

SECOND FLOOR OFFICE SPACE FOR LEASE



# 96 SHERBROOK STREET

WINNIPEG, MB



**DAWSON GROENING**, Advisor, Sales & Leasing  
(204) 985-1383  
dawson.groening@capitalgrp.ca

# PROPERTY DETAILS

<b>AREA AVAILABLE (+/-)</b>	Unit 202:	2,300 sq. ft.
	Unit 203:	1,018 sq. ft.
	Unit 204:	743 sq. ft.
	Unit 205:	776 sq. ft.
	Unit 206:	1,285 sq. ft.

\*Contiguous options available up to 7,134 sq. ft.

**NET RENTAL RATE** \$12.00 per sq. ft.

**ADDITIONAL RENT** \$8.16 per sq. ft. (inclusive of outdoor parking, electricity, water and natural gas)

**PARKING** 1stall/800 sq. ft.

## FINANCIAL HIGHLIGHTS

- Financial incentives available for qualified offers
- Turnkey and design build options available for qualified offers

## PROPERTY HIGHLIGHTS

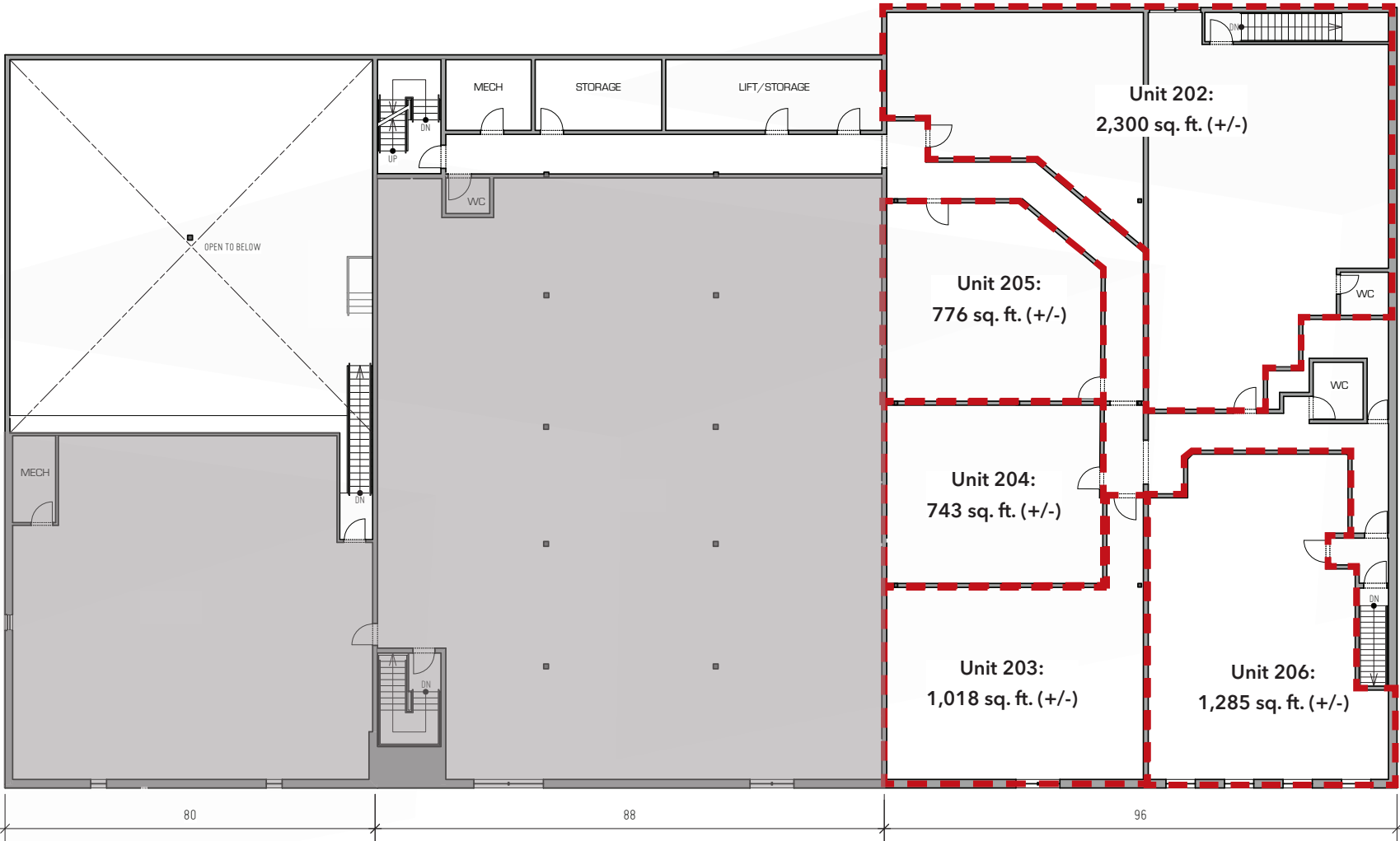
- Newly renovated facade
- Join South Sherbrook Health Centre & Pharmacy and other healthcare groups
- Lift available for accessible access to second floor
- Several size and demising options available
- Located in close proximity to the Misericordia Health Centre
- Easy access to the Maryland Bridge connecting West Broadway to the growing River Heights neighbourhood



