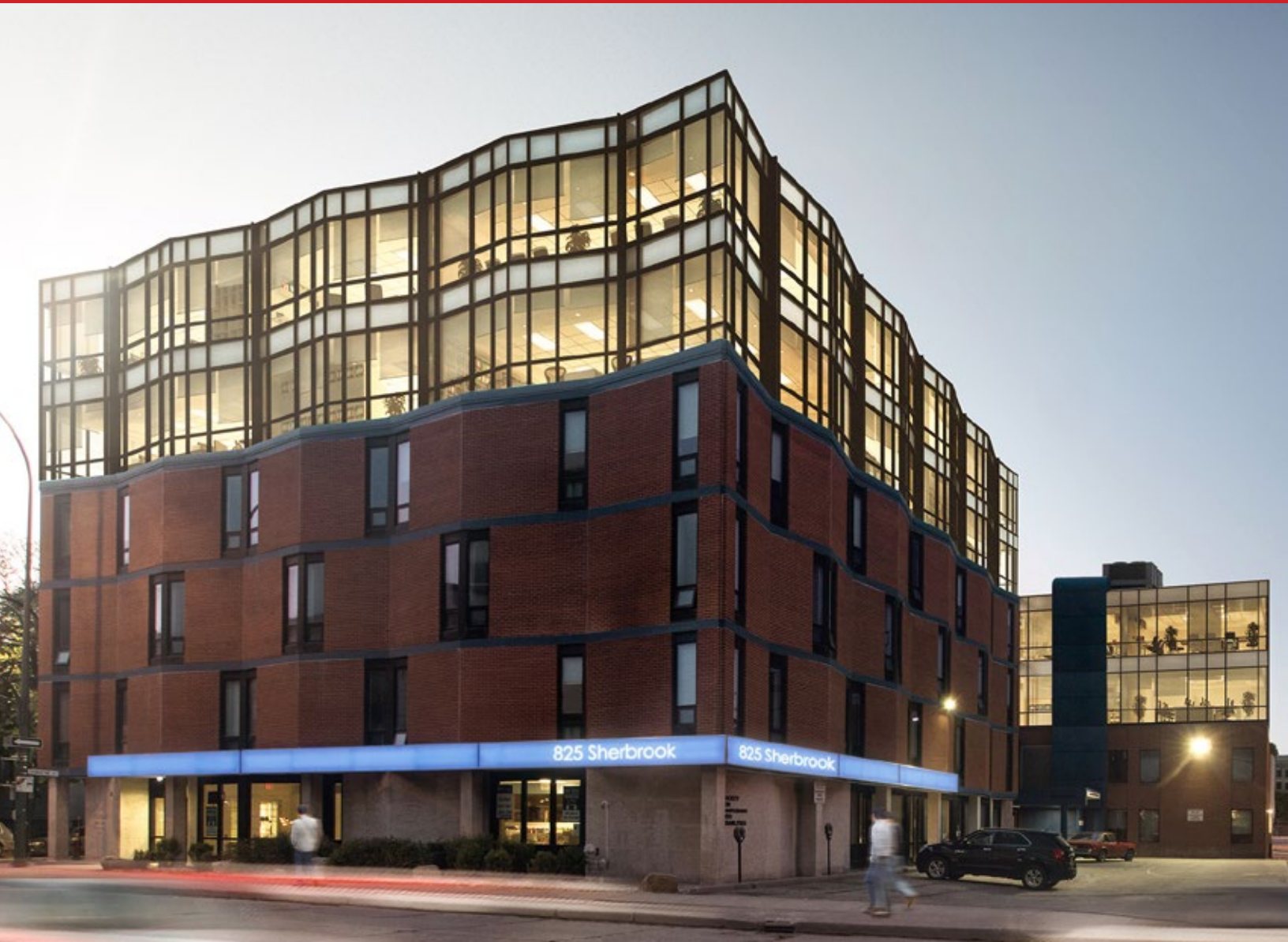


FOR LEASE

Potential 2-Storey Addition across from Health Sciences Centre

825 Sherbrook Street, Winnipeg, Manitoba



SIGNAGE
OPPORTUNITIES



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825 Sherbrooke Street, Winnipeg, Manitoba



DIRECTLY ACROSS FROM MANITOBA'S LARGEST HOSPITAL COMPLEX

- Directly across from the Health Sciences centre, one of Canada's largest tertiary care facilities, with over 6,000 staff.
- The Health Sciences Centre is Manitoba's largest teaching hospital and research centre and includes the University of Manitoba's Faculties of Medicine, Pharmacy, Dentistry, Physiotherapy, Respiratory Therapy, and Occupational Therapy.
- Building occupies a **full city block** (between Sherbrooke & Furby)
- **Main level common building access** off Sherbrooke and the lobby via two vestibules (north & south) with automatic door operators
- Windows on all four sides
- Parking available in adjacent surface lot

