



1555 St. James Street, Winnipeg MB

Office in amenity-rich St. James **for lease**

The site is within close proximity to Winnipeg International Airport and Route 90, Winnipeg's major north-south trucking route. The location features excellent exposure to on corner of Dublin Avenue and St. James Street.

The area surrounding 1555 St. James Street is great for shopping and restaurants. Located close by is Polo Park Shopping Mall - one of Winnipeg's largest indoor mall, as well as amenities such as

Costco, Superstore, Boston Pizza, Canadian Tire, Earls, Indigo, etc. The subject property is just a short drive to King Edward Street (Route 90), Winnipeg's premier north-south traffic artery.

Asking:

\$12.00
PSF net



Quick access to
major routes



Polo Park
retail node

Accelerating success.

Dan Bushuk

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Property Overview

Excellent exposure and access to major transportation routes and Winnipeg's major retail node.

Available	Unit 112	991 SF
Lease rate	\$12.00/SF net	
CAM	\$8.29/SF	
Tax	\$2.62/SF	
Management fee	5% of gross rent	



Close to J.A.R. Int'l Airport



On-site parking



Building security



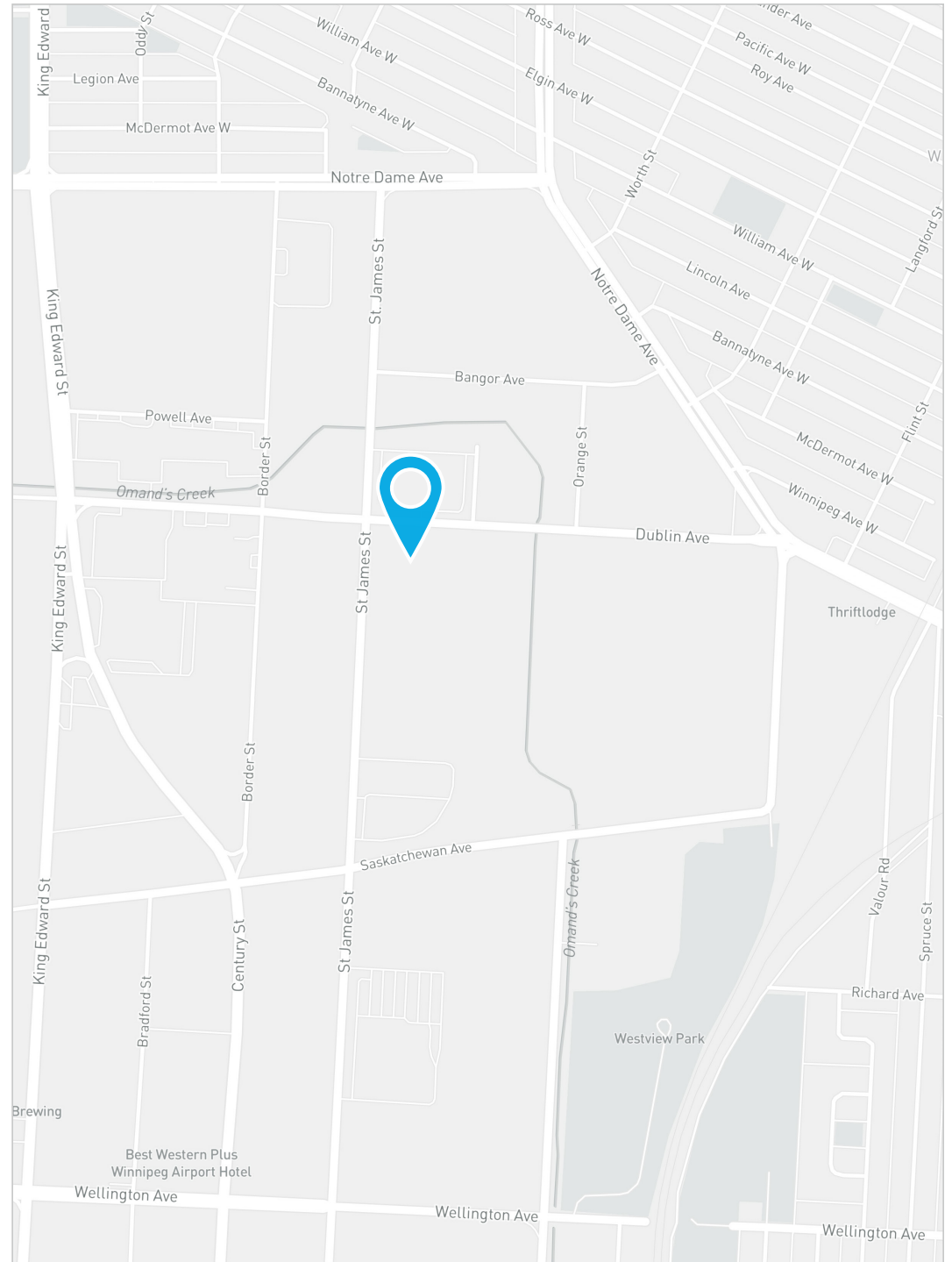
Route 90 access



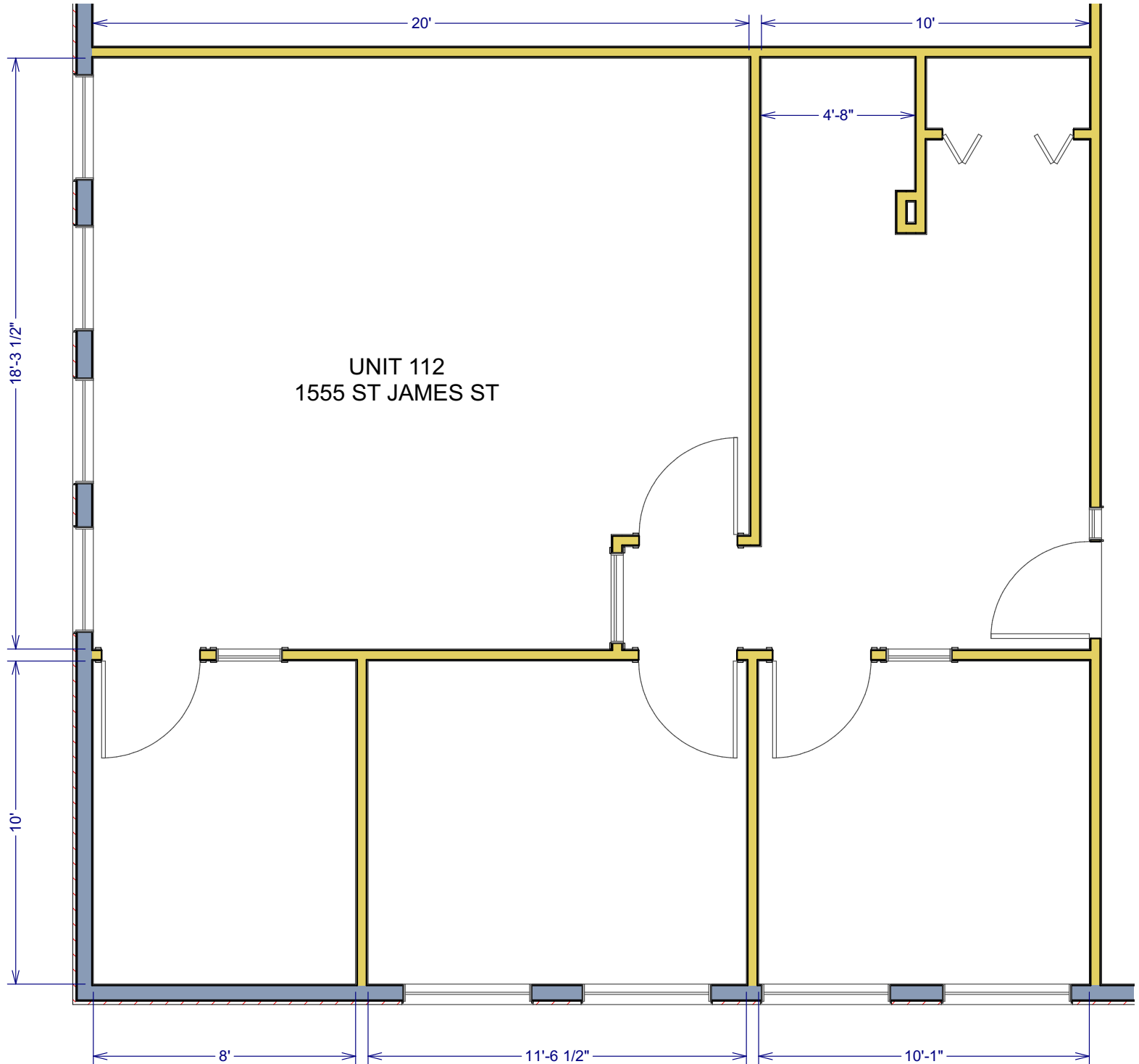
Excellent transit



Elevator accessed



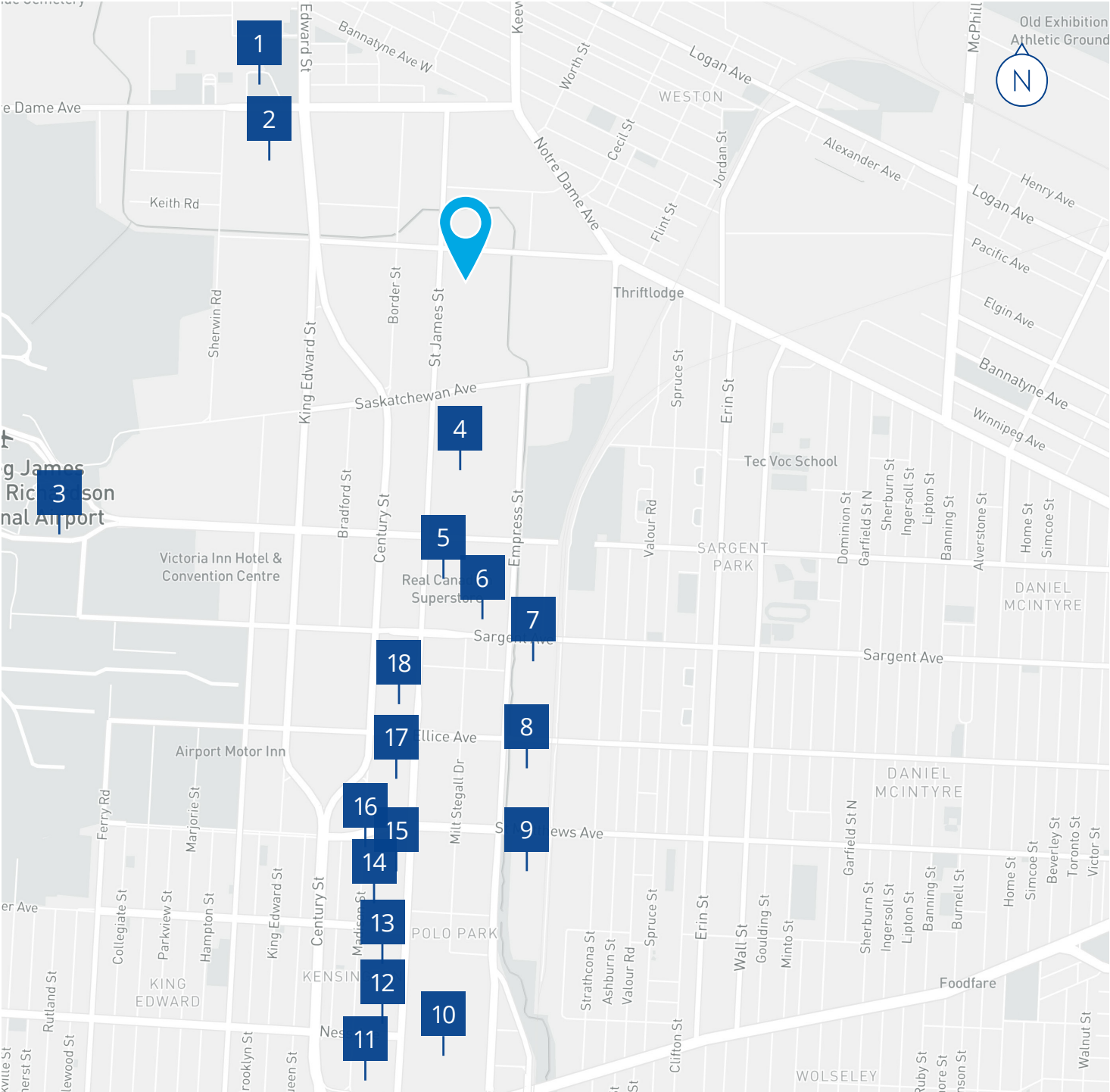
Unit 112



Nearby Amenities

 Subject property

- 1** Red River College
- 2** A&W
- 3** J.A.R. Airport
- 4** Costco
- 5** Superstore
- 6** Lowes
- 7** Walmart
- 8** Canad Inns
- 9** Home Depot
- 10** Polo Park
- 11** Safeway
- 12** Boston Pizza
- 13** Canadian Tire
- 14** Best Buy
- 15** Save-on-Foods
- 16** Tim Horton's
- 17** Ashley HomeStore
- 18** Petro





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