

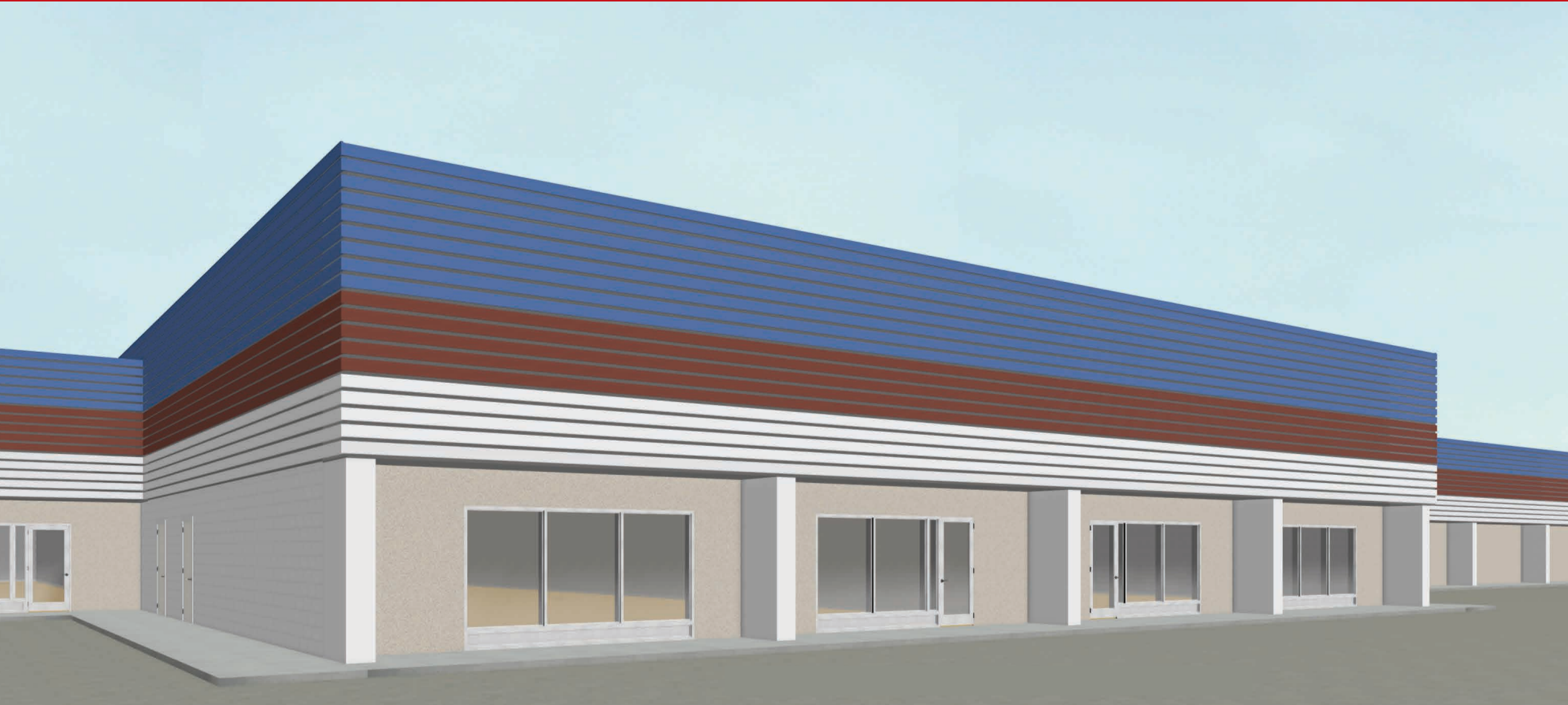
**FOR LEASE**

# *Westrow Business Centre*

1493 ST. JAMES STREET, WINNIPEG, MB



*~ High Traffic Location at the Corner of St. James Street and Dublin Avenue ~*



GARY GOODMAN, Vice President, Sales & Leasing

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# Westrow Business Centre

## Property Details

AREA AVAILABLE (+/-) 15,000 sq. ft.  
\*undergoing redevelopment - divisible to two 7,500 sq. ft. units or one 15,000 sq. ft. unit

LOADING 3 dock level loading doors

ZONING M3 - Industrial

NET RENTAL RATE \$12.00 per sq. ft.

