

# FOR LEASE

Fully Developed Office in Northeast Winnipeg

Unit G - 431 Thames Avenue, Winnipeg, Manitoba



**3 TRANSIT  
STOPS NEARBY**



**MOVE-IN  
READY**



**AMPLE  
PARKING**

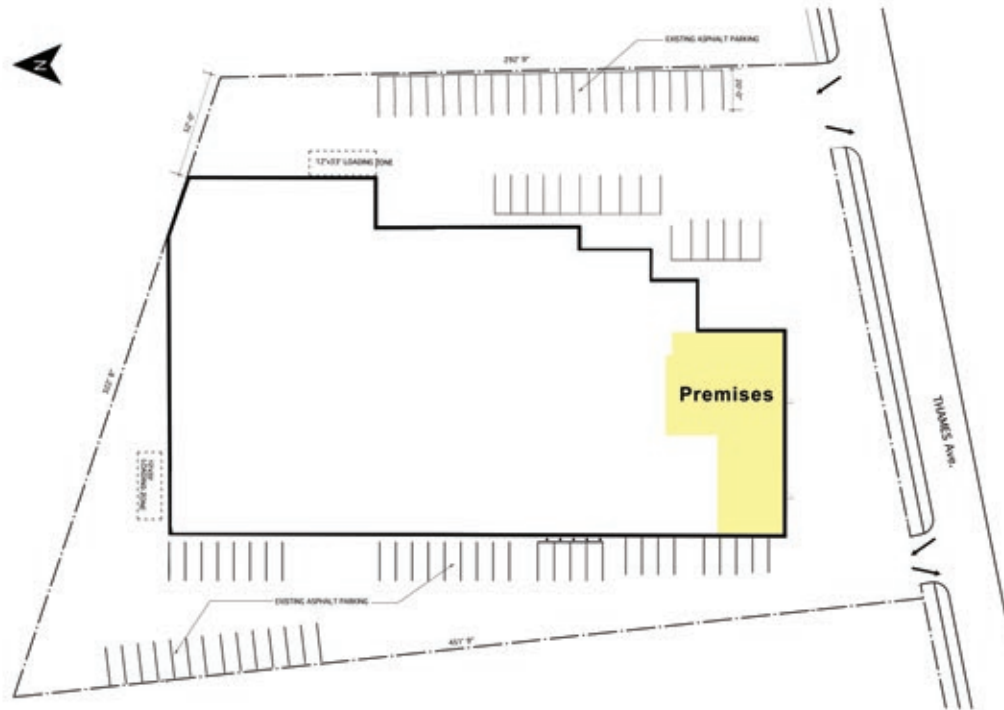
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**Shindico**

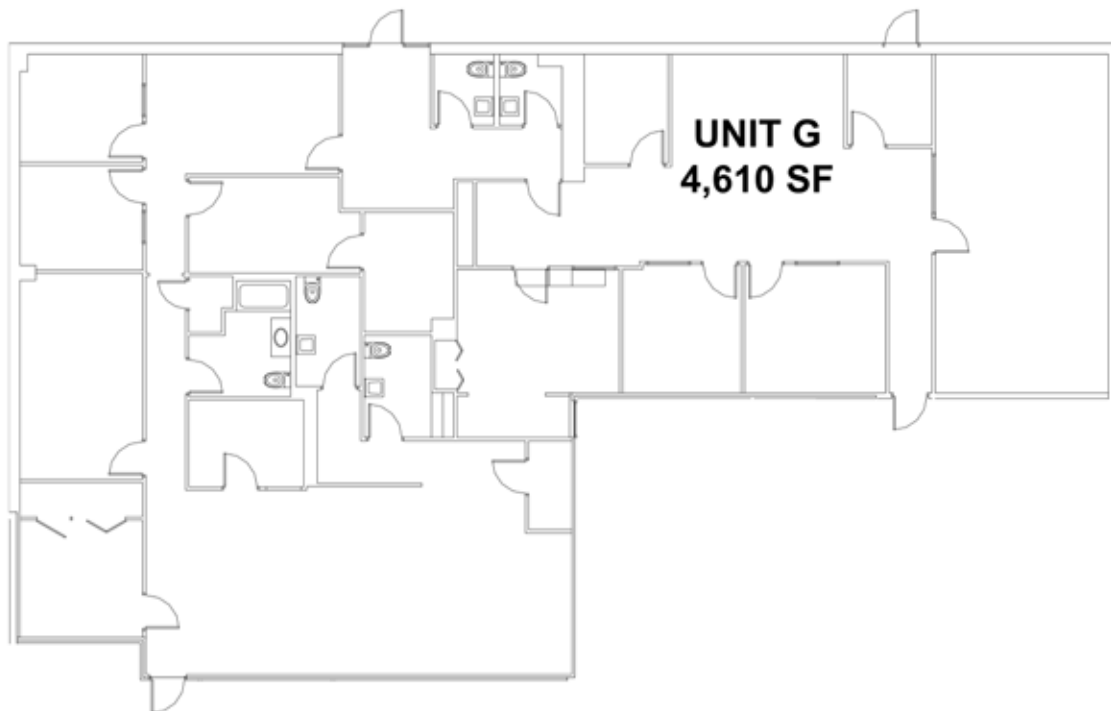
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## SITE PLAN



