

FOR LEASE

Fully Developed Office in Southwest Winnipeg

1534 Gamble Place, Winnipeg, Manitoba



**DEVELOPED
OFFICE**



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**DEDICATED
ON-SITE PARKING**

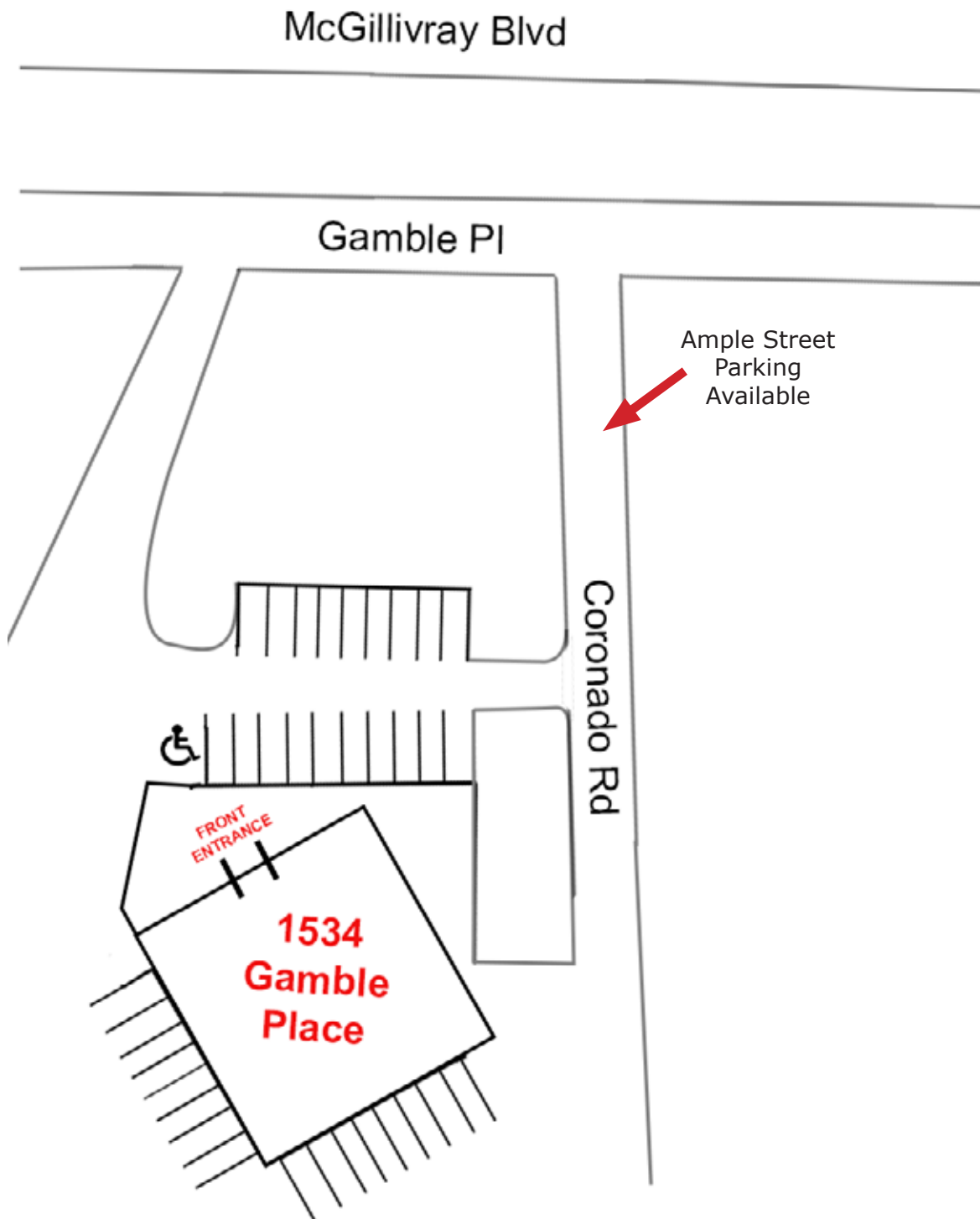
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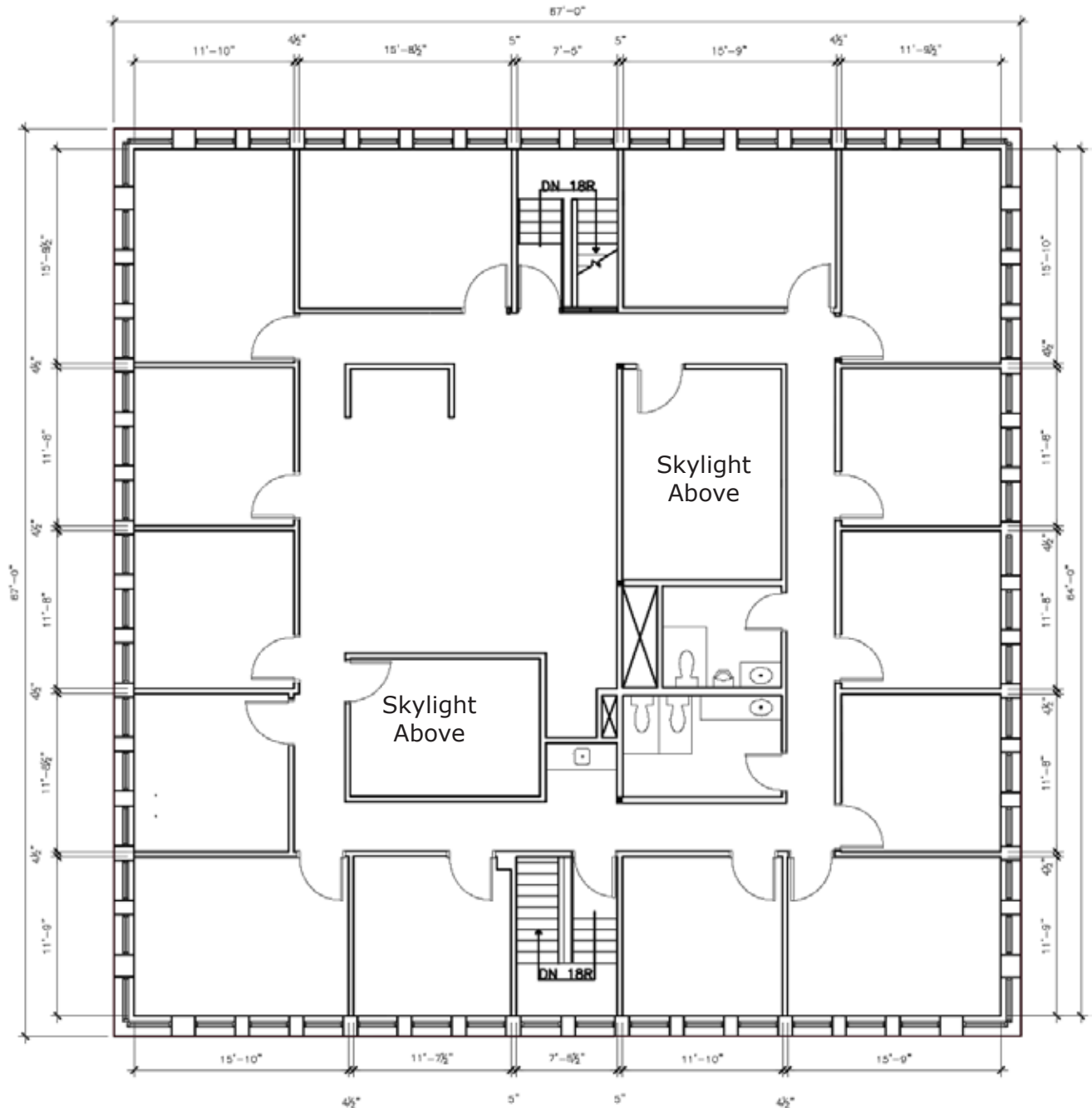
SITE PLAN



