

BEAUTIFULLY RENOVATED, MOVE-IN READY OFFICE SPACE FOR LEASE



RIDEAU TOWER

90 GARRY STREET, WINNIPEG, MB



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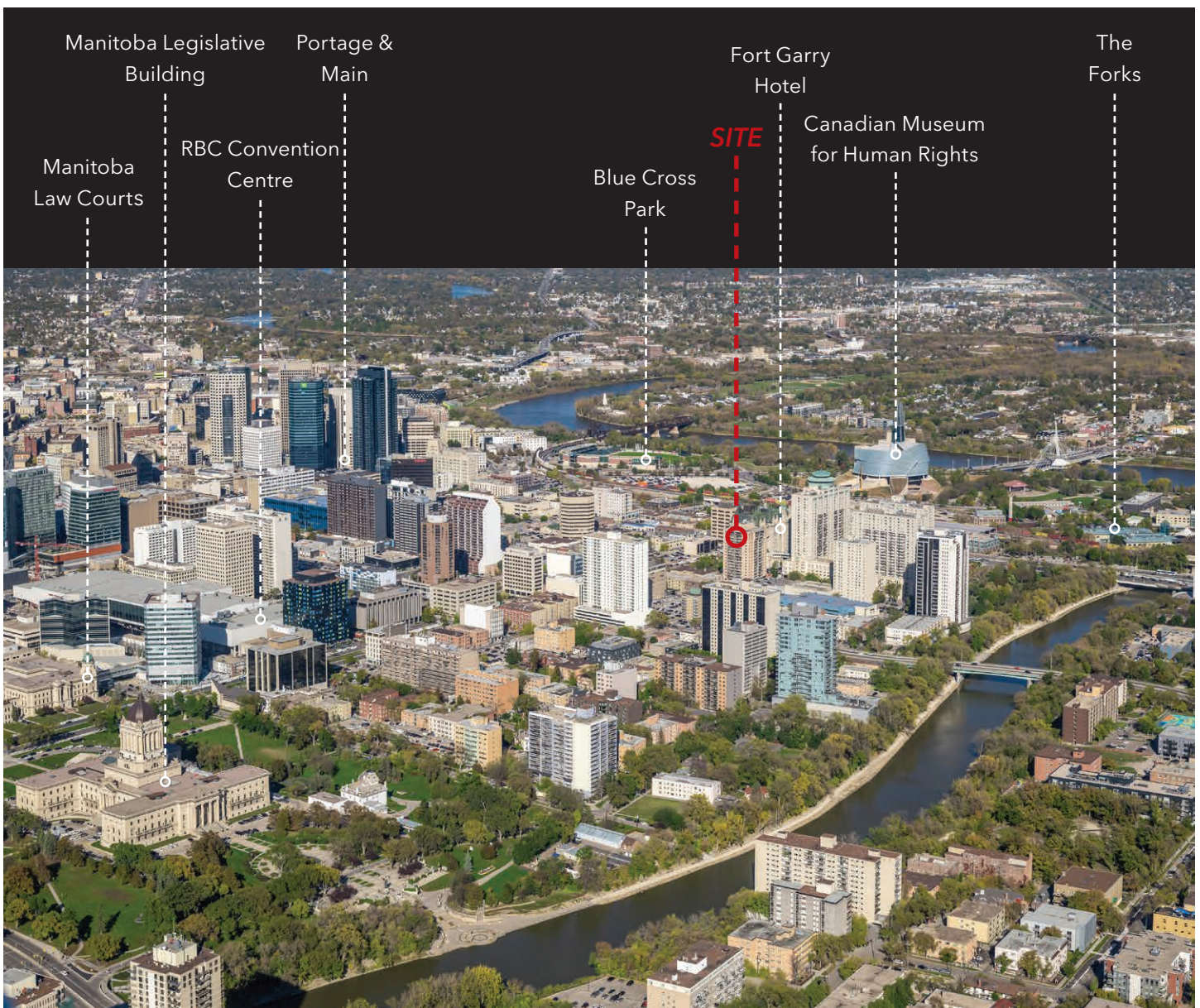
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Services provided by Luke Paulsen Personal Real Estate Corporation

LOCATION

90 Garry Street is ideally located in the heart of downtown Winnipeg, offering tenants unmatched access to the city's core business, government, and cultural districts. Situated just steps from Broadway and Main Street, this prime address provides excellent accessibility, and connectivity to many surrounding amenities.

The surrounding area features a mix of office towers, boutique businesses, restaurants, hotels, and public amenities, creating a vibrant and convenient environment for employees and visitors alike. Tenants benefit from proximity to the Winnipeg Convention Centre, Manitoba Law Courts, the Forks Market, Canada Life Centre, and key provincial and municipal government offices.