# SECOND FLOOR PLAN



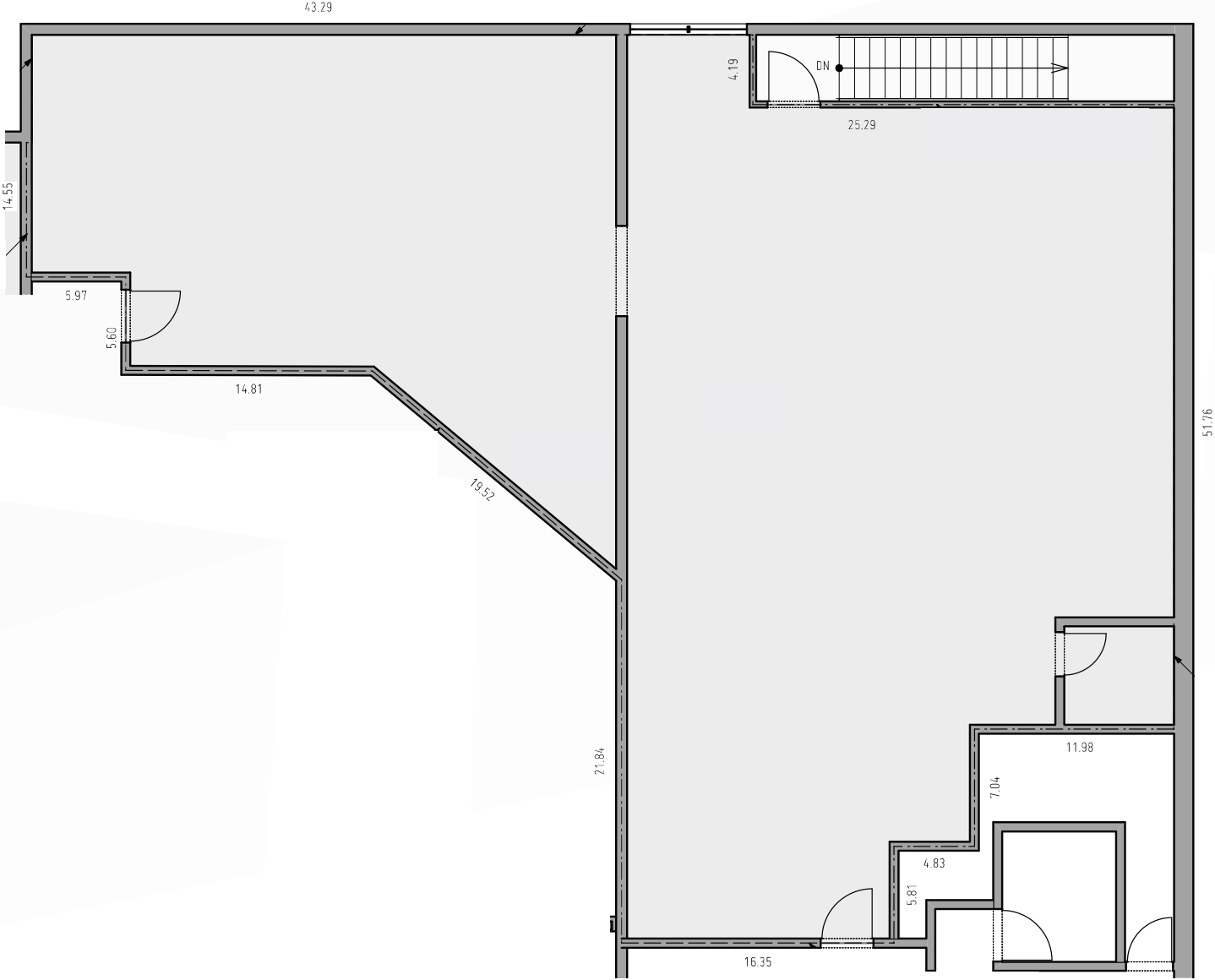
\*Floor plans are provided for illustrative purposes only and do not reflect the existing office build-out



