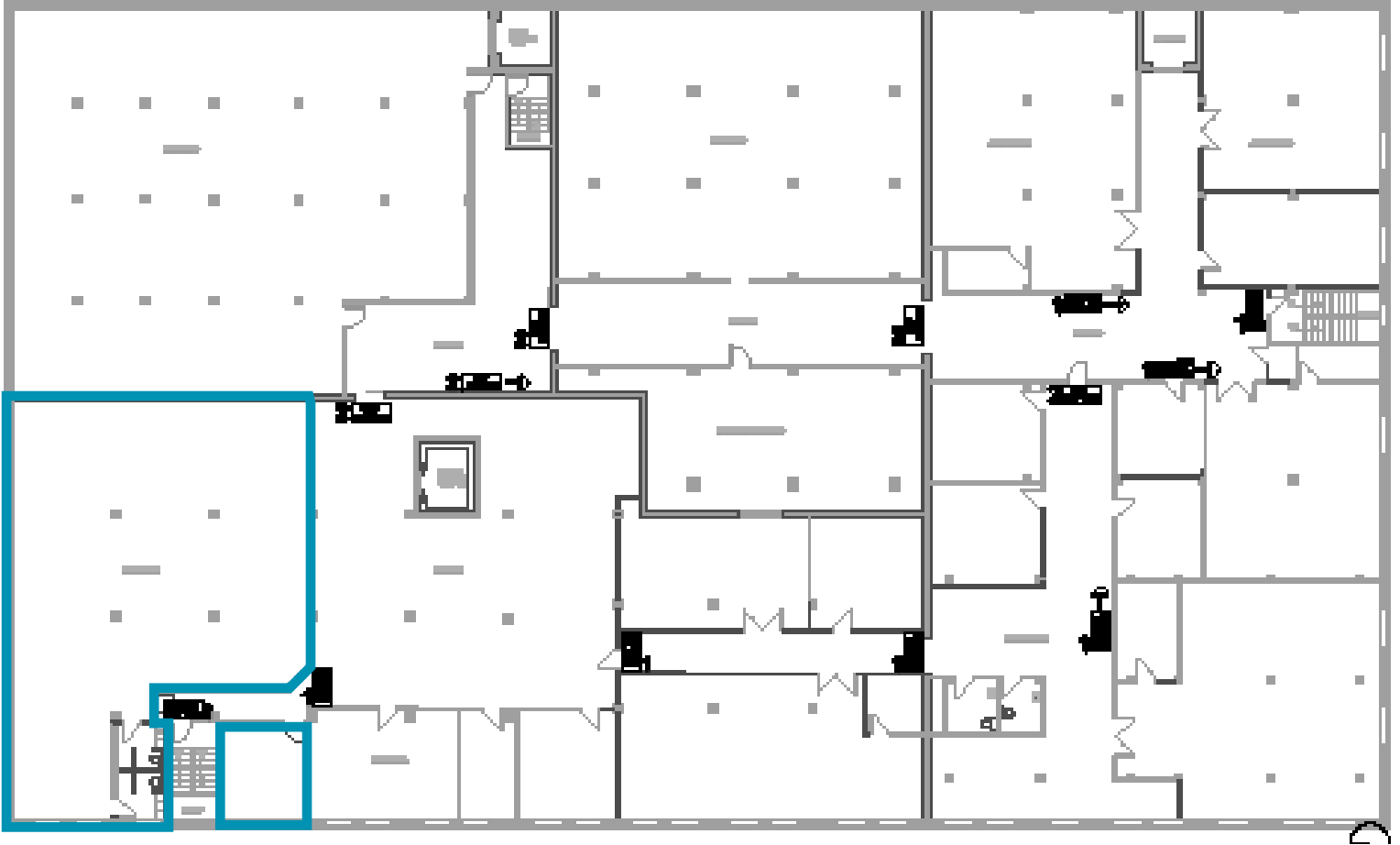
Main Floor Plan



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Third Floor Plan



**2,976 SQ FT
AVAILABLE**