

FOR LEASE

790 Sherbrook Street Unit 110

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**Located steps from the
Health Sciences Centre**



**CUSHMAN &
WAKEFIELD**
Winnipeg



FOR LEASE

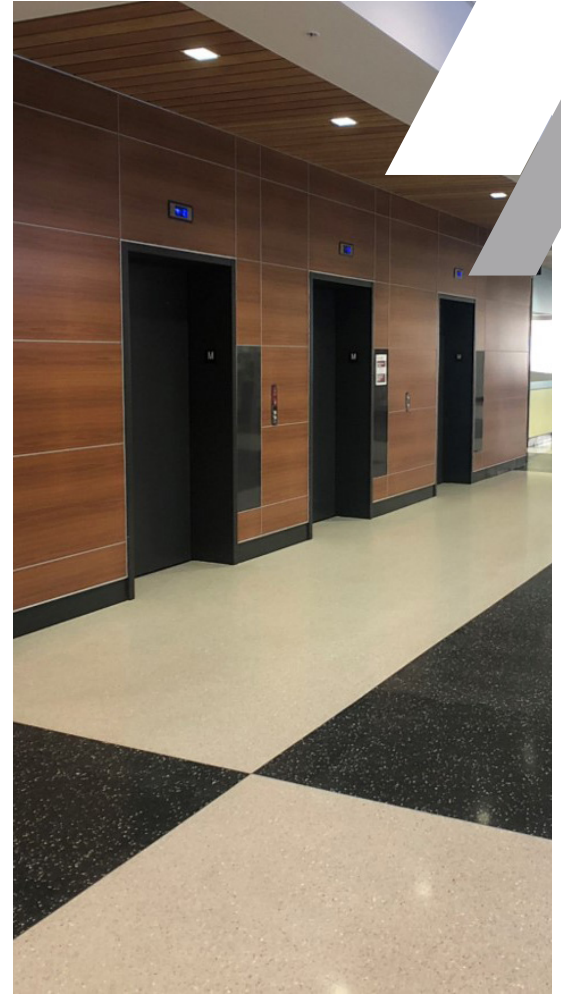
790 Sherbrook Street Unit 110

**(+/-) 952 SF AVAILABLE****PROPERTY HIGHLIGHTS**

- Join one of Canada's largest Private Multi-Specialty Medical Clinics at Winnipeg's largest state-of-the-art Manitoba Clinic
- Conveniently located adjacent to the Health Sciences Centre on the southwest corner of Sherbrook Street and McDermot Avenue with direct access to Notre Dame Avenue
- Patient parking attached to the Clinic building accessible from Sherbrook Street and McDermot Avenue/ Olivia Street as well as secure bike storage, physician shower facility and physician lounge available
- Dedicated Dynacare lab and X-ray diagnostics on site with minimal wait times in mornings
- Minor procedure/treatment room, endoscopy room, equipment sterilization, EKG, ultrasounds and pharmacy on-site
- Turnkey medical space
- Perfect for paramedical services such as physiotherapy, chiropractic, massage, acupuncture, infusion, etc.

LEASE RATE: \$28.00 PSF**ADDITIONAL RENT: \$15.54 (2024)**

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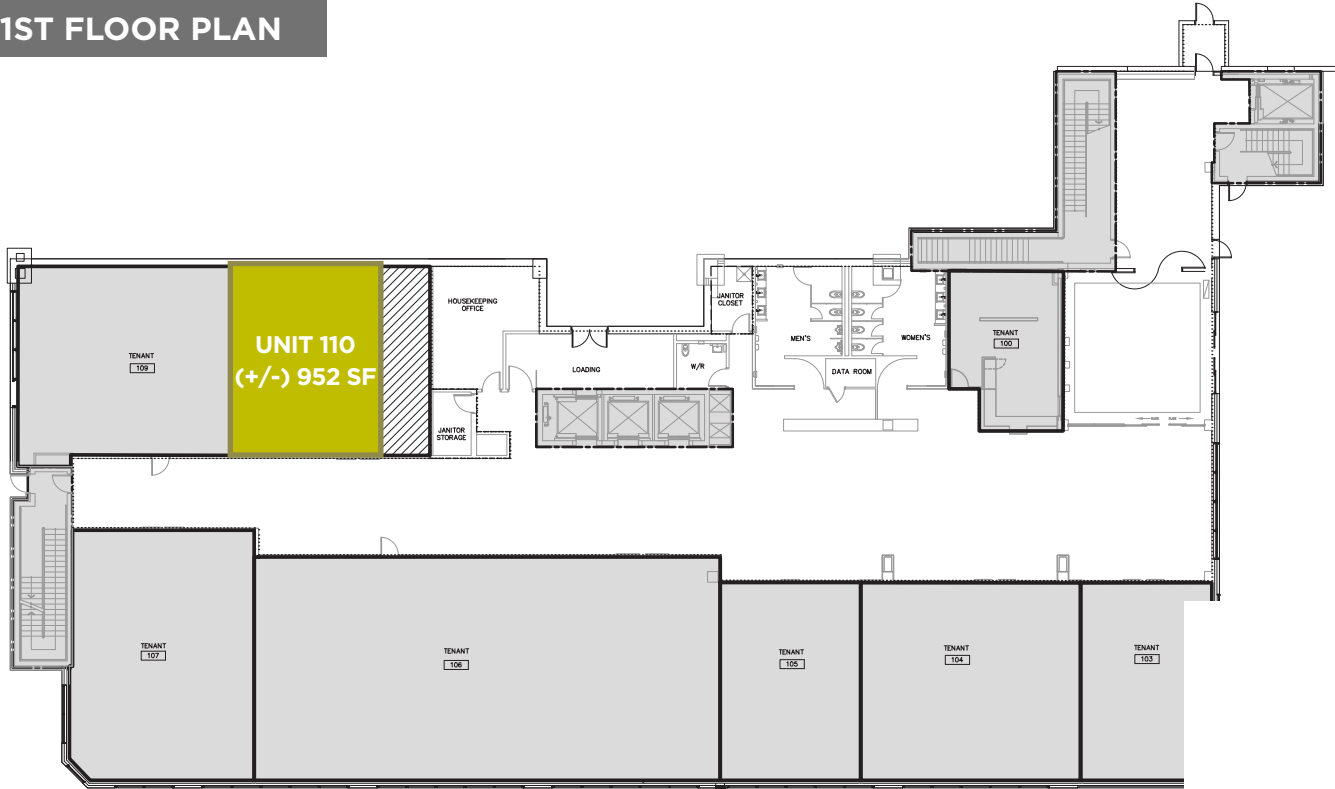