# FLOOR PLAN

## UNIT 202

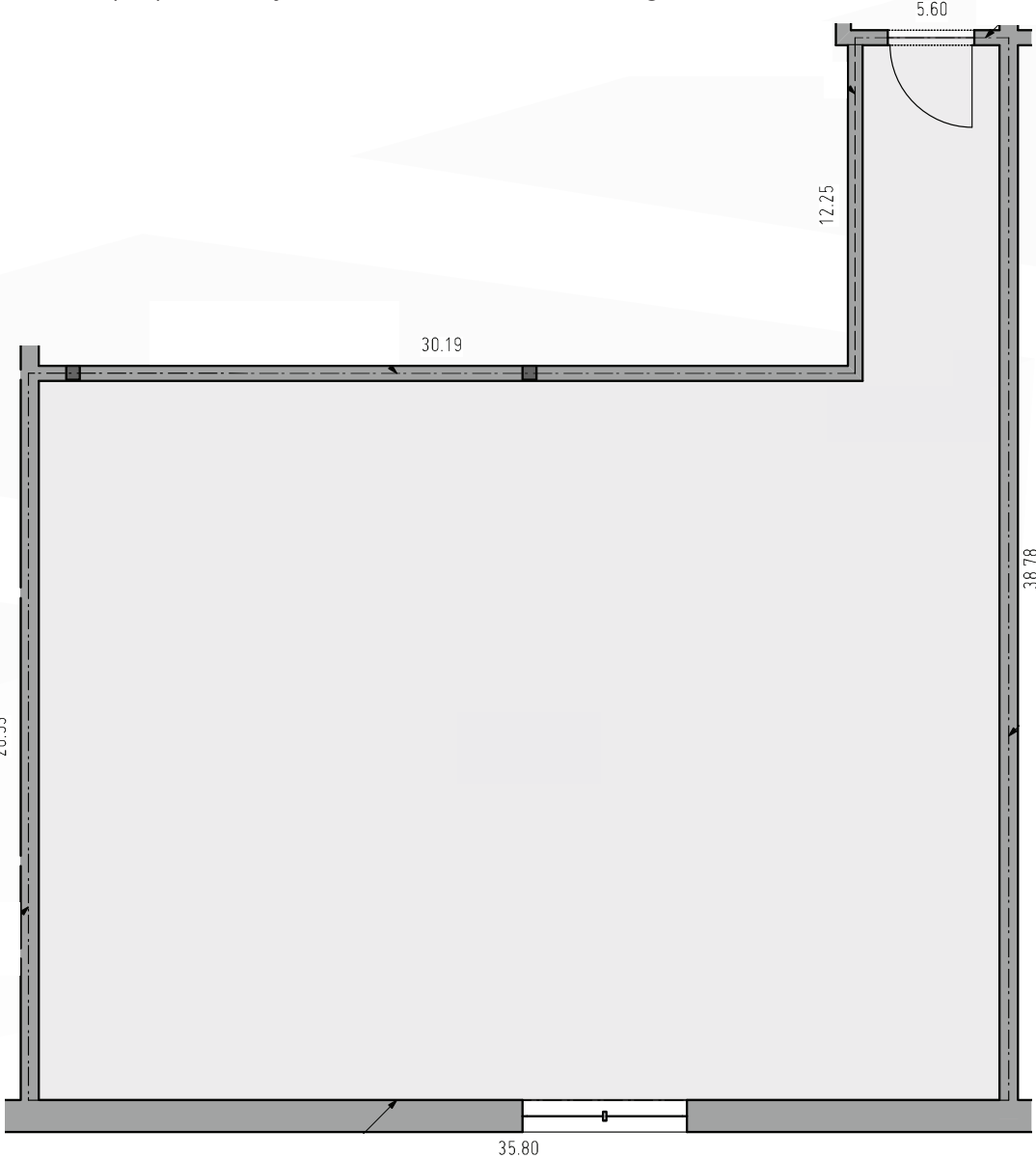
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# FLOOR PLAN

