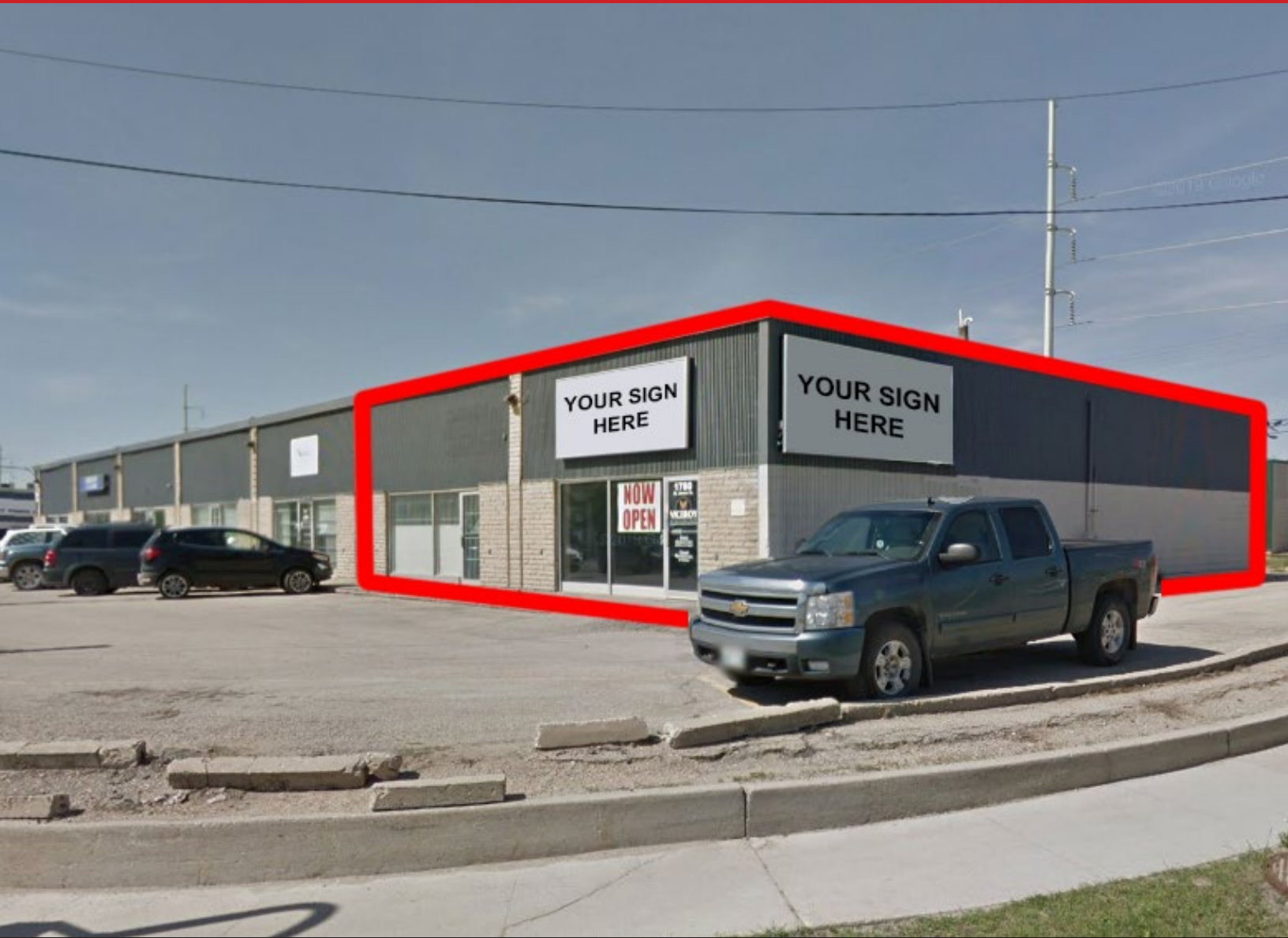


# FOR SUBLEASE

End Cap Unit at High Traffic Corner

1778-1780 St. James Street, Winnipeg, Manitoba



**DOMINANT  
BUILDING  
SIGNAGE**



**HIGH  
TRAFFIC  
CORNER**



**ONSITE  
PARKING**

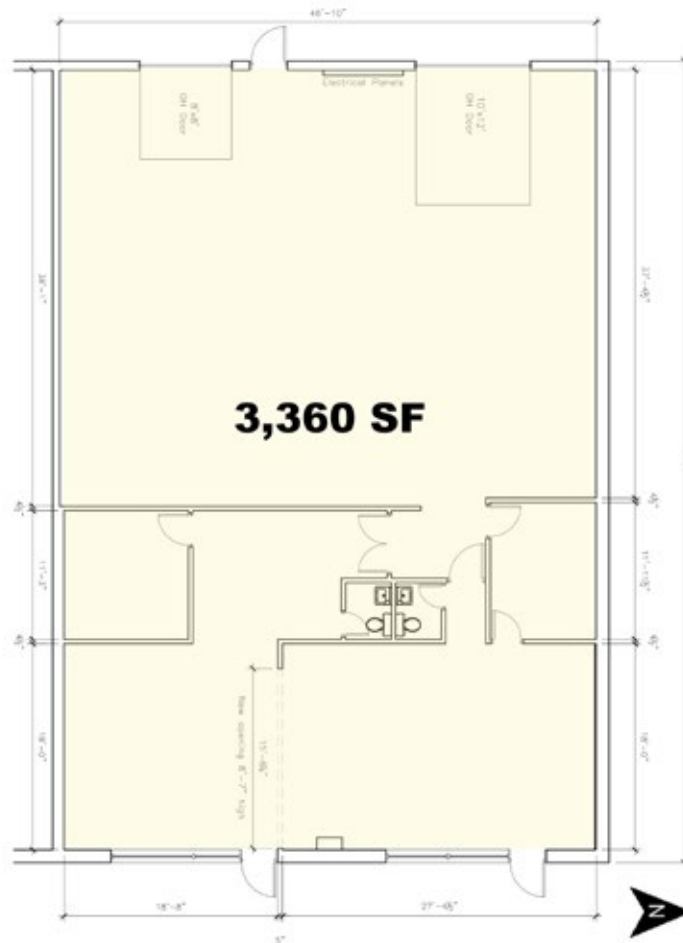
# FOR SUBLEASE

1778-1780 St. James Street, Winnipeg, Manitoba

## SITE PLAN



## FLOOR PLAN



# FOR SUBLEASE

1778-1780 St. James Street, Winnipeg, Manitoba

## PROPERTY SUMMARY

Available	3,360 SF
Head Lease Expiry	June 30, 2023
Net Rent	\$7.25/SF until June 30, 2021 \$7.75/SF until June 30, 2023
Additional Rent (est. 2021)	\$4.92/SF
Zoning	M2 - Manufacturing General