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790 Sherbrook Street

1ST FLOOR PLAN



Property Attributes

Description	Multi-Tenant Medical Centre
Civic Address	790 Sherbrook Street, Winnipeg MB
Year Built	2018
Building Area	145,000 sf
Typical Floor Plate	21,402 sf
Parking	Attached parkade with 237 stalls available with tenant discount

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CUSHMAN & WAKEFIELD
Winnipeg

Stevenson

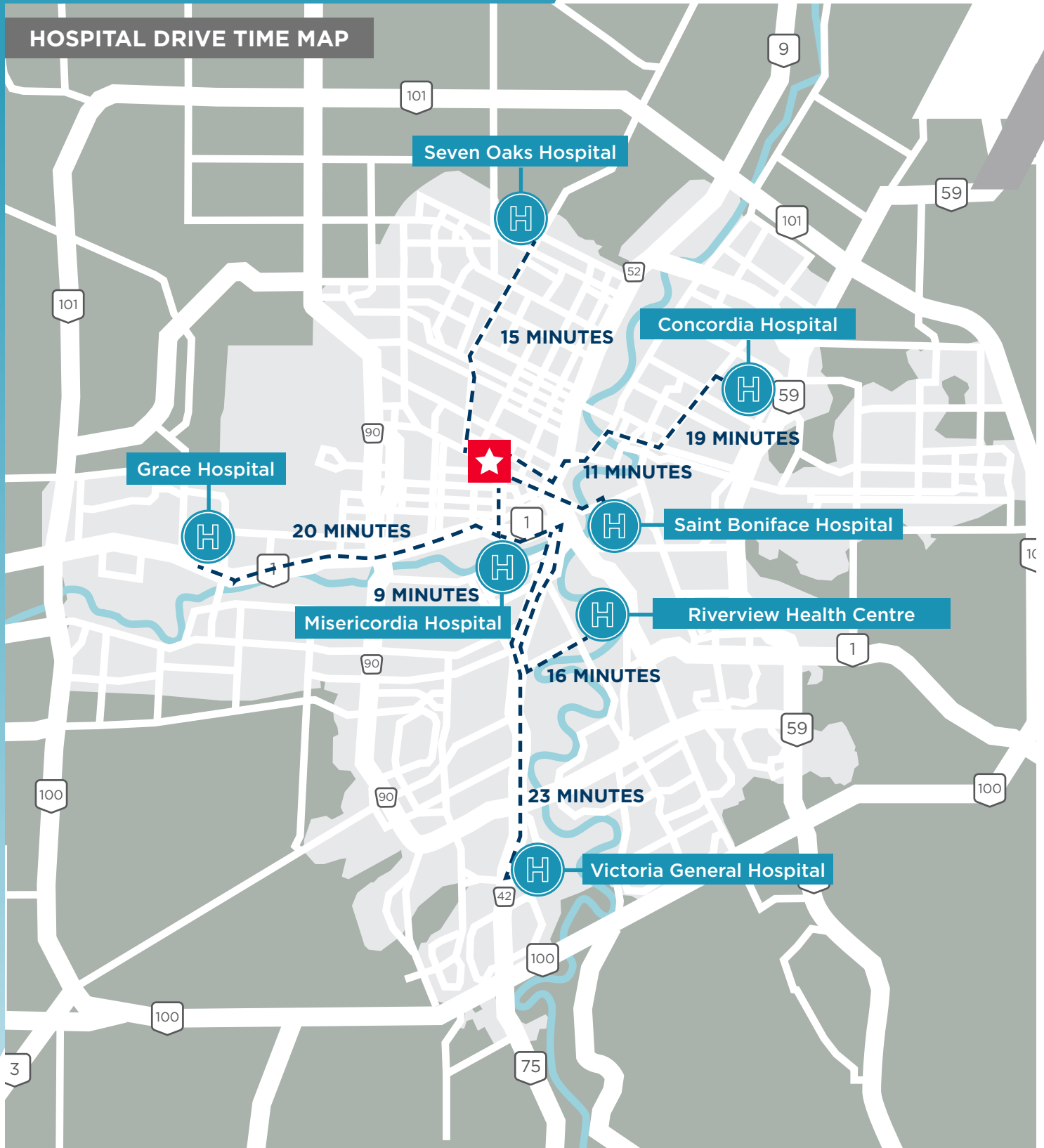


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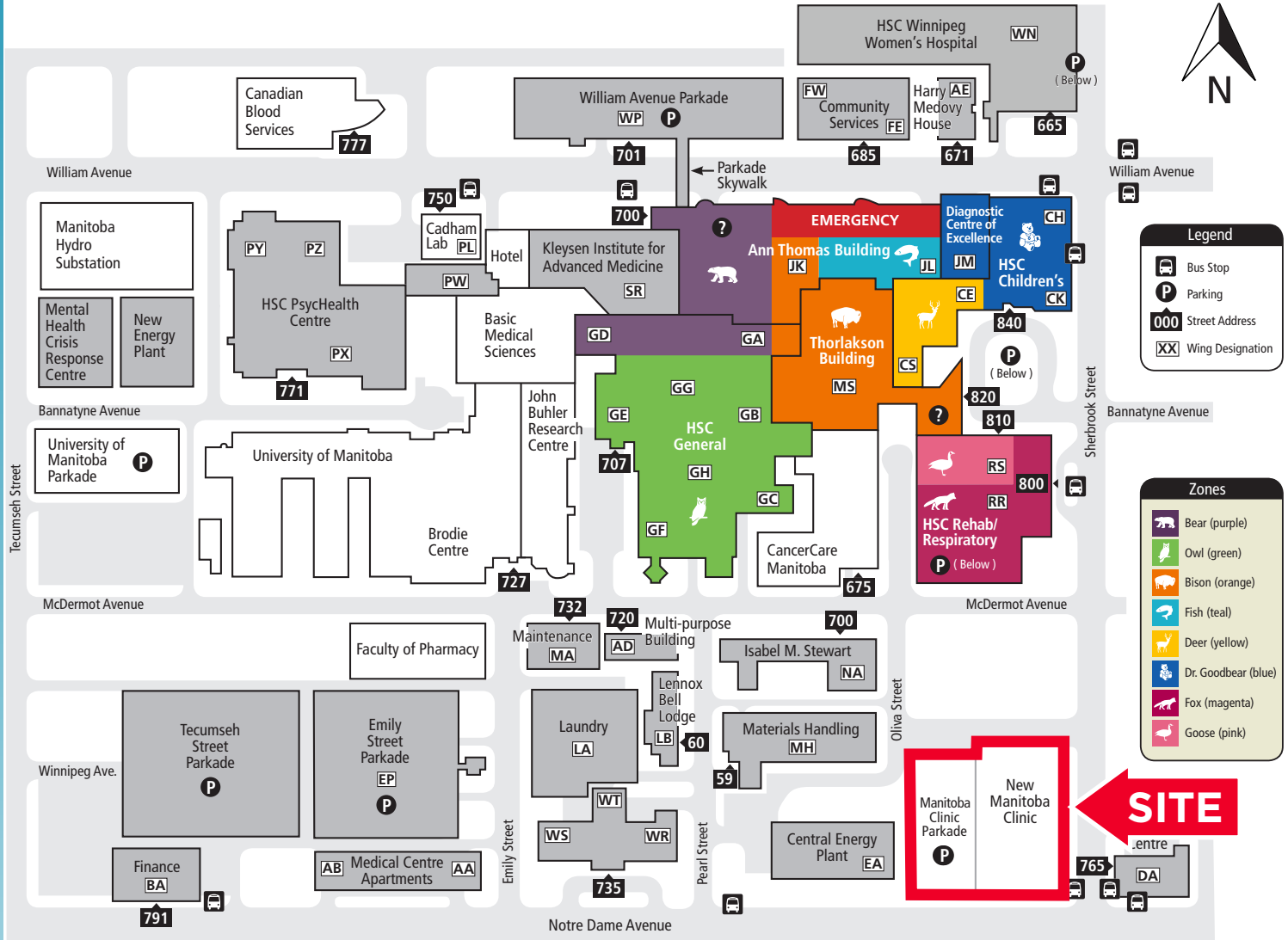
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HOSPITAL DRIVE TIME MAP



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HEALTH SCIENCES CENTRE MAP



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