## UNIT 203

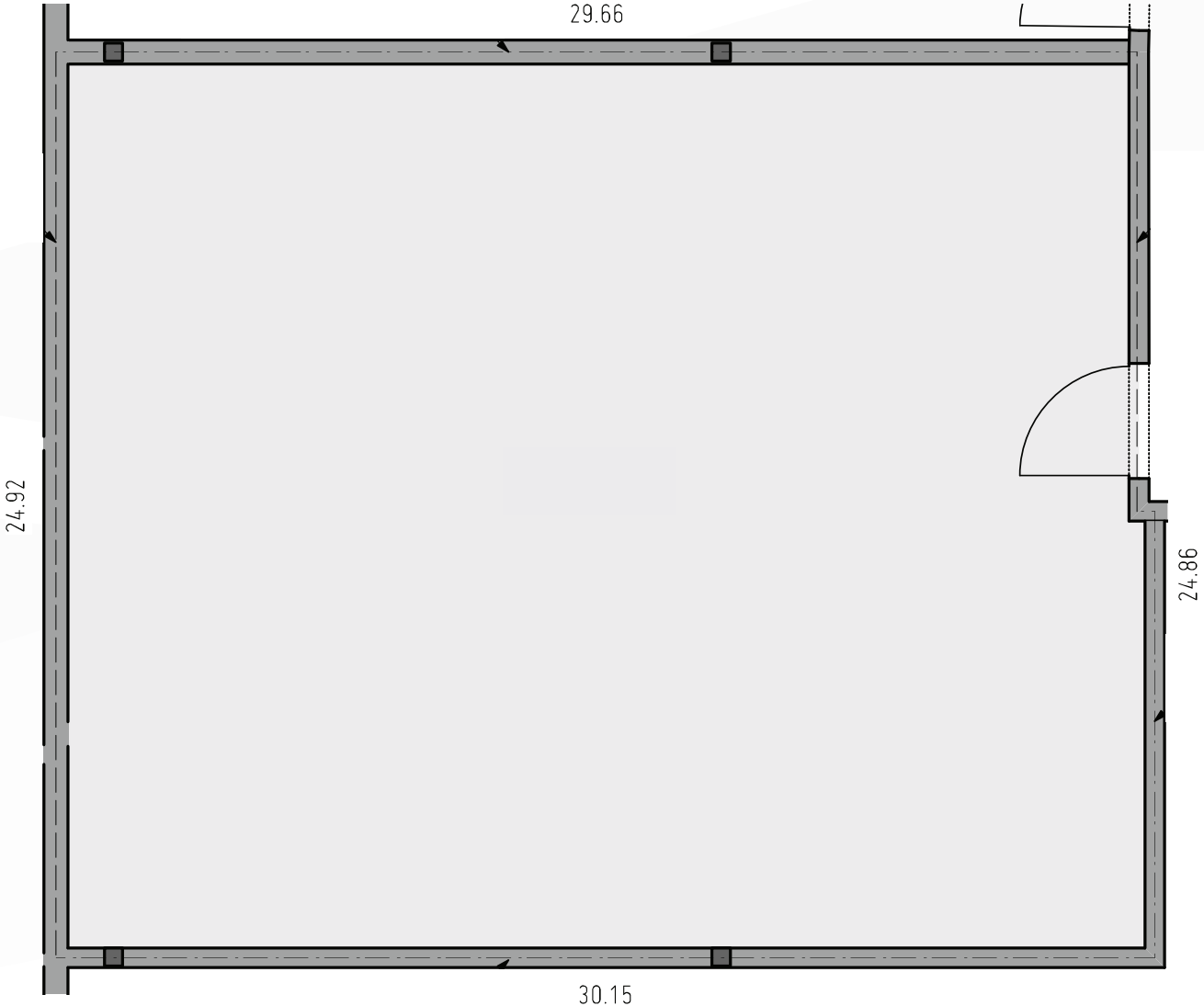
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# FLOOR PLAN

