

FOR LEASE

Developed Office Space with Warehouse

590 Erin Street, Winnipeg, Manitoba



**DEVELOPED
OFFICE**



**ON-SITE
PARKING**



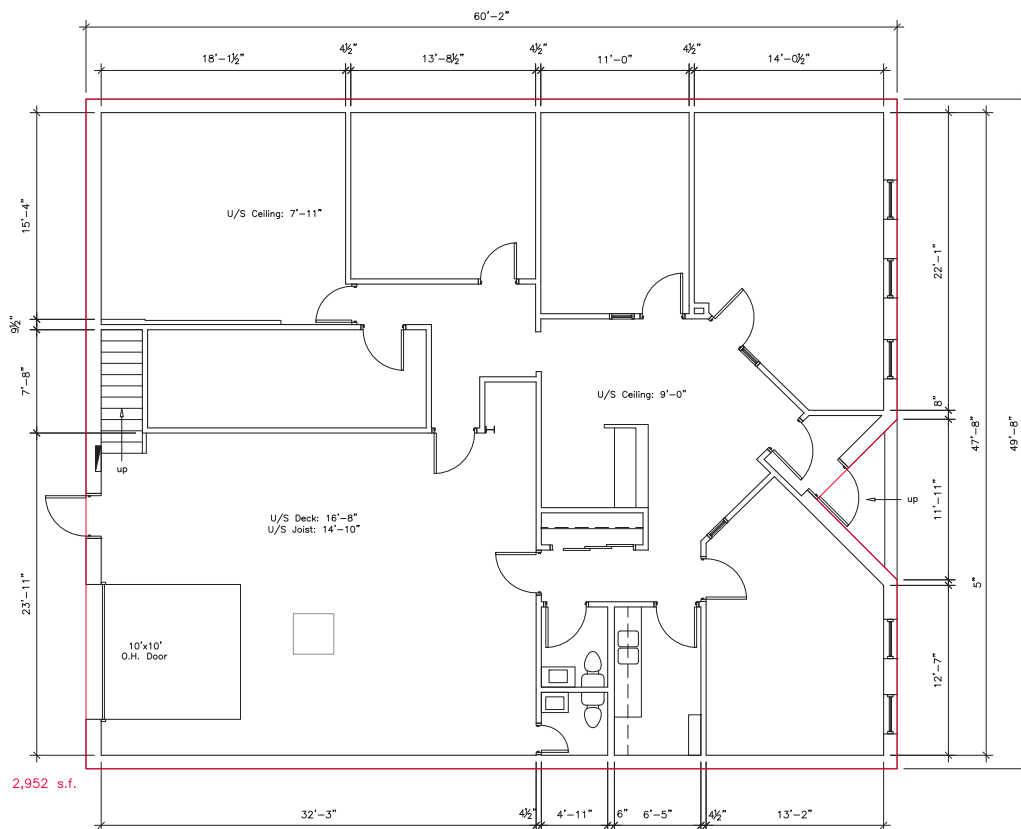
**GRADE LEVEL
LOADING**

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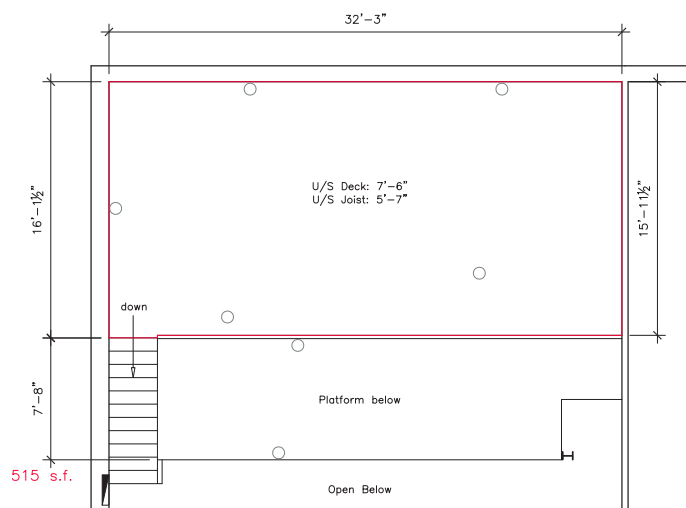
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Main Floor Plan



Mezzanine Plan



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PROPERTY SUMMARY

Available	3,000 SF
Net Rent	\$16.00/SF
Additional Rent (2025 est.)	\$5.25/SF
Zoning	M1

FEATURES

- Fully developed office with warehouse at rear.
- Grade level loading.
- Mezzanine level for extra storage.
- On-site parking at rear plus ample street front parking.
- Suitable for a variety of uses.

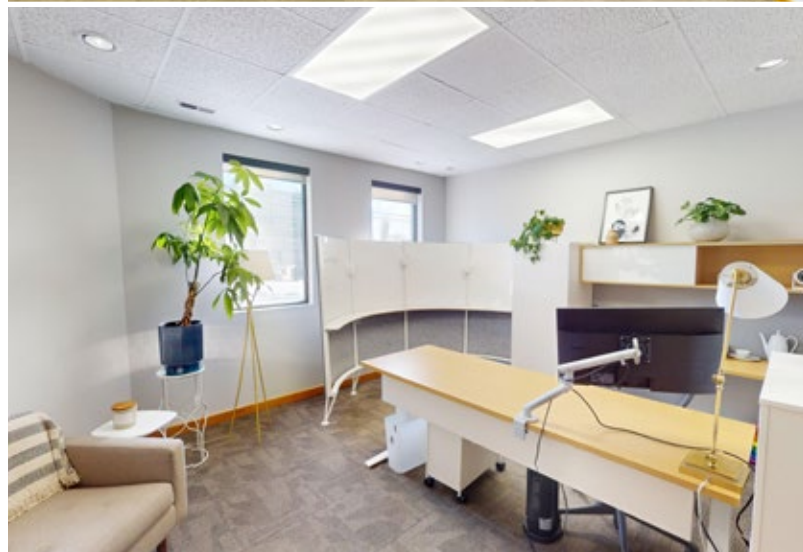
FEATURES

- Access off Erin Street and rear lane.
- Just east of CF Polo Park Shopping Centre, Winnipeg's largest interior mall.
- Minutes from Winnipeg James Armstrong Richardson International Airport and downtown.

