



## FOR LEASE

SUBURBAN OFFICE SPACE WITHIN THE POLO PARK RETAIL NODE

# Prudential Business Park

530 CENTURY STREET, WINNIPEG, MB

*Prudential Business Park is well situated between the James Armstrong Richardson International Airport as well as the amenities of the Polo Park Retail Node. The site consists of three multi-tenant office / industrial buildings totaling 130,234 sq. ft. and features excellent access and exposure from Route 90.*

### PROPERTY HIGHLIGHTS

- 292 on-site parking stalls
- Average daily traffic count of 49,500 vehicles (2015 City of Winnipeg Traffic Flow Map)
- Fully developed office space
- Easy access to downtown from either Ellice Avenue or Portage Avenue

*For more information please contact:*

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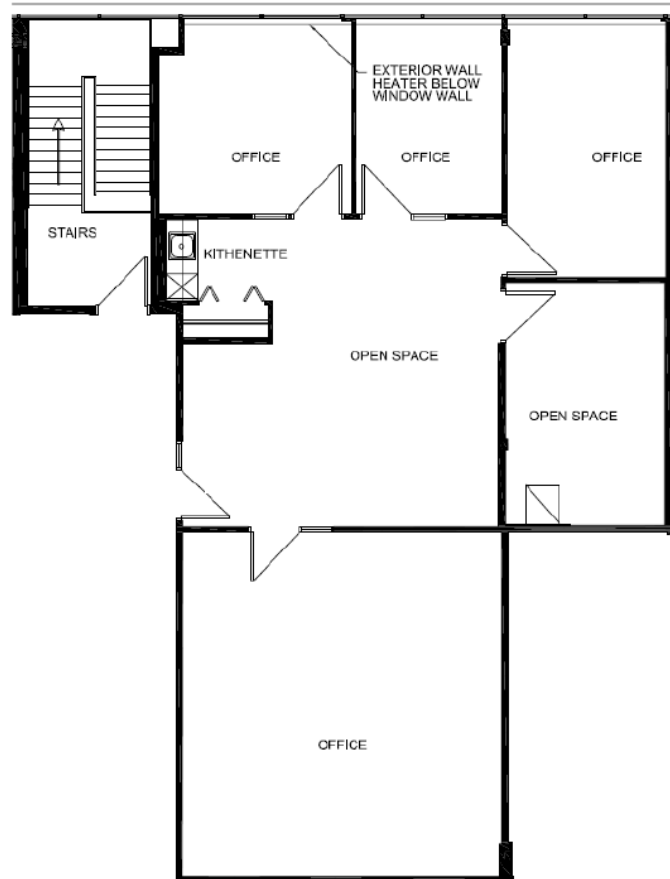
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**PROPERTY DETAILS**

**530 CENTURY STREET**

AREA AVAILABLE	Unit 222: 1,517 sq. ft.
PARKING	3 reserved parking stalls
AVAILABILITY	November 1, 2017
BASE RENT	\$13.50 per sq. ft. net
ADDITIONAL RENT	\$10.58 per sq. ft. <i>(inclusive of CAM, taxes, mgmt fee, utilities, janitorial, and garbage removal)</i>

**UNIT 222 FLOOR PLAN**



*PROPERTY PHOTOGRAPHS*



**SITE AERIAL**



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