WELL-APPOINTED MAIN FLOOR OFFICE SPACE FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

101-1555 ST. JAMES STREET

WINNIPEG, MB

GARY GOODMAN, Vice President, Sales & Leasing
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PROPERTY OVERVIEW

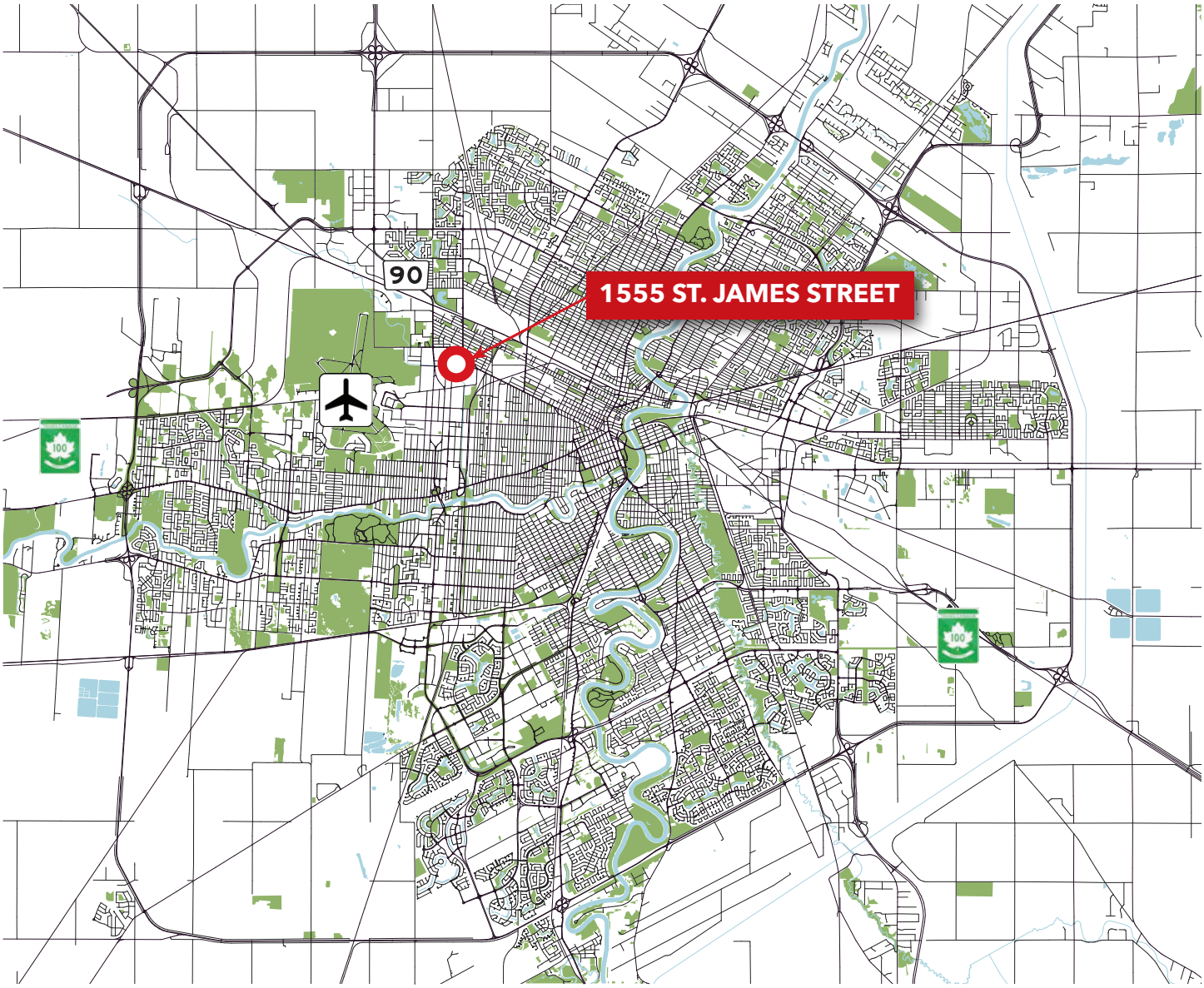
AREA AVAILABLE (+/-)	Unit 101: 2,461 sq. ft.
RENTAL RATE	$15.00 per sq. ft.
ADDITIONAL RENT	$11.96 per sq. ft. (2026) *plus 4% mgmt. fee of Gross Rent*
AVAILABILITY	Immediately

HIGHLIGHTS

- Surface parking available
- Pylon signage available
- Excellent location at the Southeast corner of St. James Street and Dublin Avenue

INTERIOR PHOTOS

DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT *9 minutes*	PERIMETER HIGHWAY *9 minutes*	PORTAGE AND MAIN *9 minutes*
POLO PARK SHOPPING CENTRE *4 minutes*	CANADA LIFE CENTRE *8 minutes*	ST. JAMES INDUSTRIAL *3 minutes*

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