

# FOR SUBLEASE

Flex Space Available in the Fort Garry Industrial Area

1255 Clarence Avenue, Winnipeg, Manitoba



**SIGNAGE**  
OPPORTUNITIES



**ON-SITE**  
PARKING

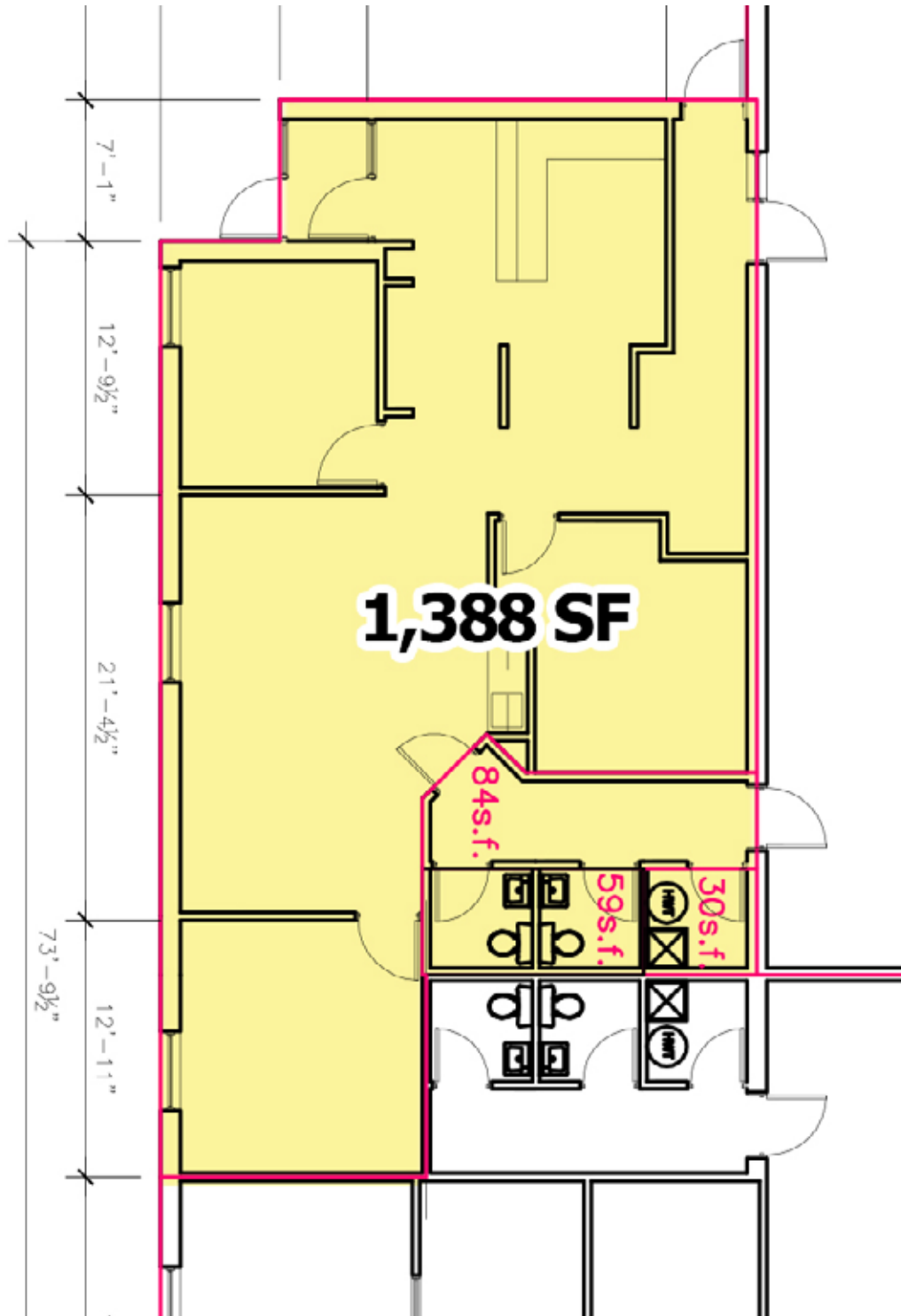
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## FLOOR PLAN



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## PROPERTY SUMMARY

Available	1,388 SF
Sublease Expiry	August 31, 2023
Net Rent	\$8.75/SF until August 31, 2021 \$9.25/SF until August 31, 2023
Additional Rent (est. 2021)	\$5.32/SF
Zoning	M2 - Manufacturing General

## FEATURES

- Developed office space with private offices, open work area, kitchenette, washrooms and storage space.
- Signage opportunities.
- On-site parking available.