ADDITIONAL RENT (est. 2025) \$5.13 per sq. ft.

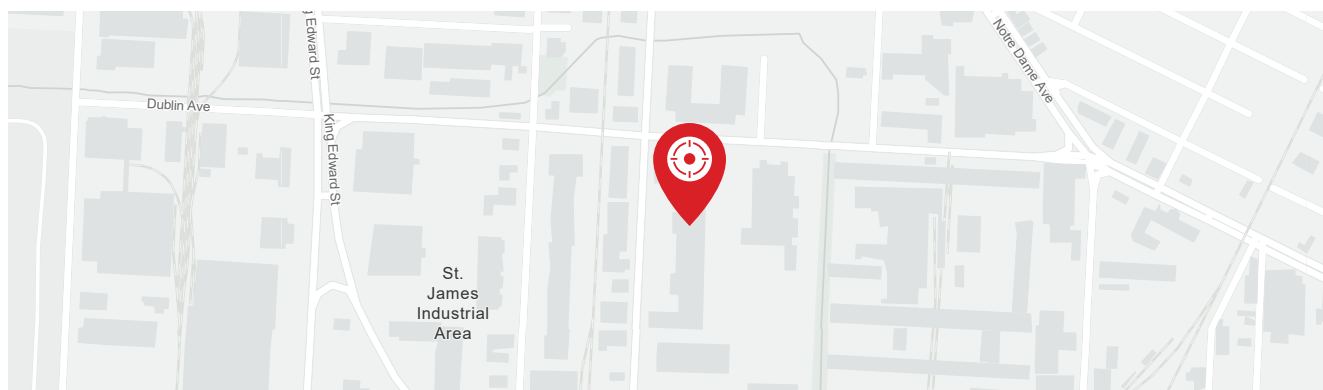
MANAGEMENT FEE 4% of gross rent

CEILING HEIGHT 18'6" to underside of joists

ELECTRICAL 3-Phase electrical service

### HIGHLIGHTS

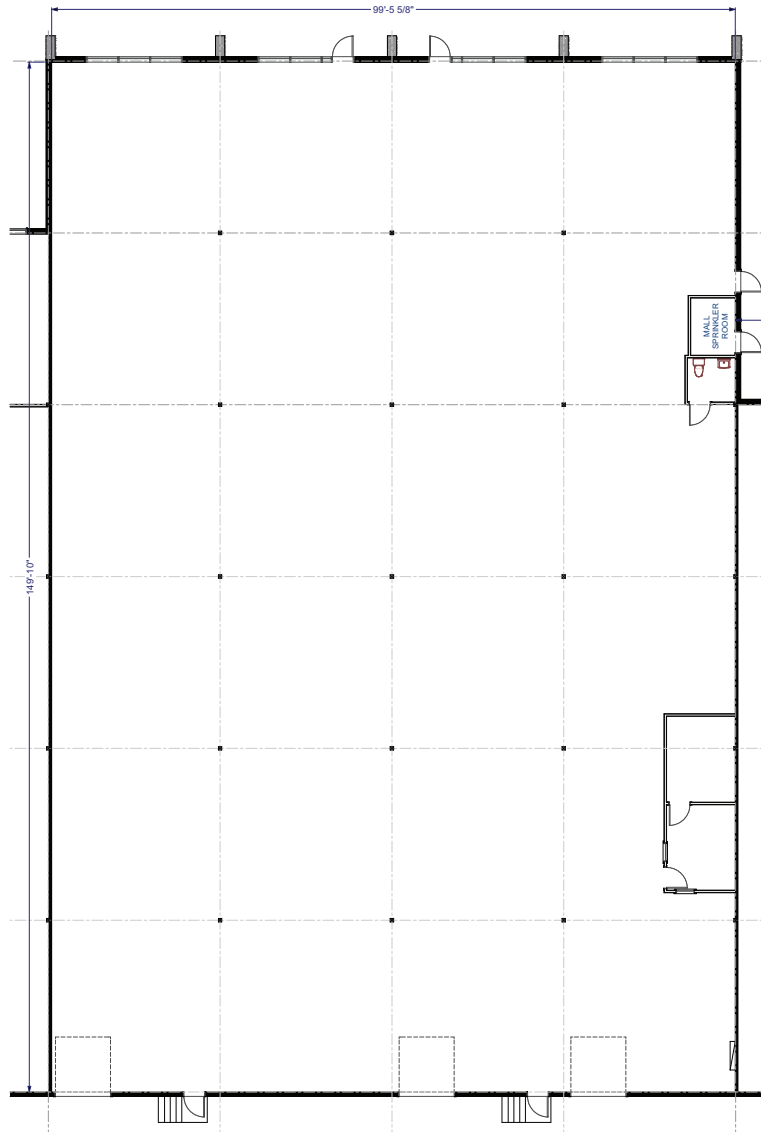
- » New glass storefront at west entrance
- » New HVAC and washroom



