

**AVISON  
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# Move-in-Ready Office Space For Lease

**275 / 279 Garry Street  
Winnipeg, MB**



**Steven Luk Pat**

Associate

204 560 1512

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# Property overview

275 / 279 Garry Street Winnipeg, MB



## Highlights

- Great location Downtown Winnipeg on Garry St. between Portage Ave & Graham Ave.
- Two blocks to Portage & Main and Canada Life Centre
- Within walking distance to The Local, Tim Horton's, OEB, Earl's and Winnipeg Square
- Convenient access to public transit and ample parking
- Gross rent includes: CAM, property taxes and utilities

## Suite Information

Space available:

### 275 Garry St

- 4,800 sf +/-
- Move-in-ready second floor office space
- Wheelchair lift

### 279 Garry St

- 3,100 sf +/-
- Second floor retail / office space comprising of 15 suites
- Landlord will consider leasing suites individually starting at \$995 + GST per month Gross

## Net rent:

## 275 Garry – \$24 psf Gross

## 279 Garry – \$19 psf Gross

**Get more  
information**

**Steven Luk Pat**  
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C +1 431 278 9443

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# Images

275 Garry Street Winnipeg, MB



Click to view 360 Property Tour



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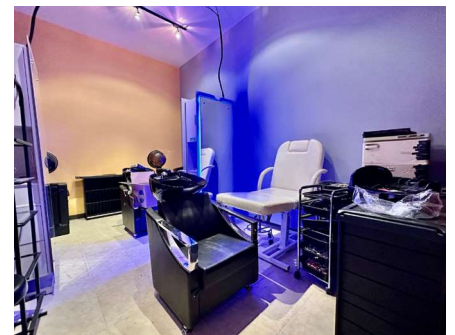
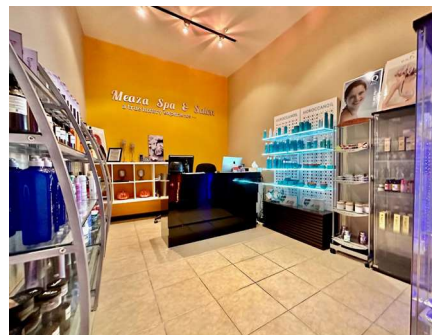
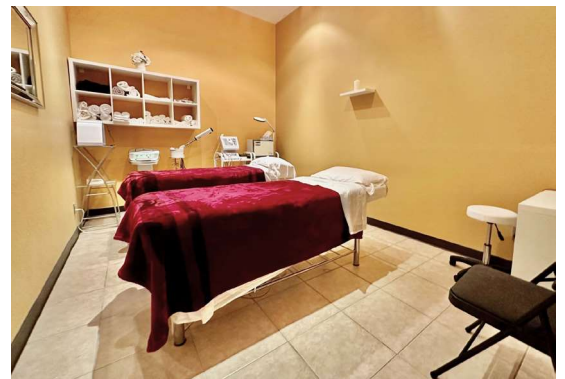
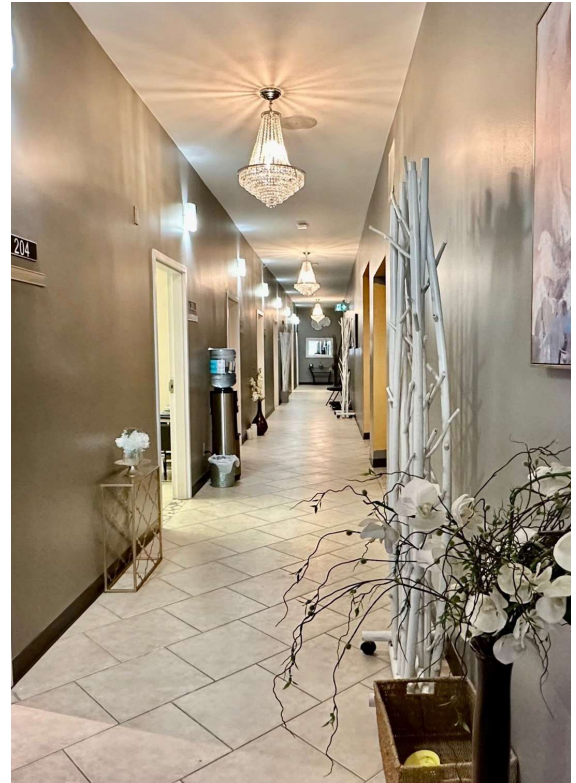
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# Location