## UNIT 204

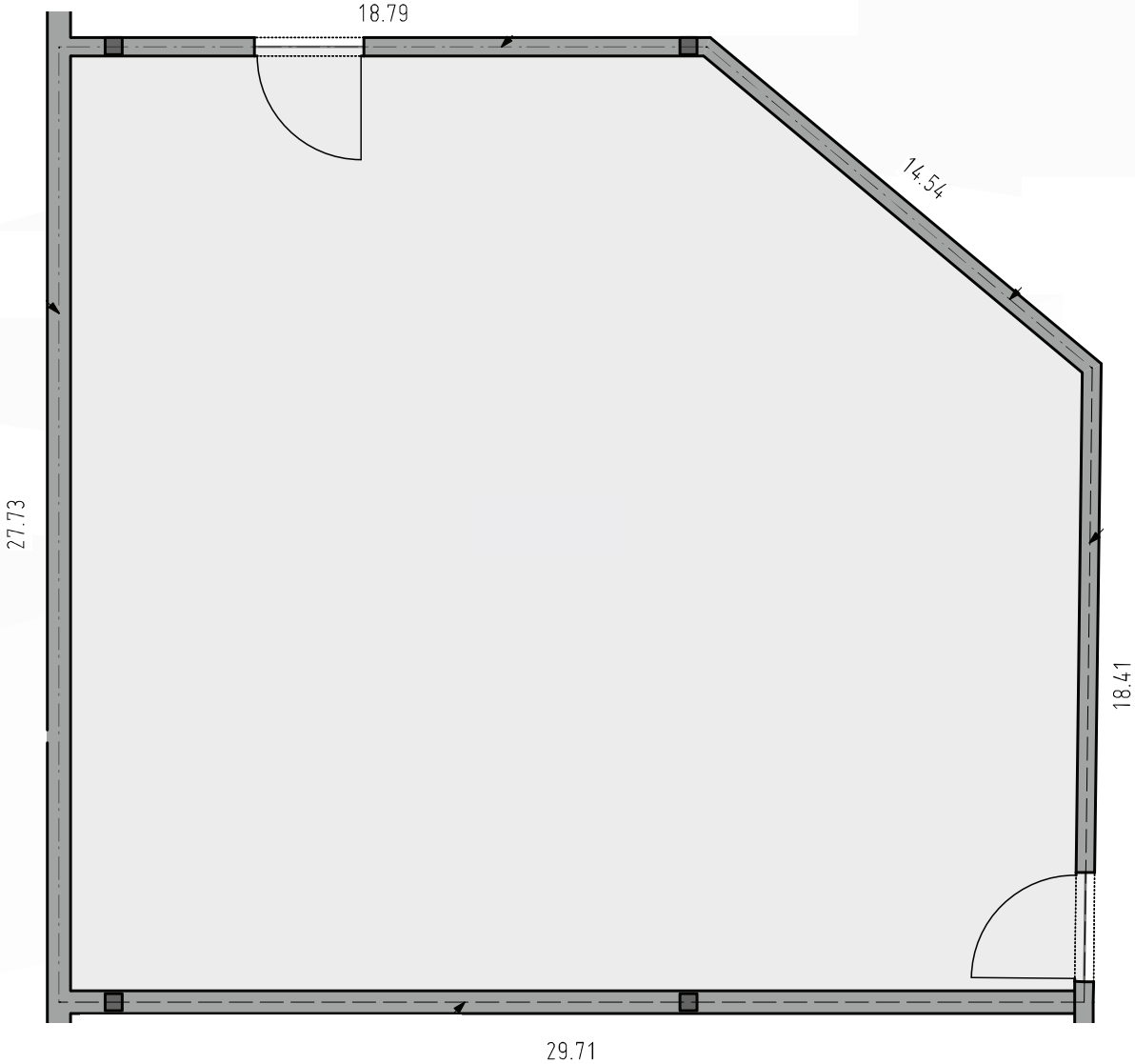
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# FLOOR PLAN