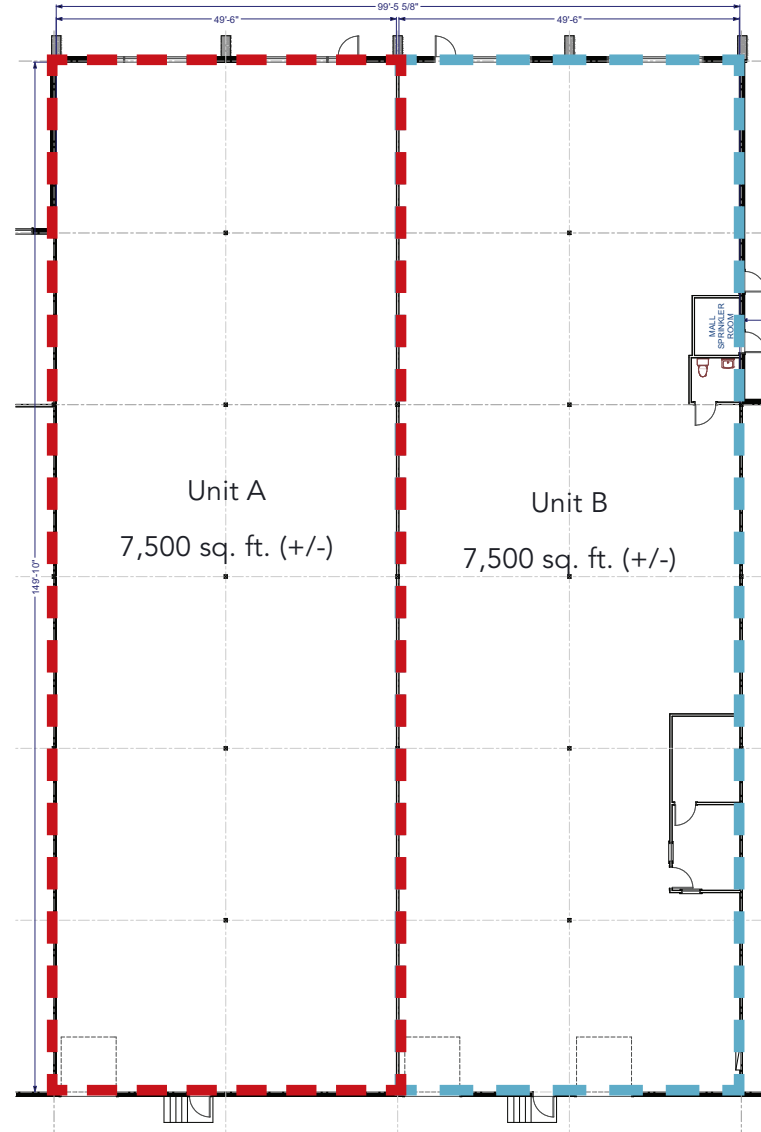
# Westrow Business Centre

## Floor Plan

Option 1: 15,000 sq. ft. (+/-)