275 / 279 Garry Street Winnipeg, MB

70

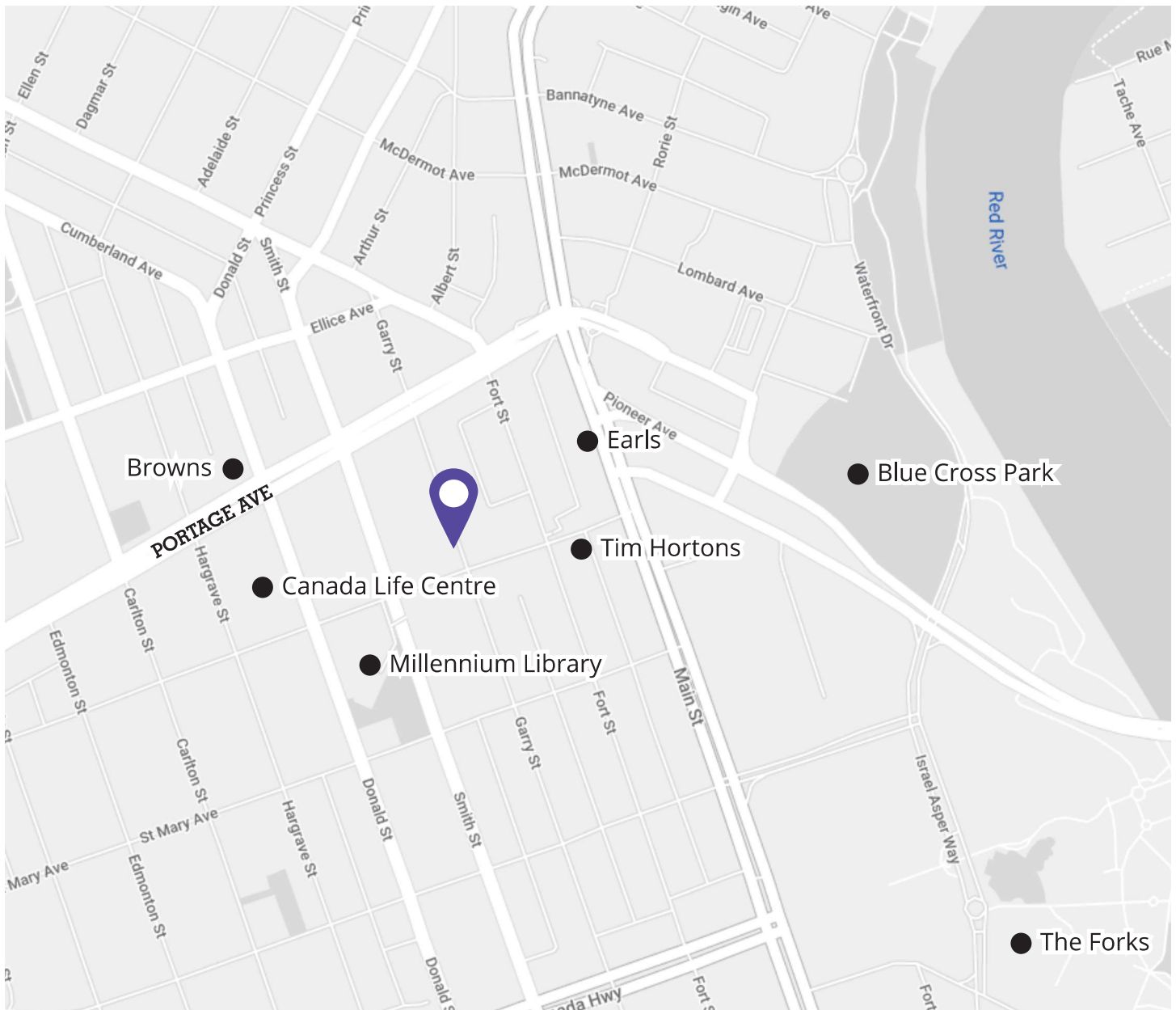
Very walkable:  
Most errands do not require a car

88

Excellent transit:  
Transit is very convenient

88

Very bikeable:  
Daily errands can be done on a bike



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# Call us for more information

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