

WELL-APPOINTED MAIN FLOOR OFFICE SPACE FOR LEASE



102-1555 ST. JAMES STREET

WINNIPEG, MB



GARY GOODMAN, Vice President, Sales & Leasing
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PROPERTY OVERVIEW

AREA AVAILABLE (+/-) Unit 102: 5,437 sq. ft.

RENTAL RATE \$15.00 per sq. ft.

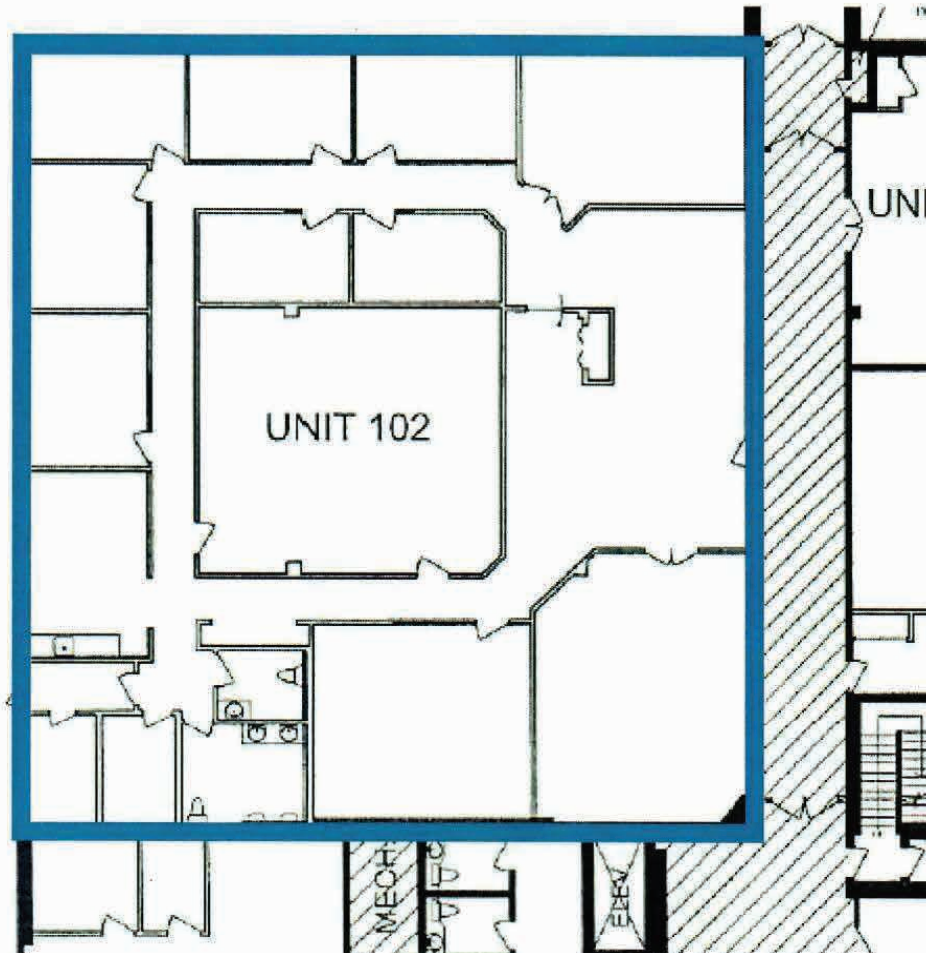
ADDITIONAL RENT \$11.96 per sq. ft. (2026) *plus 4% mgmt. fee of Gross Rent*

AVAILABILITY August 2026

HIGHLIGHTS

- Surface parking available
- Pylon signage available
- Excellent location at the Southeast corner of St. James Street and Dublin Avenue
- M & F washrooms located within the unit

FLOOR PLAN



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

Contact

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