## LOCATION

- Located in southwest Winnipeg in the Fort Garry Industrial Area.
- Adjacent to the Blue Line (Southwest Rapid Transitway) and connects Downtown Winnipeg to the University of Manitoba.
- Easy access to all major routes including McGillivray Boulevard, Waverley Street & Pembina Highway.
- Restaurants and amenities nearby include Linden Ridge Shopping Centre, Kenaston Common, Seasons of Tuxedo and Kenaston Smart Centres.

## TRAFFIC

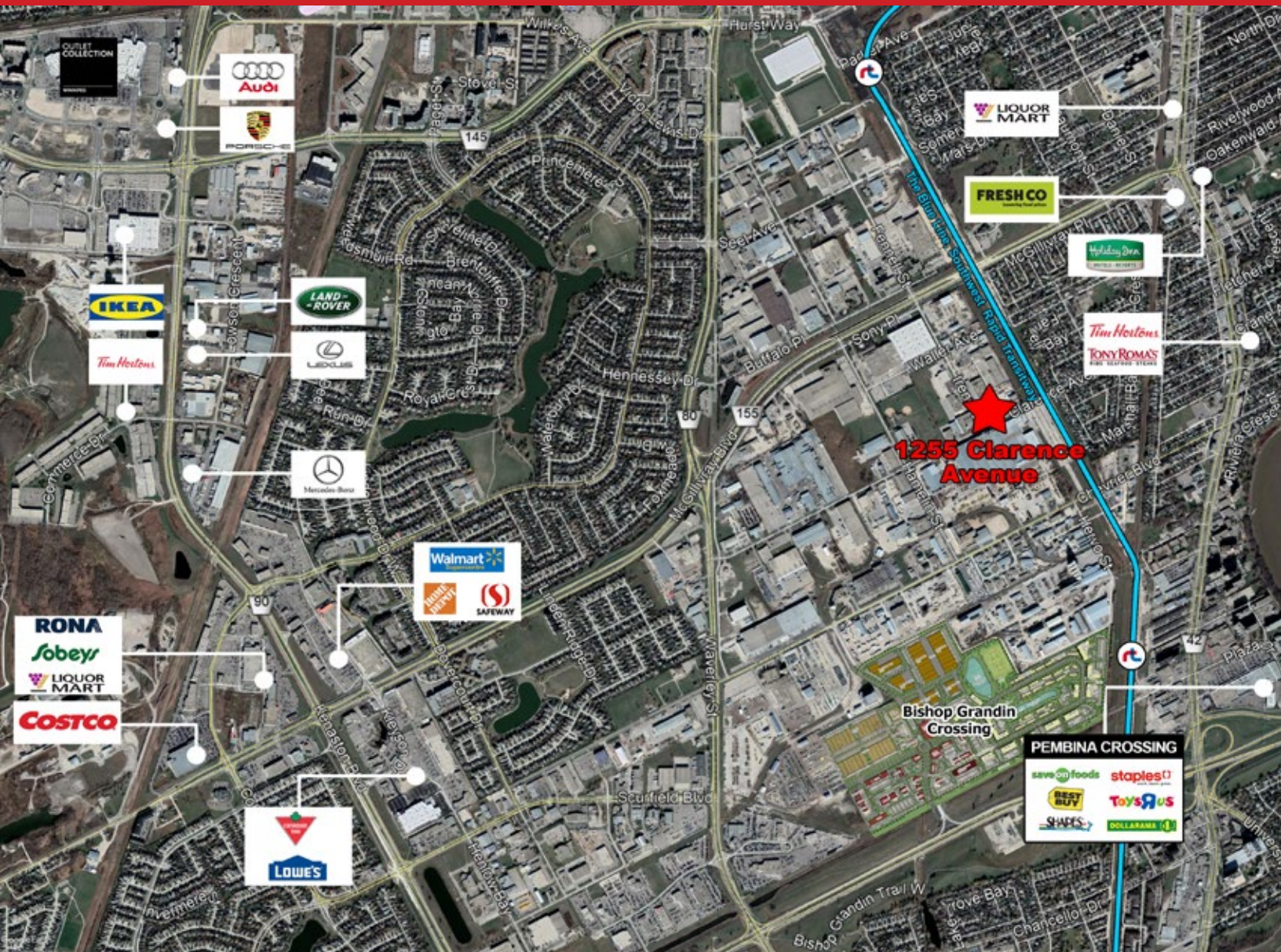
25,900 vehicles per day at McGillivray Boulevard & Irene Street.

City of Winnipeg Public Works Department 2018



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FOR MORE INFORMATION, PLEASE CONTACT:

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