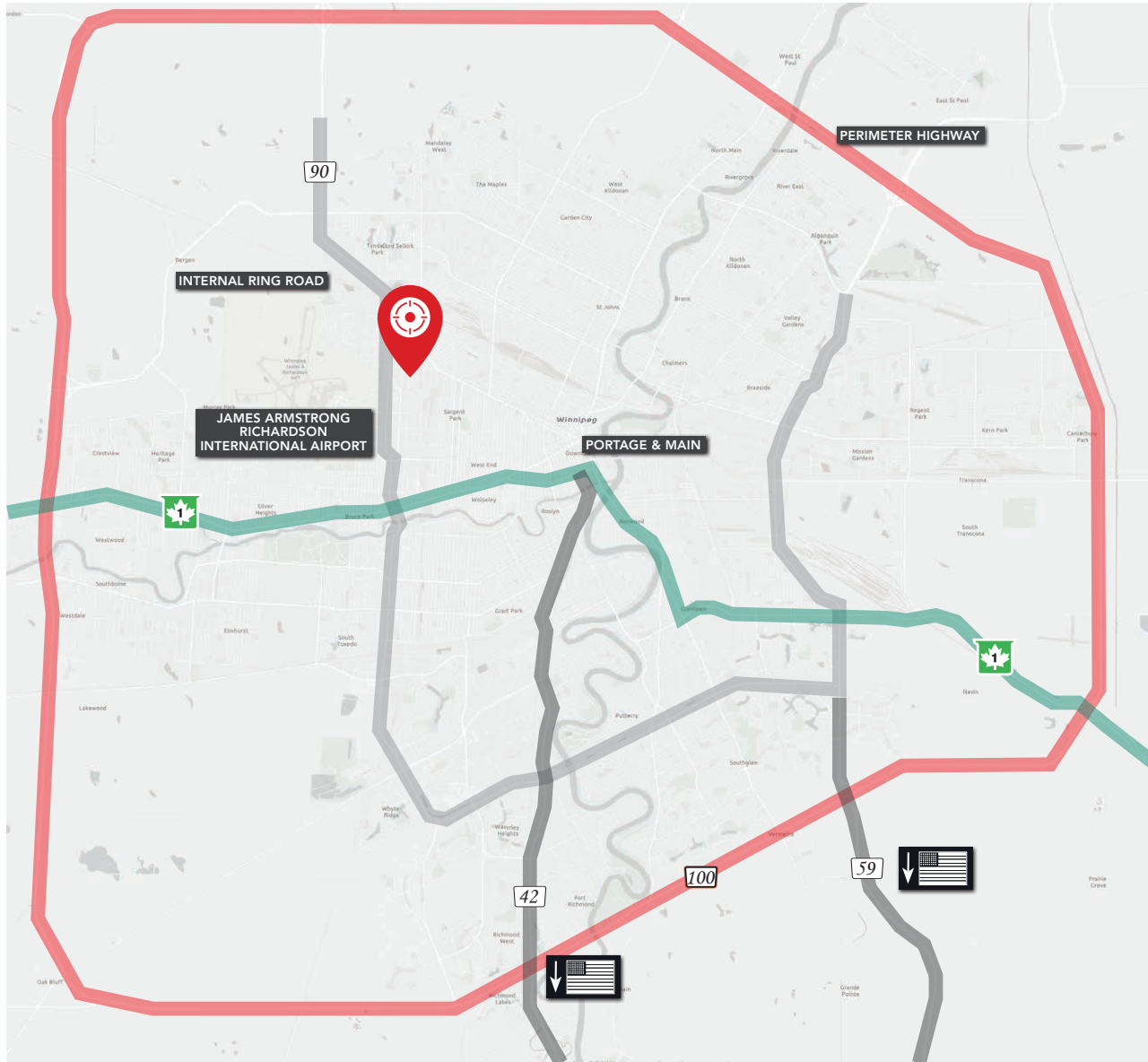


Option 2: 2 - 7,500 sq. ft. (+/-) units



# Westrow Business Centre

## Drive Time Analysis



RICHARDSON INTL. AIRPORT  
**5 minutes**



PORTAGE & MAIN  
**9 minutes**



POLO PARK SHOPPING CENTRE  
**9 minutes**



THE FORKS  
**12 minutes**



PERIMETER HIGHWAY  
**14 minutes**



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