TRAFFIC LINKS/ACCESS

8,000 vehicles per day on Erin Street between Portage Avenue and St Matthews Avenue.

City of Winnipeg Public Works Department 2023

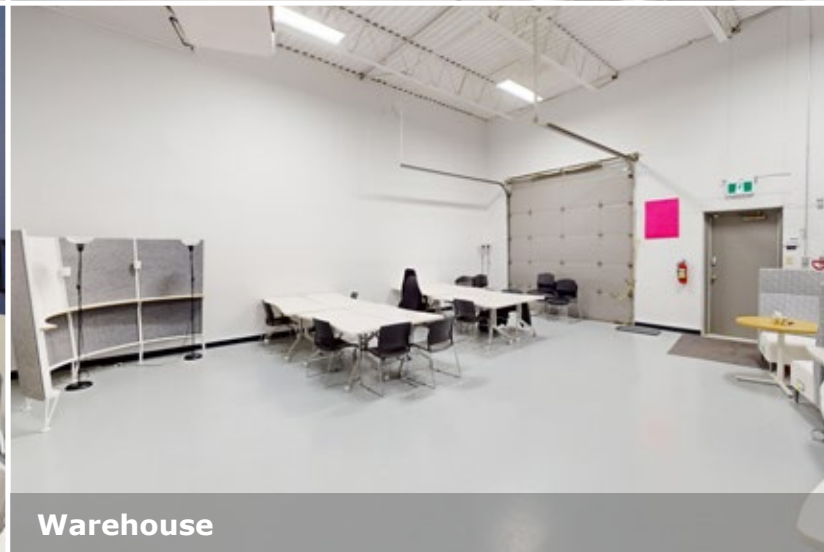


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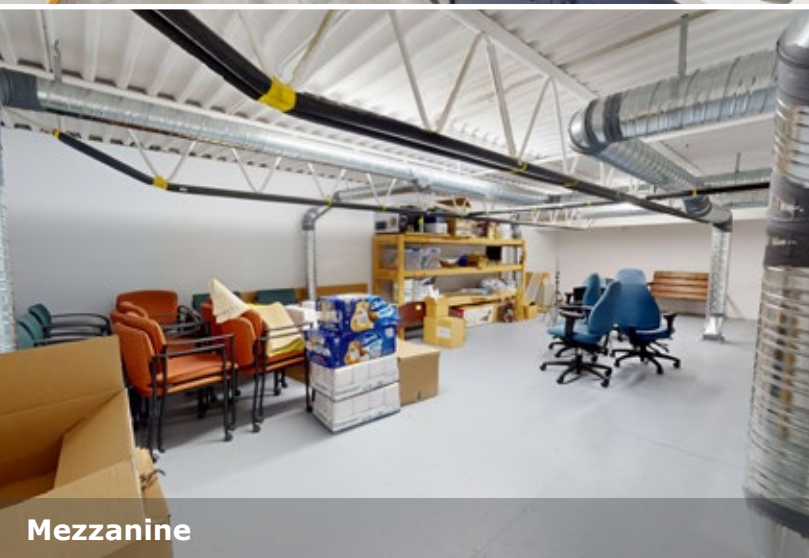
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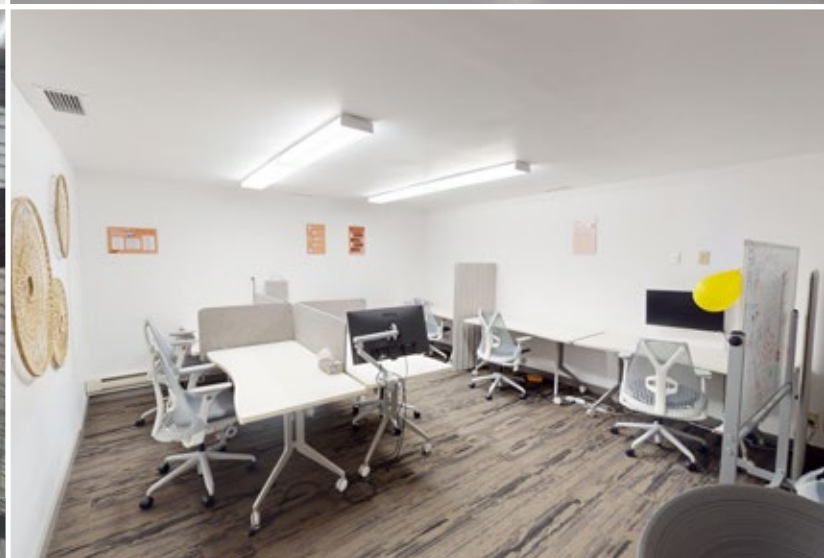
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Warehouse



Mezzanine



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FOR MORE INFORMATION, PLEASE CONTACT:

Dino Alevizos*

*Services provided by Dino Alevizos Personal Real Estate Corporation

P (204) 928-8209

C (204) 781-9717

dalevizos@shindico.com

Kalvine Zinzombe

Leasing and Sales Associate

P (204) 306-9183

C (204) 805-1053

kzinzombe@shindico.com

Shindico Realty Inc.

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

inquire@shindico.com

www.shindico.com



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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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