## FLOOR PLAN



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## PROPERTY SUMMARY

Size	4,610 SF
Available	July 1, 2025
Net Rent	\$12.95/SF
Additional Rent (2025)	\$3.73/SF*
Parking	Ample On-Site
Zoning	C2 - Commercial

\*plus 5% management fee

## FEATURES

- Turnkey office ready for move in.
- Just east off Watt Street, near Henderson Highway.
- Convenient access to city's core and major truck routes.
- Well suited for a school.

## DRIVE TIMES

- Downtown (Portage Ave & Main St) 9 min
- Regent Ave & Lagimodiere Blvd 7 min
- Lagimodiere Blvd & Fermor Ave 13 min

## TRAFFIC

14,800 vehicles per day on Watt Street between Talbot Avenue and Poplar Avenue.

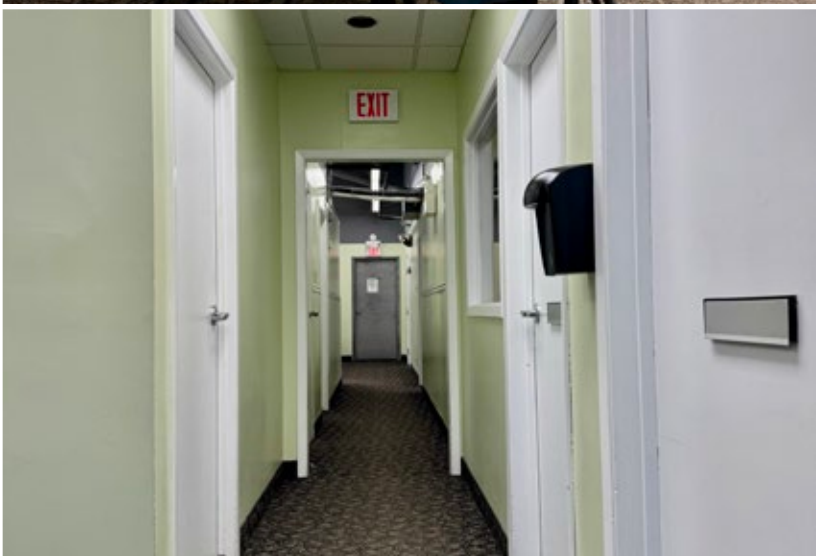
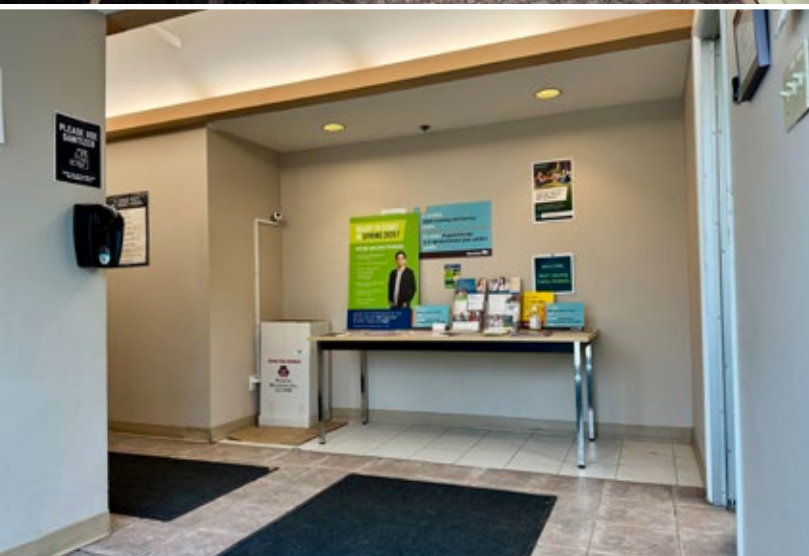
City of Winnipeg Public Works Department 2023





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FOR MORE INFORMATION, PLEASE CONTACT:

**Kalvine Zinzombe**  
**Leasing and Sales Associate**  
P (204) 306-9183  
C (204) 805-1053  
[kzinzombe@shindico.com](mailto:kzinzombe@shindico.com)

**Mark Scaletta**  
**Vice President, Industrial**  
P (204) 928-8223  
C (204) 510-3754  
[mscaletta@shindico.com](mailto:mscaletta@shindico.com)

**Shindico Realty Inc.**  
200-1355 Taylor Avenue  
Winnipeg, Manitoba R3M 3Y9  
P (204) 474-2000  
[inquire@shindico.com](mailto:inquire@shindico.com)  
[www.shindico.com](http://www.shindico.com)



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