

# CLASS 'A' OFFICE

BOMA BEST® Certified Gold Prestige Main Floor Office Space

1355 Taylor Avenue, Winnipeg, Manitoba



## LIMITED COMMON TOUCHPOINTS



- Private and secure main floor entrance with automatic door operators.
- Open floor plan for maximum flexibility, allows ample space for physical distancing
- Washrooms for tenant use only, no public access

**Shindico**  
Succeeding By Helping Others Succeed

# MAIN FLOOR CLASS 'A' OFFICE

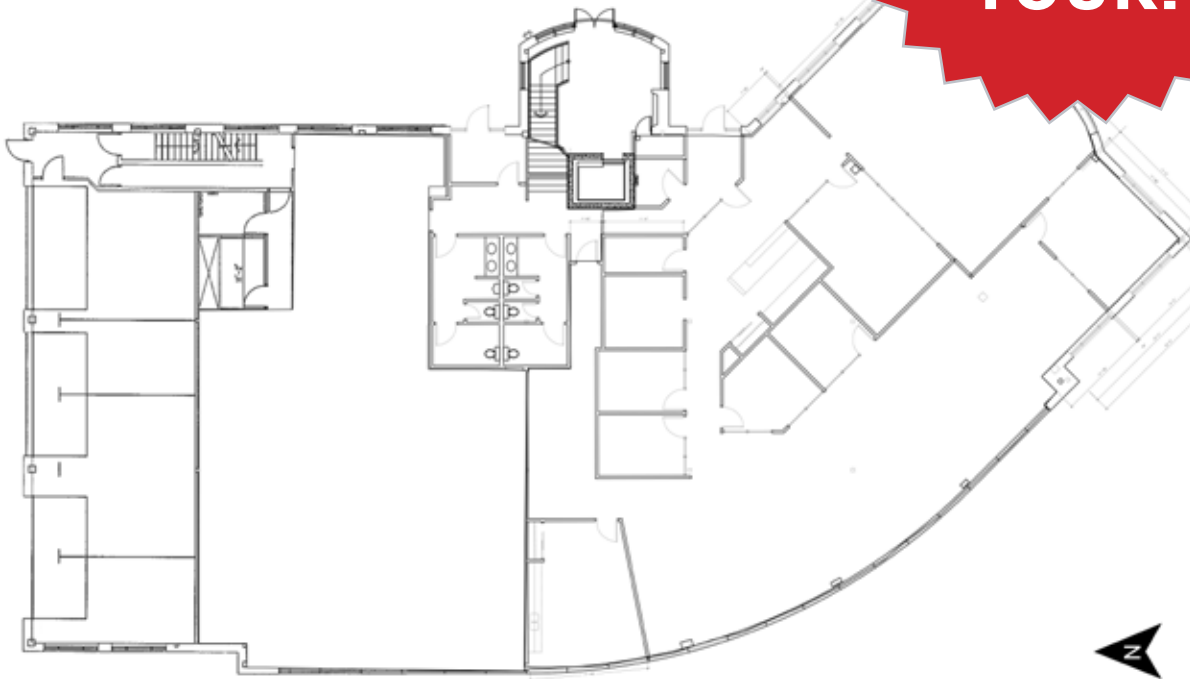
1355 Taylor Avenue, Winnipeg, Manitoba

## PROPERTY SUMMARY

Available	Fully Leased
Property Taxes (est.)	\$4.47/SF
CAM* (est.)	\$7.27/SF

\*plus management fee

**TAKE A  
VIRTUAL  
TOUR!**



## FEATURES

- Great exposure at busy northeast corner in South River Heights.
- Windows on three sides, allowing plenty of natural sunlight
- Large lunchroom and boardroom.
- Monument signage available.
- Extra wide parking stalls
- One of **only five buildings in Manitoba** that is **BOMA BEST® Certified Gold**, the Canadian industry standard for commercial building sustainability.
- Received the **Crystal Achievement Award** for **innovative glass design**.
- **Green buildings features result in a 75% savings in utility costs.**

