

FOR LEASE

Office Space on Busy Corner

185 Stradbrook Avenue, Winnipeg, Manitoba



- **Limited common touchpoints**
- **Private and secure entrance**
- **Mix of developed office space and open concept layout allows for flexibility and ample space for physical distancing**

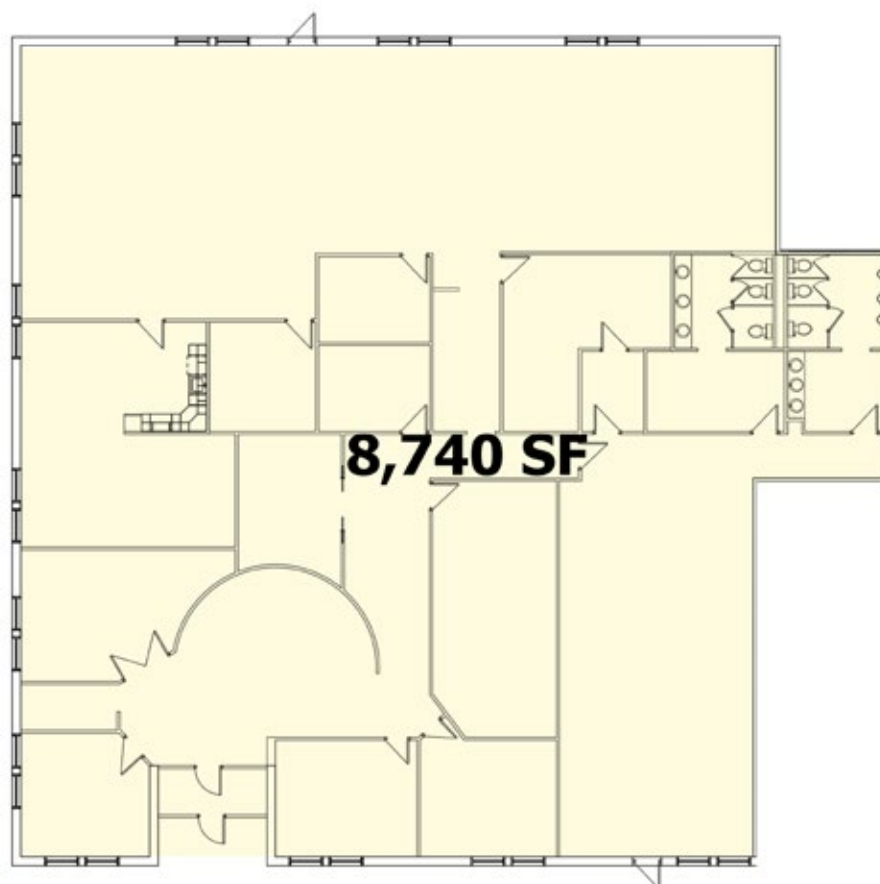
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SITE PLAN



FLOOR PLAN



204.474.2000

Shindico

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PROPERTY SUMMARY

Size	8,740 SF
Available	October 1, 2020
Net Rent	\$17.95/SF
Additional Rent* (est. 2020)	\$8.26/SF
Zoning	C2 - Commercial

*plus management fee equal to 5% of net rent

LOCATION

- Situated on the corner of Stradbrook Avenue & Harkness Avenue
- Conveniently located on the door step of Downtown, with a short distance to The Forks Market & St. Boniface General Hospital
- Directly adjacent to the Winnipeg Winter Club and within walking distance of the Winnipeg Squash & Racquet Club
- Excellent access to public transit including the Southwest Rapid Transit Corridor in front of the building
- Within walking distance of Osborne Village's amenity rich environment, including grocery, restaurants, retail and fitness

FEATURES

- **Great opportunity to relocate from Downtown while maintaining a professional presence**
- Windows on three sides, allowing plenty of natural sunlight
- Up to 30 designated parking stalls available for rent plus ample street parking on Bell Avenue, Arctic Street and River Avenue
- Building signage opportunities on 3 sides.
- Dedicated monument signage available
- Large lunchroom and boardroom
- Ideal for a variety of uses including office, medical, and service tenancies
- Washrooms for tenant use only, no public access

TRAFFIC

52,600 vehicles per day at Stradbrook Avenue & Harkness Avenue

Reference: City of Winnipeg Public Works Department, 2018



Parking



Monument Signage

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FOR MORE INFORMATION, PLEASE CONTACT:

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