MAIN FLOOR OFFICE SPACES FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

1791 DUBLIN AVENUE

WINNIPEG, MB

LUKE PAULSEN, Vice President, Sales & Leasing
(204) 985-1358
luke.paulsen@capitalgrp.ca
Services provided by Luke Paulsen Personal Real Estate Corporation

PROPERTY DETAILS

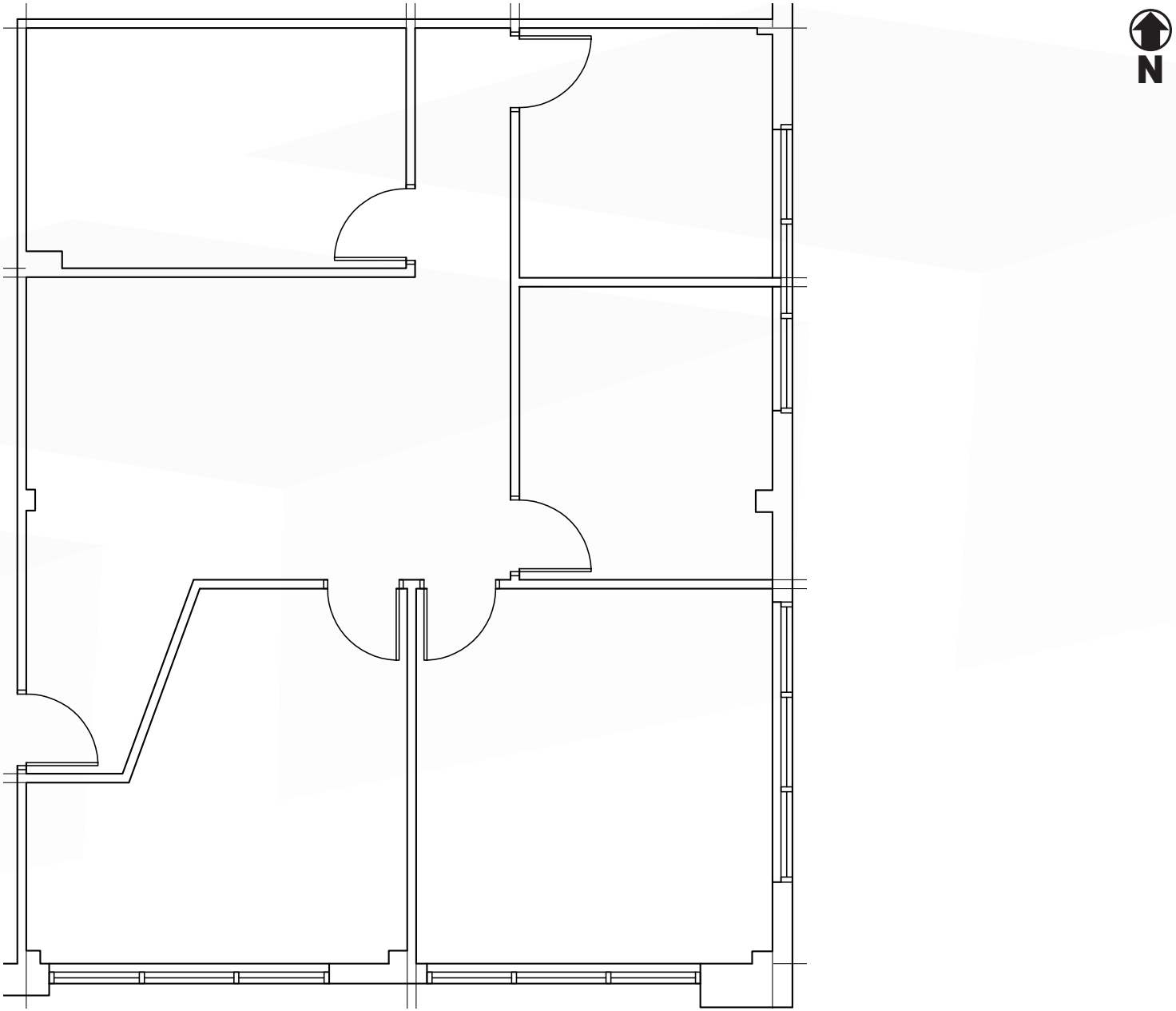
BUILDING AREA (+/-)	30,832 sq. ft.
AREA AVAILABLE (+/-)	Unit B: 1,600 sq. ft. Unit C: 1,229 sq. ft.
NET RENTAL RATE	$14.95 per sq. ft.
ADDITIONAL RENT	$7.65 per sq. ft.
ZONING	M2 Industrial
AVAILABILITY	Immediately