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825 Sherbrook Street, Winnipeg, Manitoba



PROPERTY SUMMARY

Potential Development	Up to 50,000 SF (2-Storey addition)
Gross Leasable Area	69,096 +/- SF
Land Area	1.08 acres
Additional Rent* (est.)	\$8.90/SF
Zoning	CMU - Commercial Multi-Use

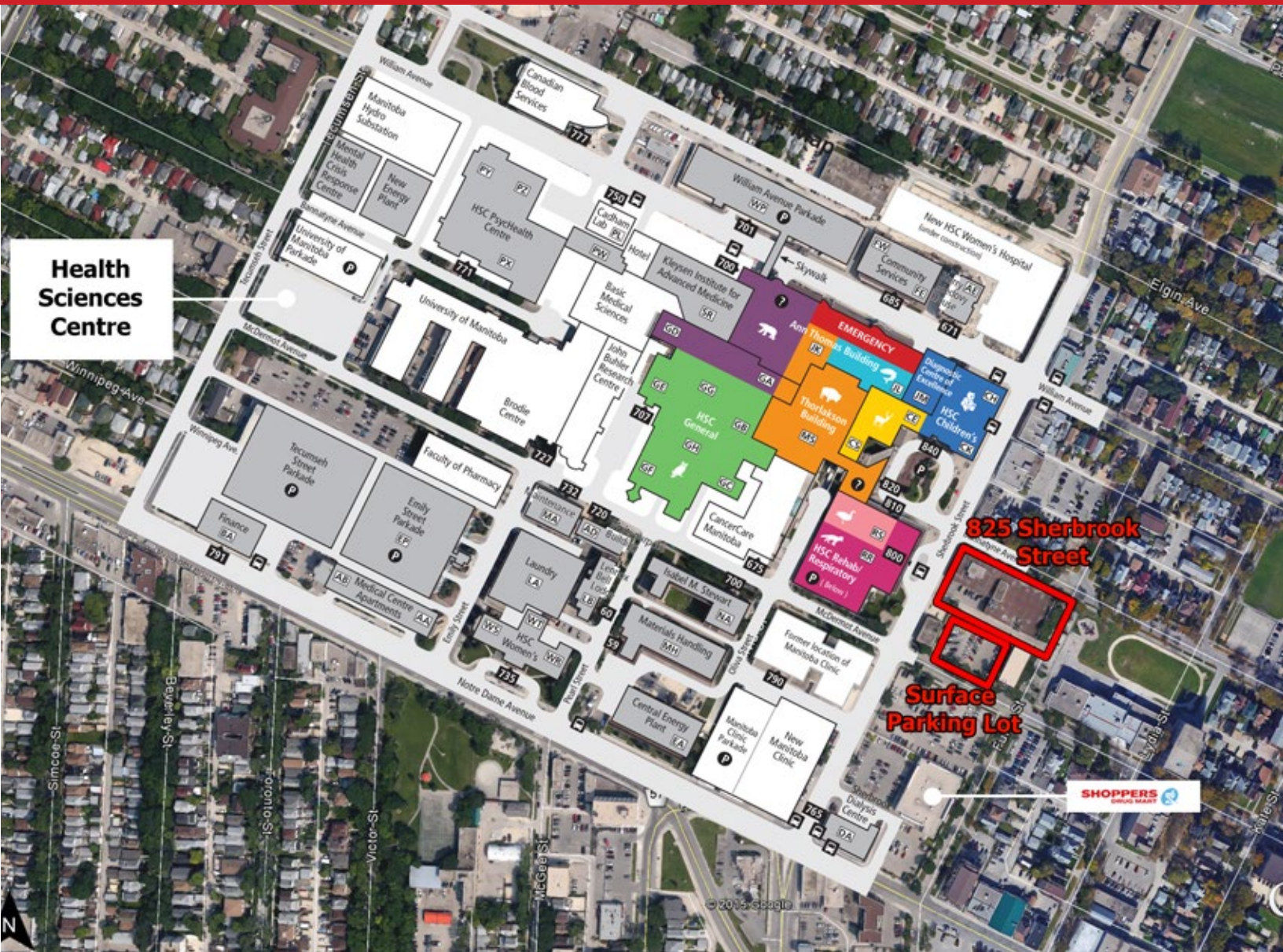
*plus management fee



Join: Health Sciences Centre Winnipeg, Winnipeg Regional Health Authority, CancerCare Manitoba and Manitoba Possible

FOR LEASE

825 Sherbrook Street, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

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