## UNIT 205

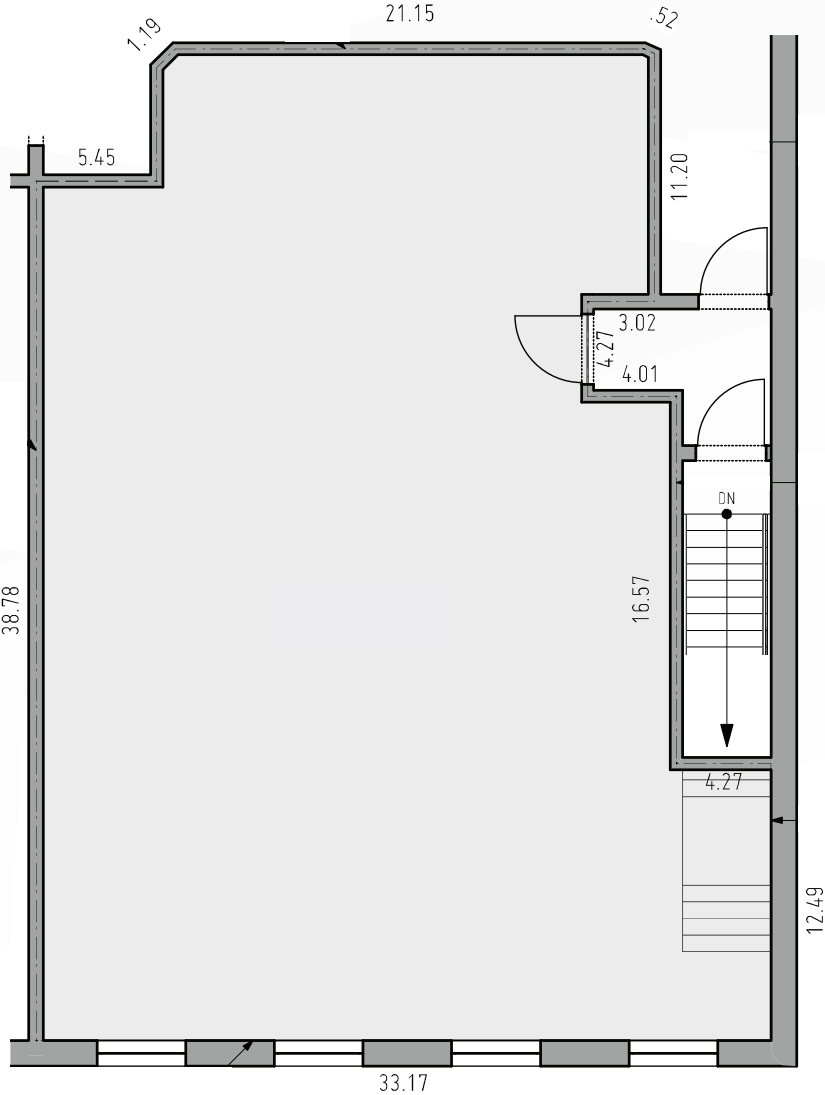
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# FLOOR PLAN

## UNIT 206

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# INTERIOR PHOTOGRAPHS



# AREA OVERVIEW



ST. JAMES RETAIL

MARYLAND BRIDGE

ARMSTRONG POINT

MISERICORDIA HOSPITAL

BALMORAL HALL SCHOOL

GORDON BELL HIGH SCHOOL

# DEMOGRAPHIC ANALYSIS



## POPULATION

Total Population

1 km	3 km	5 km
20,643	133,717	242,548

Projected Population (2030)

21,600	139,509	251,872
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## MEDIAN AGE