PROPERTY HIGHLIGHTS

- Signage opportunity available
- Ample on-site parking
- Located within close proximity to the amenities of Polo Park Shopping Centre, the St. James retail node and the James Richardson International Airport

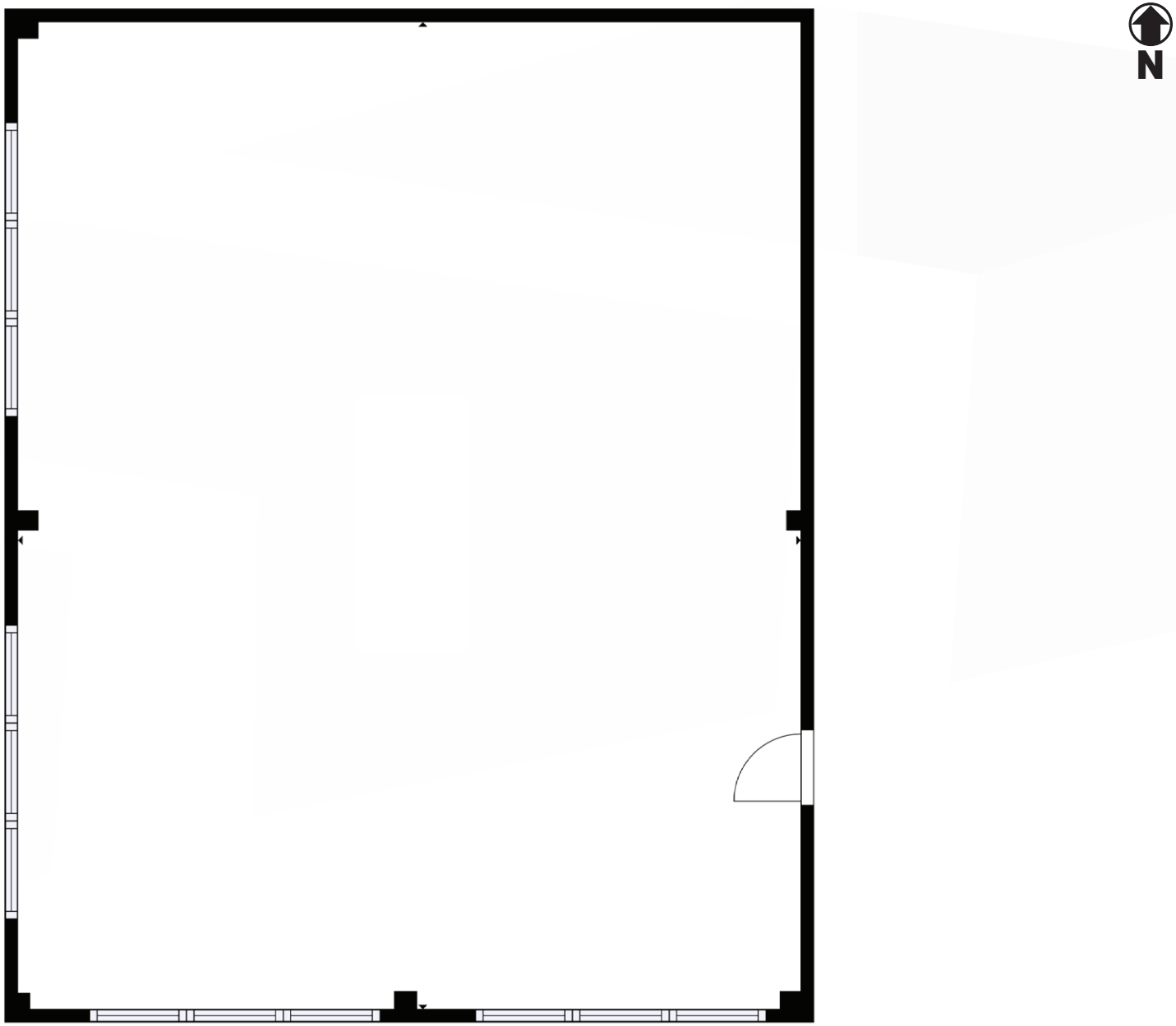
FLOOR PLAN

UNIT B



FLOOR PLAN

UNIT C



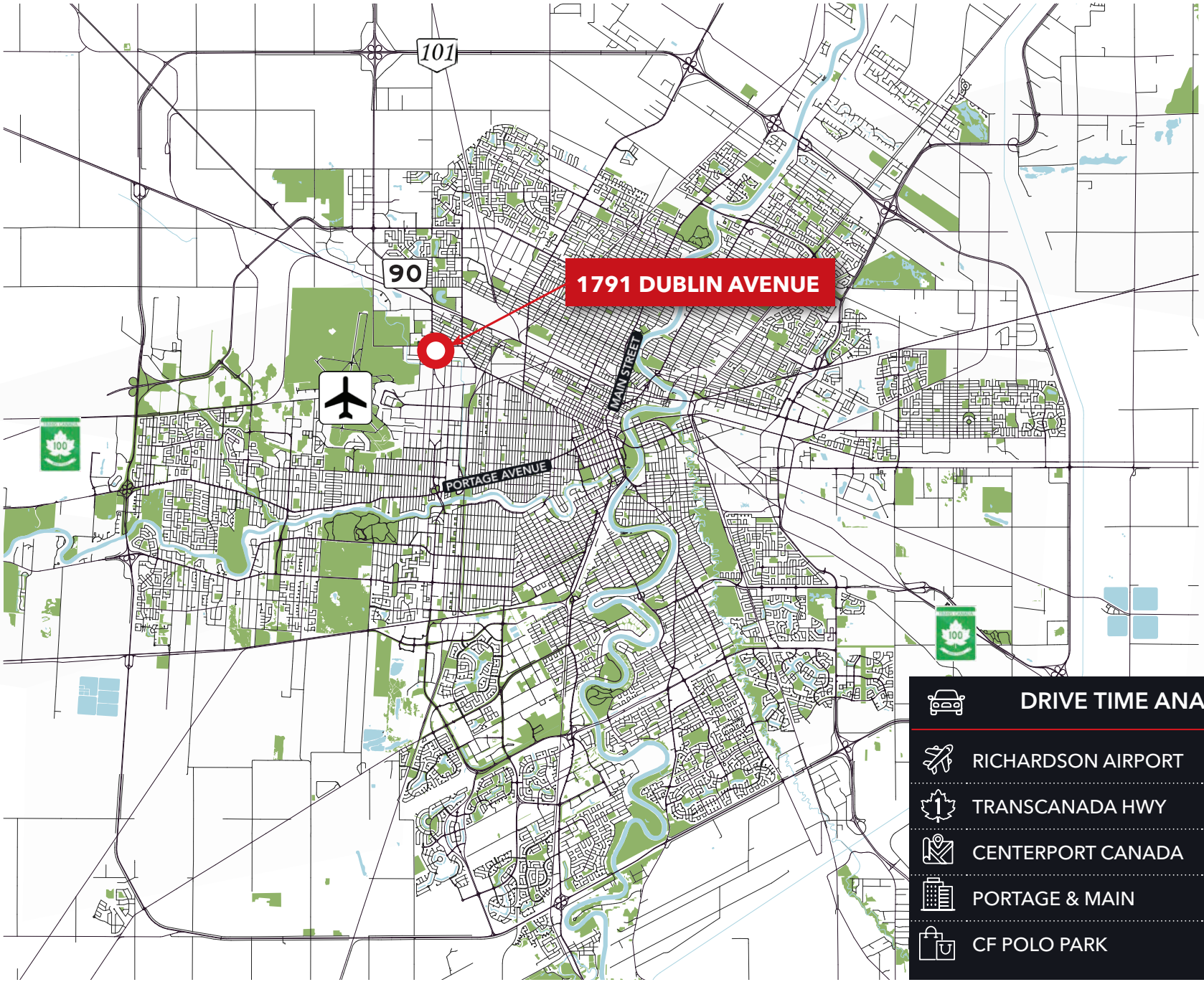
INTERIOR PHOTOS

UNIT B

INTERIOR PHOTOS

UNIT C

LOCATION OVERVIEW



DRIVE TIME ANALYSIS

RICHARDSON AIRPORT	*4 min. / 2.1 km*
TRANSCANADA HWY	*7 min. / 4.1 km*
CENTERPORT CANADA	*9 min. / 5.0 km*
PORTAGE & MAIN	*18 min. / 6.1 km*
CF POLO PARK	*8 min. / 3.9 km*

LOCATION AERIAL

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Contact

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