

~ Office Space In Downtown Winnipeg ~



FOR LEASE

254 Edmonton Street

WINNIPEG, MB

DILPREET MATHAUDA, Seniro Advisor, Sales & Leasing

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

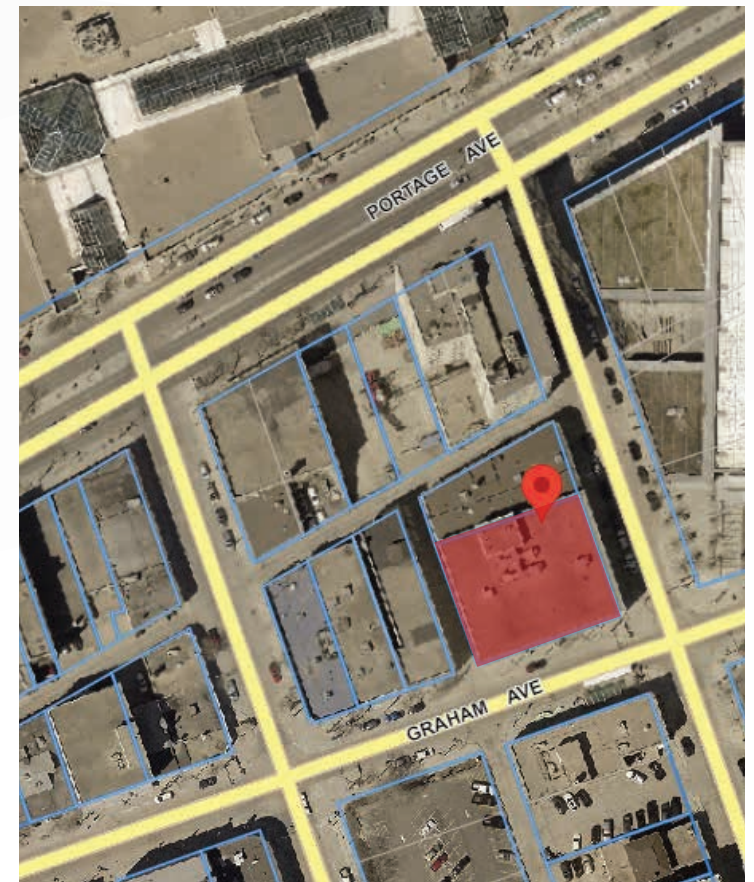
Property Overview

PROPERTY DETAILS

AREA AVAILABLE (+/-)	Unit 204 Third Floor	900 sq. ft. 9,851 sq. ft.
NET RENTAL RATE	\$11.00 per sq. ft.	
ADDITIONAL RENT	\$10.78 per sq. ft. including mgmt fees	
AVAILABILITY	Immediately	

PROPERTY HIGHLIGHTS

- Walking distance to Canada Life Centre, True North Square and Cityplace Winnipeg
- Adjacent to Graham Avenue Winnipeg Transit Hub serving 20 bus routes
- Upcoming building upgrades to include, exterior brick re-painting, new canopy, building entrance and elevator lobby renovation, and roof