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1534 Gamble Place, Winnipeg, Manitoba

FLOOR PLAN



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PROPERTY SUMMARY

Available	4,489 SF
Net Rent	\$19.00/SF
Additional Rent	\$10.00/SF
Zoning	M2
Parking	Approx. 35 stalls (Opportunity for electrified stalls)

FEATURES

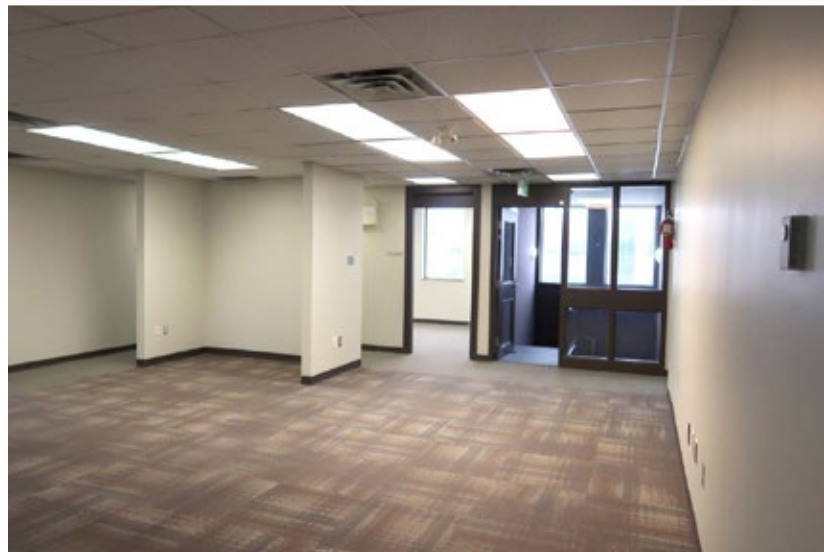
- Full second floor available
- Windows on 4 sides plus two skylights for an abundance of natural light
- Mix of developed offices and open concept work space
- Prominent building signage available
- Pedestal sign available with exposure to McGillivray Blvd.