**204.474.2000**

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## SURROUNDED BY AMENITIES

- All the conveniences to make life easy for both business and pleasure are located nearby including grocery, retail, dining, medical and recreational facilities.
- Nearby businesses include Grant Park Festival (Sobeys), Grant Park Pavilions (Walmart, Pavilion Medical Clinic), Grant Park Shopping Centre, StorageVille, Cora's Restaurant, Chamois and Tim Hortons.
- In close proximity to several recreational facilities including The Golf Dome, Taylor Tennis Club, and the Reh-Fit Centre.



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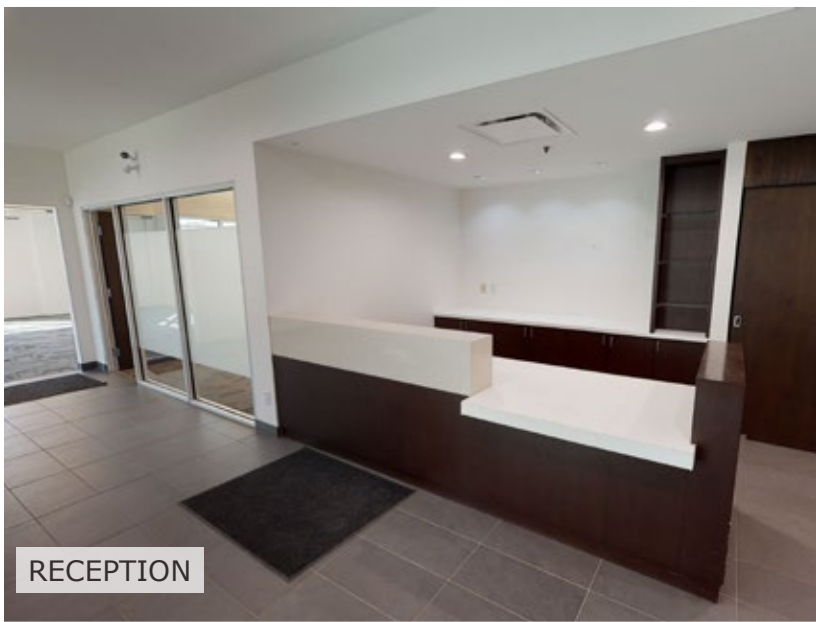
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OPEN OFFICE AREA



OPEN OFFICE AREA



RECEPTION



KITCHEN



EXECUTIVE OFFICE



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## TRAFFIC LINKS/ACCESS

- Close proximity to Downtown and all major traffic routes, including Kenaston Boulevard, Pembina Highway and Waverley Street
- Taylor Avenue is a major traffic route connecting southwest Winnipeg neighbourhoods to Pembina Highway.

## PUBLIC TRANSPORTATION

- Convenient transit nearby with stops on Taylor Avenue, Grant Avenue and Waverley Street. The Blue Line (Southwest Rapid Transitway) is just south of the building.



