

WELL-APPOINTED MAIN FLOOR OFFICE SPACE FOR LEASE



113-1555 ST. JAMES STREET

WINNIPEG, MB



GARY GOODMAN, Vice President, Sales & Leasing
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PROPERTY OVERVIEW

AREA AVAILABLE (+/-)

Unit 113: 797 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

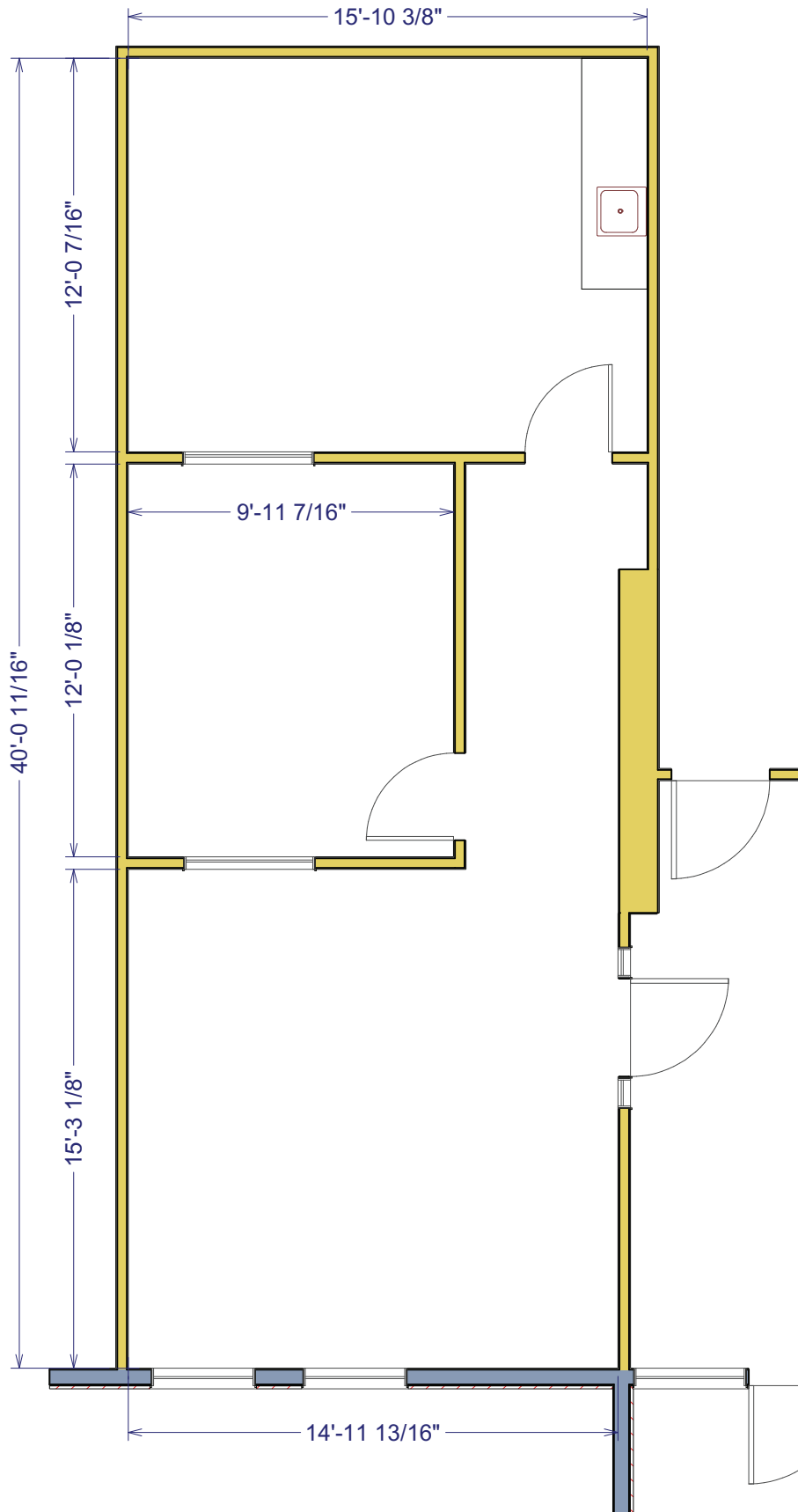
August 2026

HIGHLIGHTS

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



FLOOR PLAN



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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