Median Age

1 km	3 km	5 km
36.8	36.5	37.3



## HOUSEHOLD INCOME

Avg. Household Income

1 km	3km	5km
\$81,462	\$91,220	\$97,211

Proj. Household Income (2030)

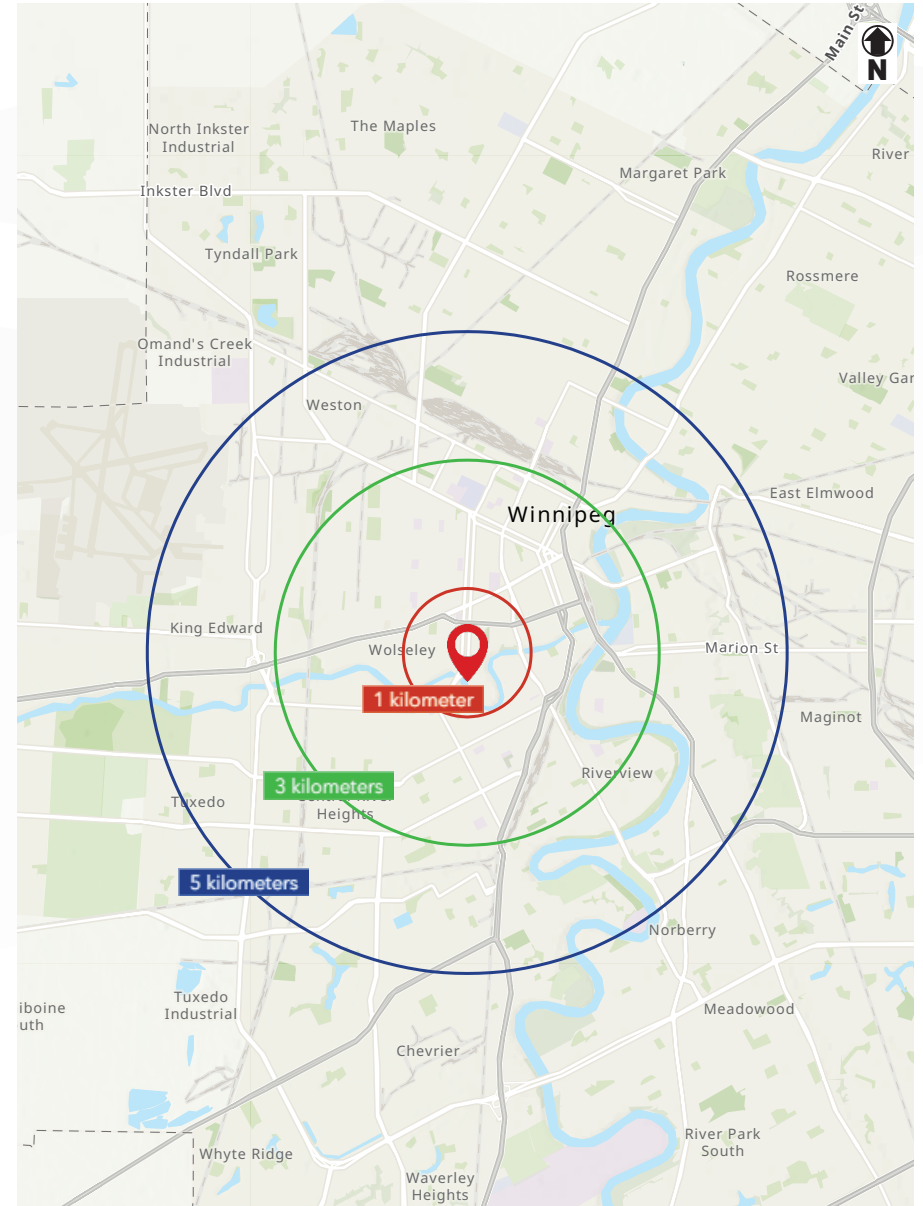
\$94,517	\$105,117	\$112,264
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## HOUSEHOLDS

Total Households

1 km	3 km	5km
10,714	61,752	106,412





COMMERCIAL REAL ESTATE  
SERVICES INC.

## Contact

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