LOCATION

- Situated within Fort Garry Business Park with exposure to McGillivray Boulevard.
- Just minutes away from amenity rich Pembina Highway, Waverley Street and Kenaston Boulevard shopping nodes.

PUBLIC TRANSPORTATION

- Public transit service is easily accessible with three feeder routes connecting to the nearby Southwest Transitway.

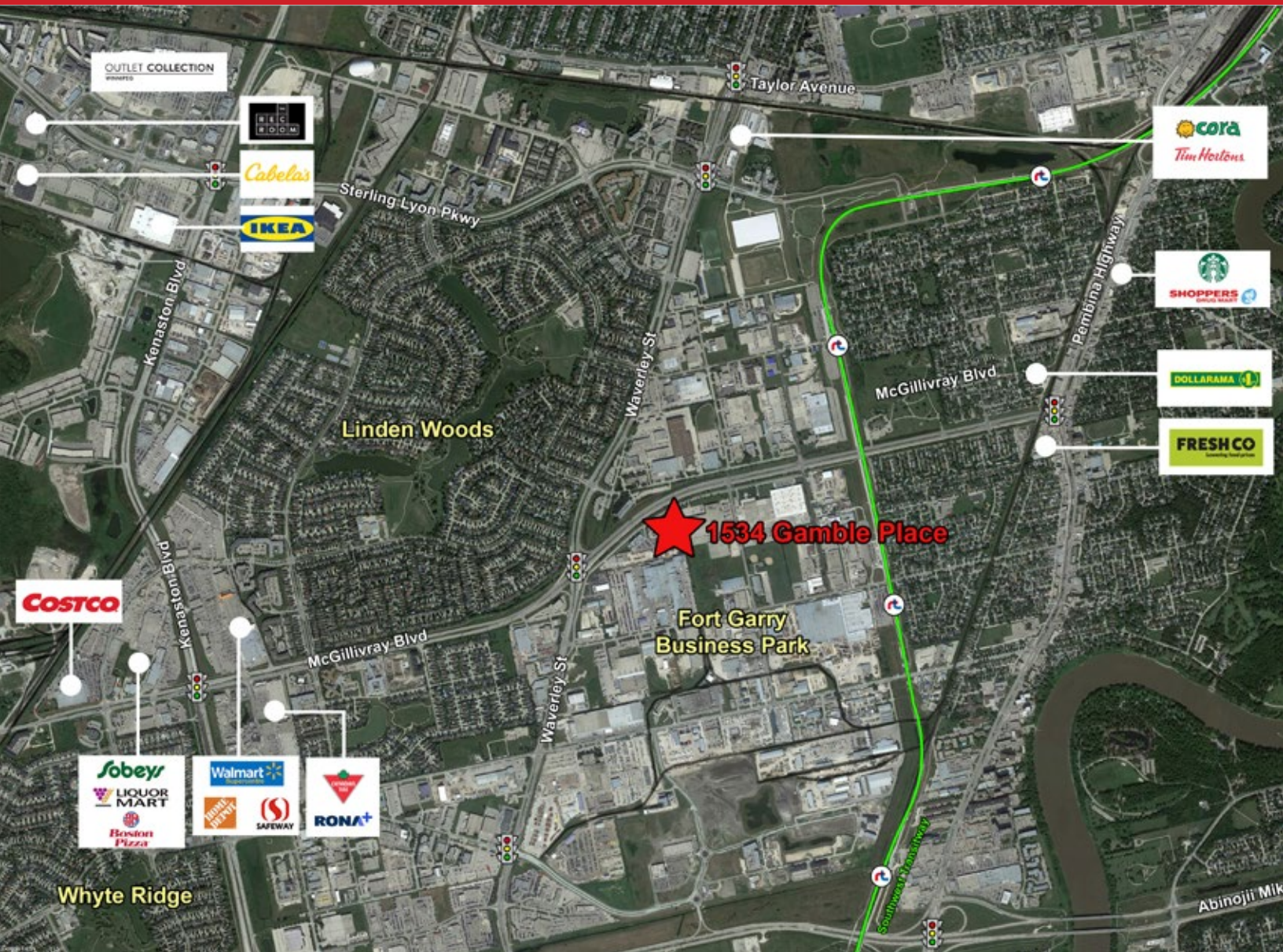


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FOR MORE INFORMATION, PLEASE CONTACT:

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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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