With easy access to major transit routes, including multiple Winnipeg Transit stops and major thoroughfares, commuting is seamless whether by car, bus, bike, or on foot. Both on-site reserved and visitor parking, and public parking is readily available nearby, and the location boasts excellent walkability, with a Walk Score of 94 ("Walker's Paradise").



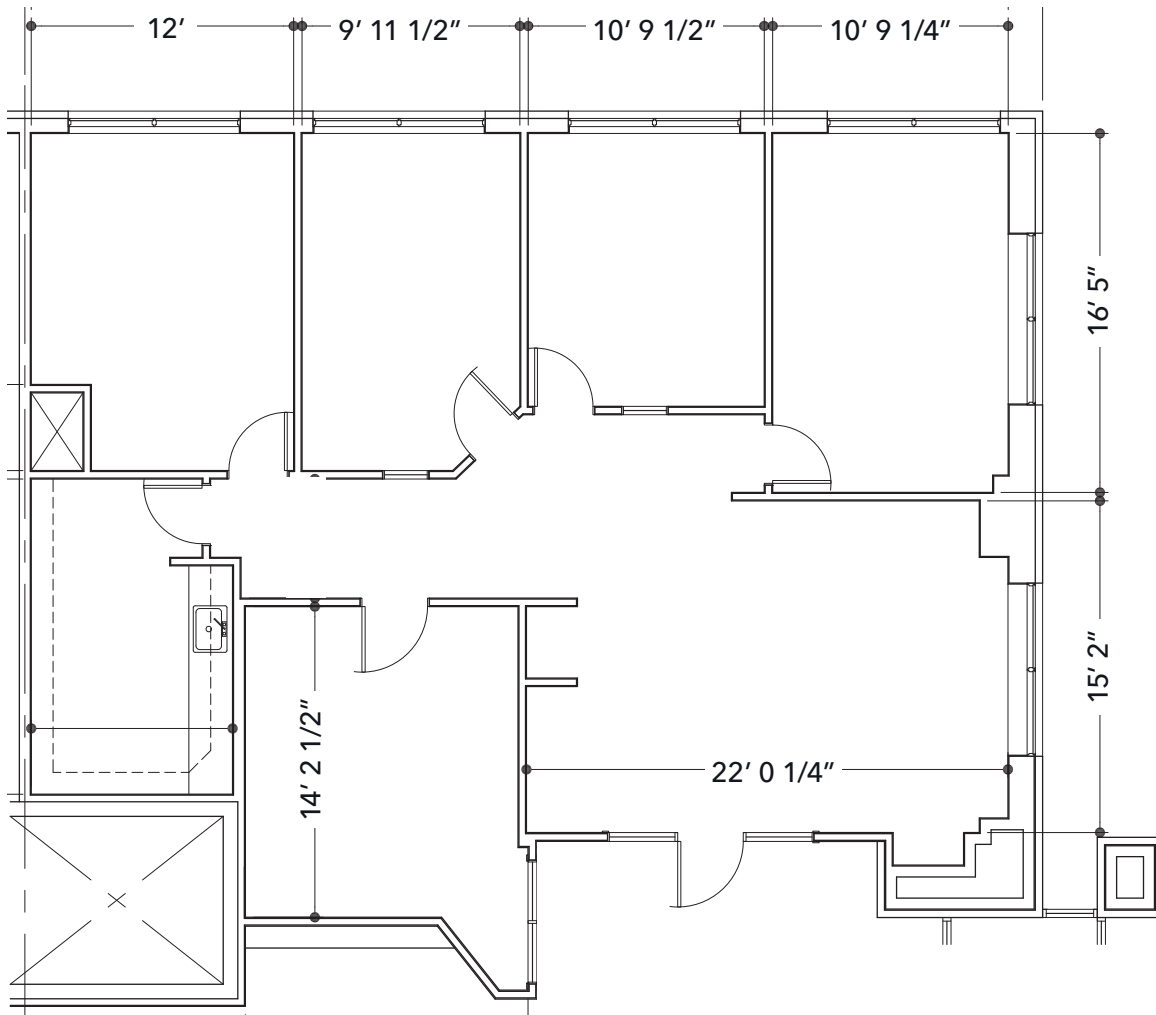
PROPERTY DETAILS

| | |
|-----------------------------|---|
| AREA AVAILABLE (+/-) | Unit 102: 1,597 sq. ft. |
| RENTAL RATE | \$14.50 per sq. ft. |
| ADDITIONAL RENT | \$7.76 per sq. ft. (plus 5% mgmt. fee) |
| PARKING | On-site parkade (\$150/stall/month) and visitor parking available |
| BUILDING SECURITY | Fob system security in-place and secured parkade |
| TELECOMM PROVIDER | Fibre |
| PROPERTY MANAGEMENT | Globe Property Management |
| AVAILABILITY | Immediately |

HIGHLIGHTS

- Main floor, turnkey office space
- Recently renovated
- Ample on-site parking

FLOOR PLAN



INTERIOR PHOTOS



Contact

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