## TRAFFIC

23,900 vehicles per day at St. James Street and Notre Dame Avenue.

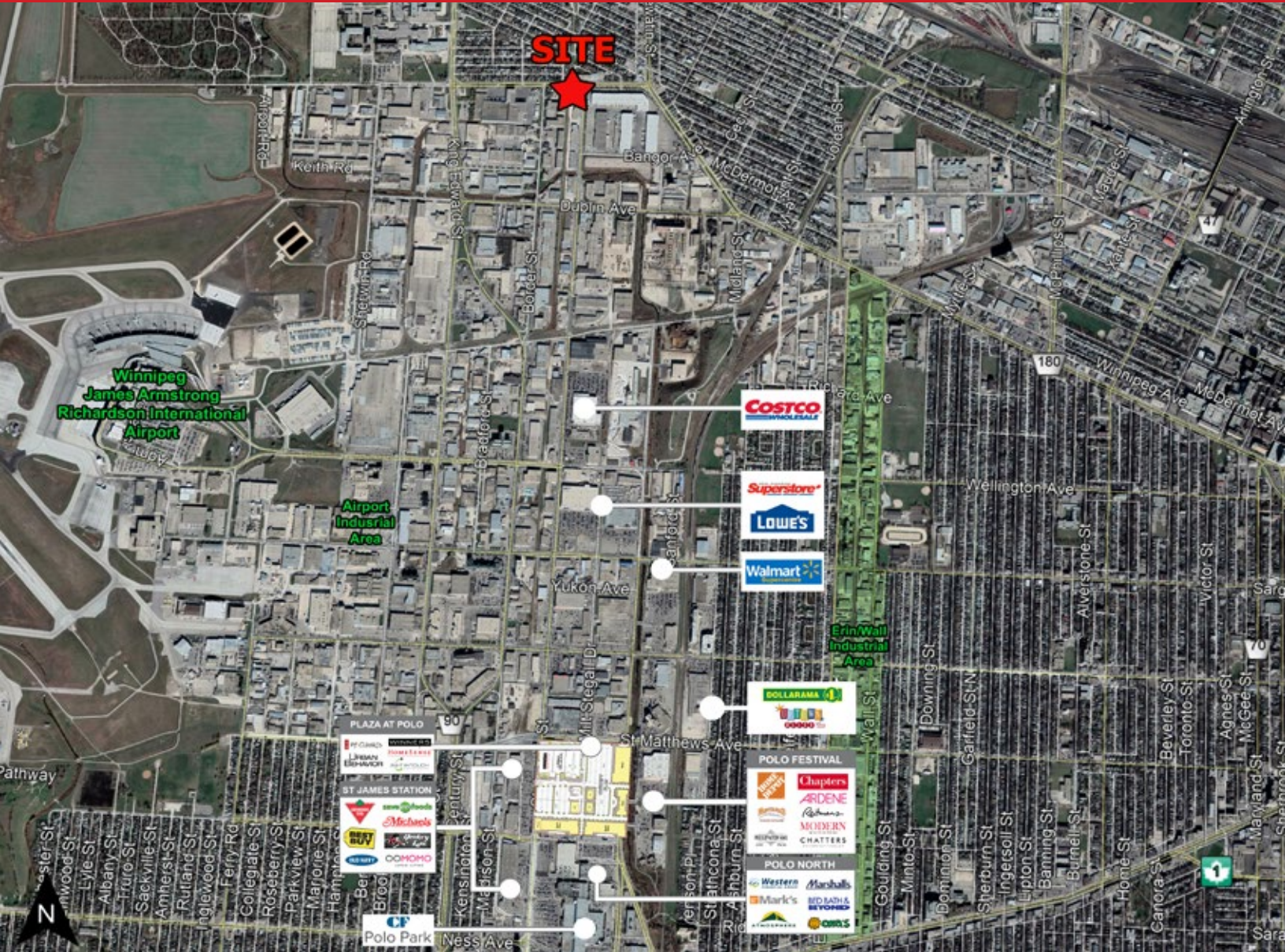
## FEATURES

- Flex space ideal for retail or service uses.
- Space consists of an open concept retail/showroom, a couple offices and warehouse at the rear.
- Opportunity for building signage on 3 sides.
- One overhead loading door at grade level.
- One dock level loading door.
- Located at the important intersection of St. James Street & Notre Dame Avenue.
- Nestled in the St. James Industrial Park, just north of the Polo Park retail node.



# FOR SUBLEASE

1778-1780 St. James Street, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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