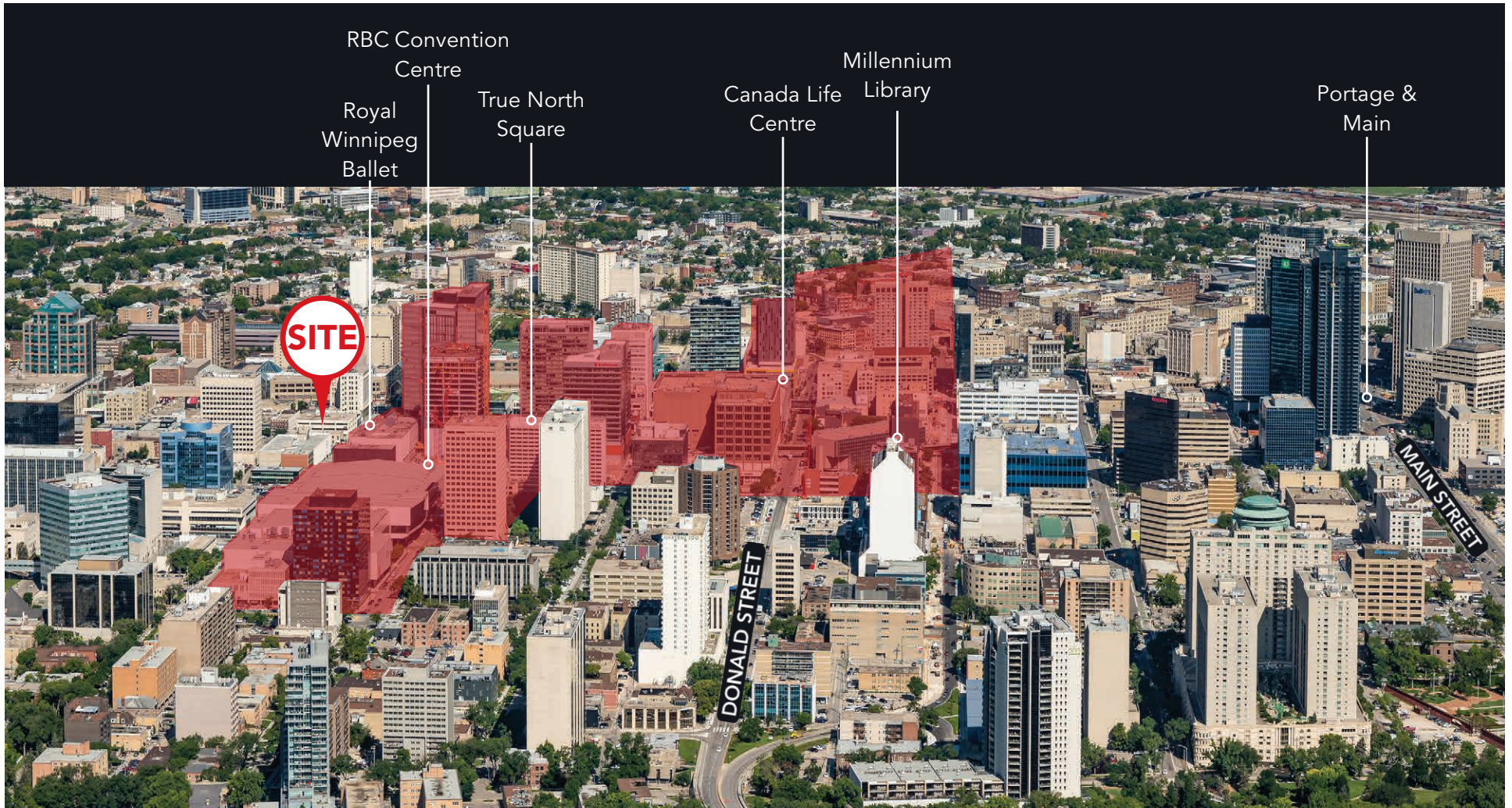
Nearby Parking Opportunities

#	PARKADE	ADDRESS	TOTAL STALLS	RATES (\$ PER MONTH)
1	Portage Place Parkade	393 Portage Avenue	1,000 stalls*	\$225.00
2	Rice Centre Parkade - Lot #16	491 Portage Avenue	388 stalls*	\$155.00
3	Winnipeg Clinic - Lot #326	240 Kennedy Street	24 stalls*	\$190.00
4	Medical Arts - Lot #371	223 Kennedy Street	434 stalls*	\$175.00
5	Bay Parkade - Lot #204	450 Portage Avenue	750 stalls*	\$170.00
6	Winnipeg Clinic - Lot #325	425 St. Mary Avenue	58 stalls*	\$190.00
7	444 St. Mary Parkade - Lot #85	180 Kennedy Street	363 stalls*	\$215.00

*Subject to availability



The SHED District



11

city blocks

4

hotels including the new Alt Hotel and the 288-room Sutton Place Hotel now under construction

20+

restaurants including Merchant Kitchen Gusto North and Rudy's

6

entertainment & sports venues including the Royal Winnipeg Ballet, Canada Life Centre, and the MET



