



HUNTINGDON CAPITAL CORP

MEDICAL ARTS BUILDING
233 Kennedy Street, Winnipeg, MB



OPPORTUNITY

- The Medical Arts Building is centrally located in the business district of Downtown Winnipeg. The building is comprised of 15 storeys of medical, dental and ancillary office space with the main floor retail use. Located in Central Winnipeg, the Medical Arts Building is a 10 minute drive from the Health Sciences Centre (the largest care referral, teaching and research centre serving residents of Manitoba, Northwestern Ontario and Nunavut).
- In close proximity to the Misericordia General Hospital and St. Boniface General Hospital, two of Manitoba's largest health care facilities.
- Large floor plans attractive to a variety of tenants.
- Extensive upgrades to the building.
- Excellent on site parking available in parkade and surface lot.
- Tenant Improvement allowance available for qualified tenants.
- Flexible lease terms and various unit sizes available.
- Extensive upgrades to the building.
- Surrounded by amenities.
- Restaurant, bank and pharmacy on site.

LOCATION

- Strategically located in the central business district the Medical Arts Building has significant presence within Downtown Winnipeg. The building provides access to diagnostic facilities, with excellent proximity to surrounding major Health Care Centres. The Medical Arts Building is located on a major transit corridor and has the ability to attract patients from all areas of the city.

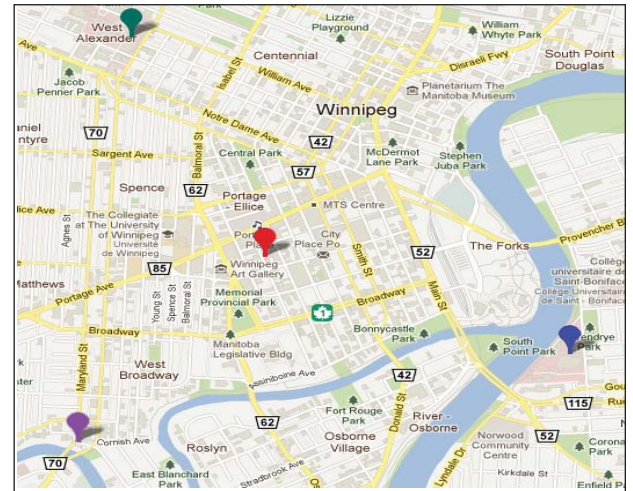
MEDICAL ARTS BUILDING

BUILDING SPECS

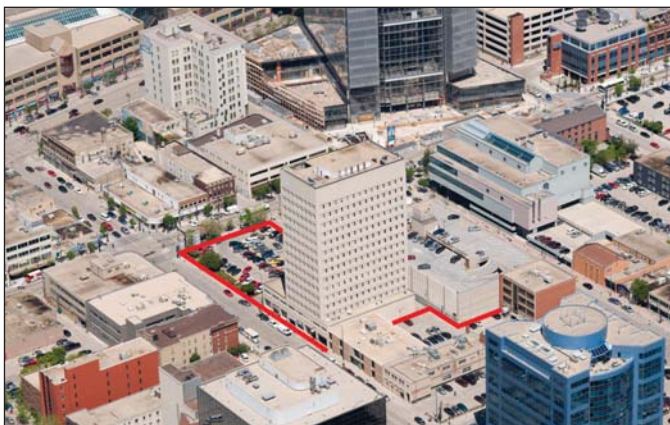
Owned Interest:	100%
Year Built:	1974, renovated in 1988
GLA:	109,104 SF
Site Area:	1.38 Acres
Zoning:	Multiple Use Sector
Parking Stalls:	Parkade: 385 Stalls Surface: 54 Stalls
Loading Dock:	None
Roof:	Built-up tar and gravel
Structure	
Exterior:	Curtain wall system with precast concrete panels
Interior:	Finishings vary by floor, please inquire
Electrical:	Building back-up generator
Elevator:	4 passenger cars
Sprinkler:	Main and second floor of basement
HVAC:	Mechanical systems provide heated and cooled air through a duct system. Unit specified temperature control with central suction and compressed air.

LEASING INFORMATION

Flexible lease terms and various unit sizes available.
*Main floor retail 1,023 sf available



- Medical Arts Building
- St. Boniface General Hospital
- Misericordia Hospital
- Health Sciences Centre



FOR LEASING INFORMATION CONTACT

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