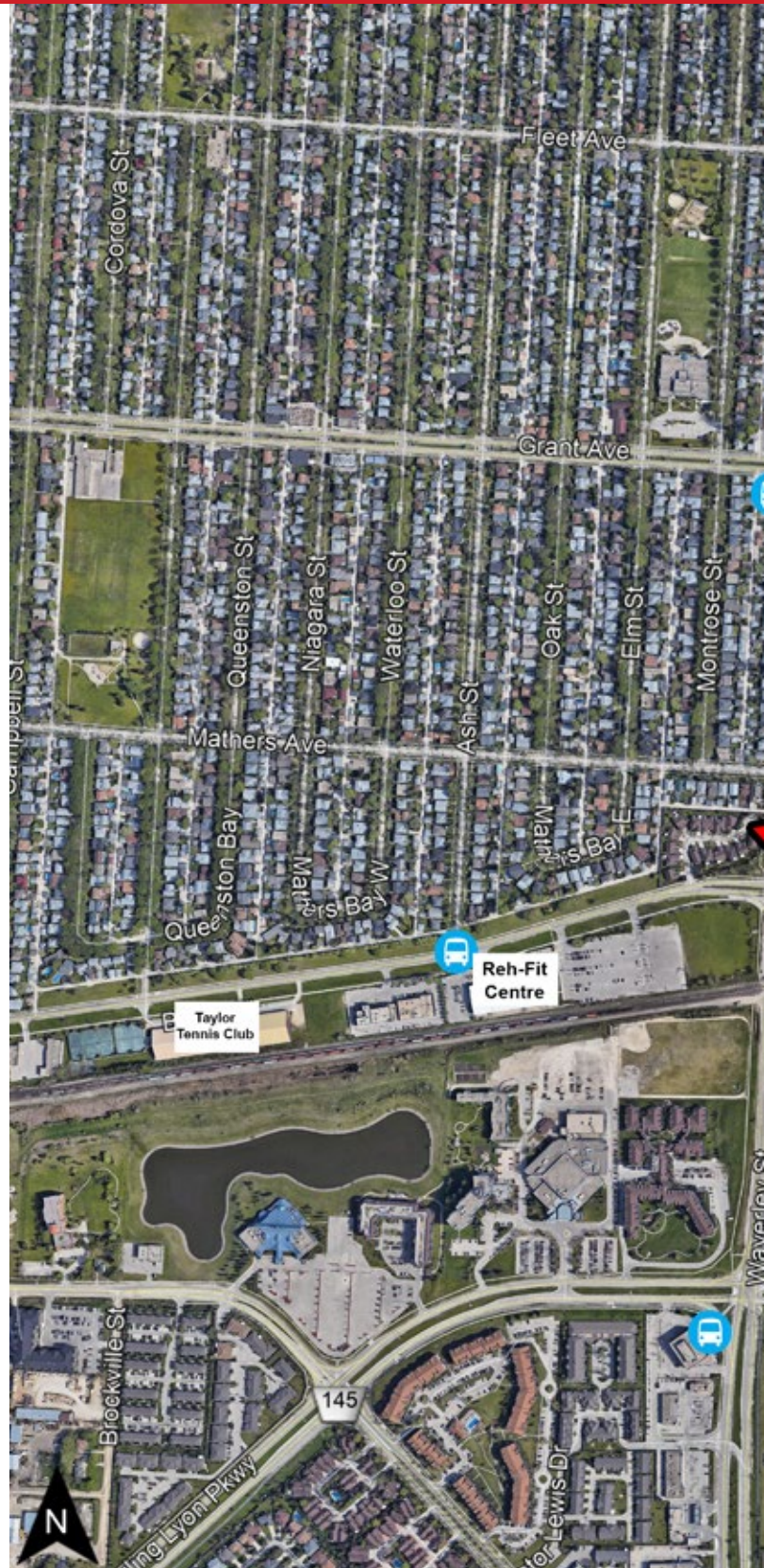
### DRIVE TIMES

- 13 minutes** to Downtown
- 5 minutes** to Grant Park Festival
- 8 minutes** to Kenaston & McGillivray
- 11 minutes** to CF Polo Park
- 13 minutes** to Winnipeg Airport



### WALK TIMES

- 1 minute** to Piazza De Nardi
- 6 minutes** to Cora's Breakfast & Lunch and Tim Hortons
- 12 minutes** to Grant Park Festival
- 19 minutes** to Beaumont Station (Southwest Rapid Transit)