MANITOBA HYDRO

TRUE NORTH SQUARE

ROYAL WINNIPEG BALLET

SITE

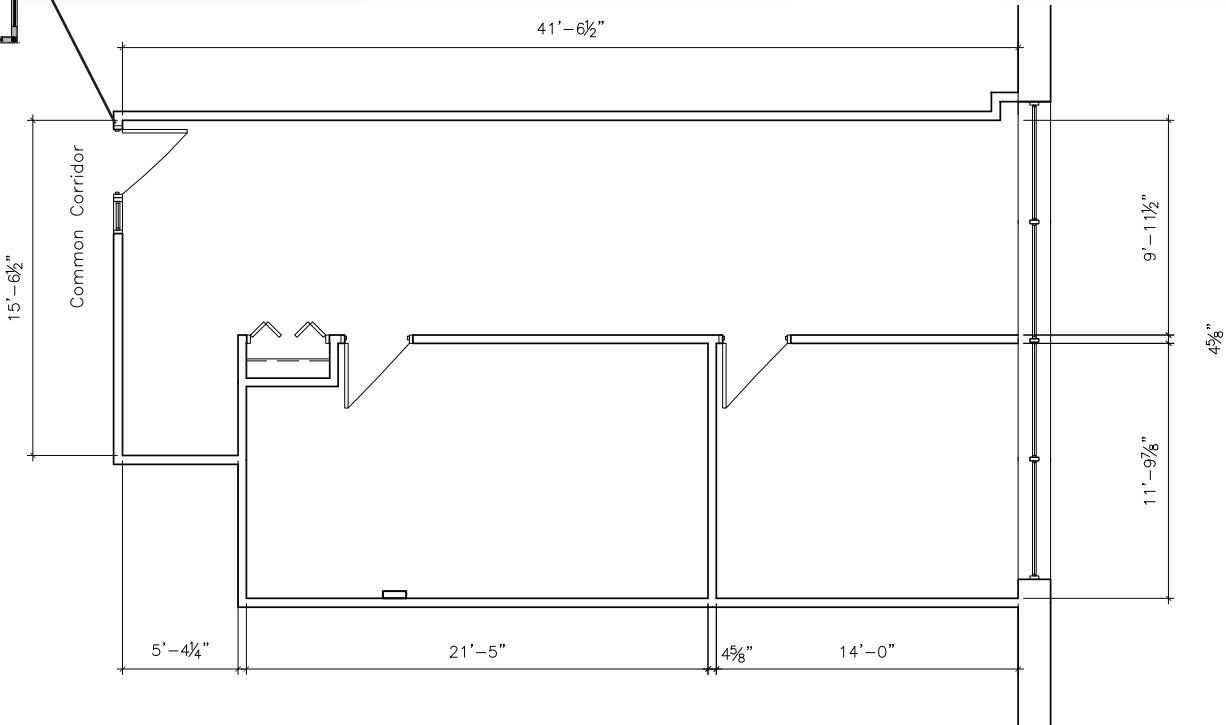
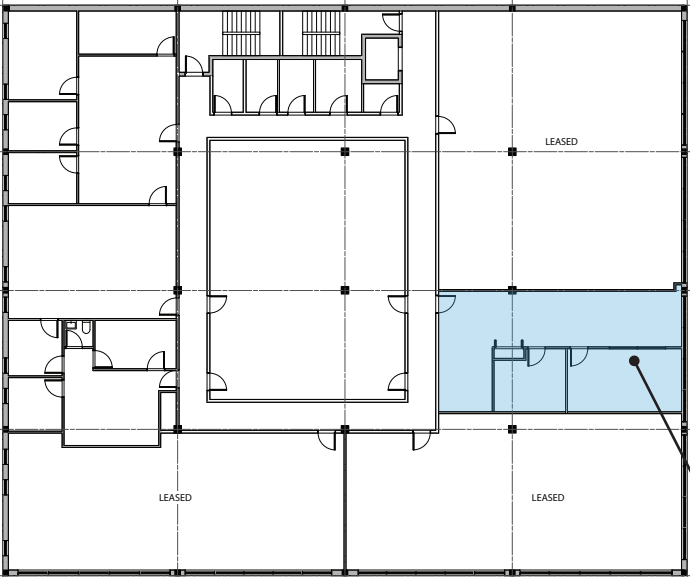
BOVD MEDICAL CENTRE

ROYAL WINNIPEG BALLET

PINNACLE
WIND-PANNELS.COM

Floor Plan

UNIT 204





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Contact

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