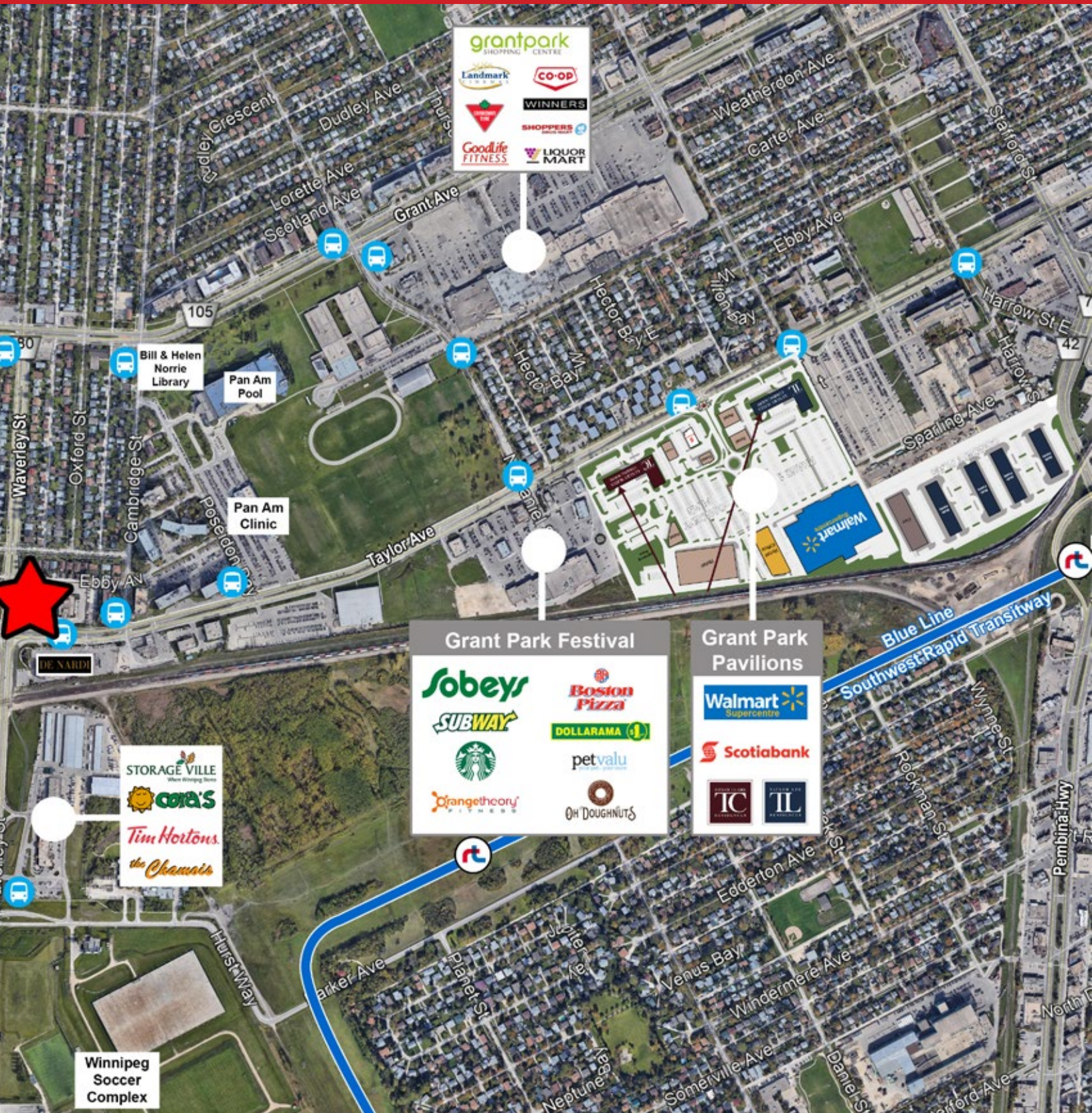
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FOR MORE INFORMATION, PLEASE CONTACT:

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\*Services provided by Dino Alevizos Personal Real Estate Corporation

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## Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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