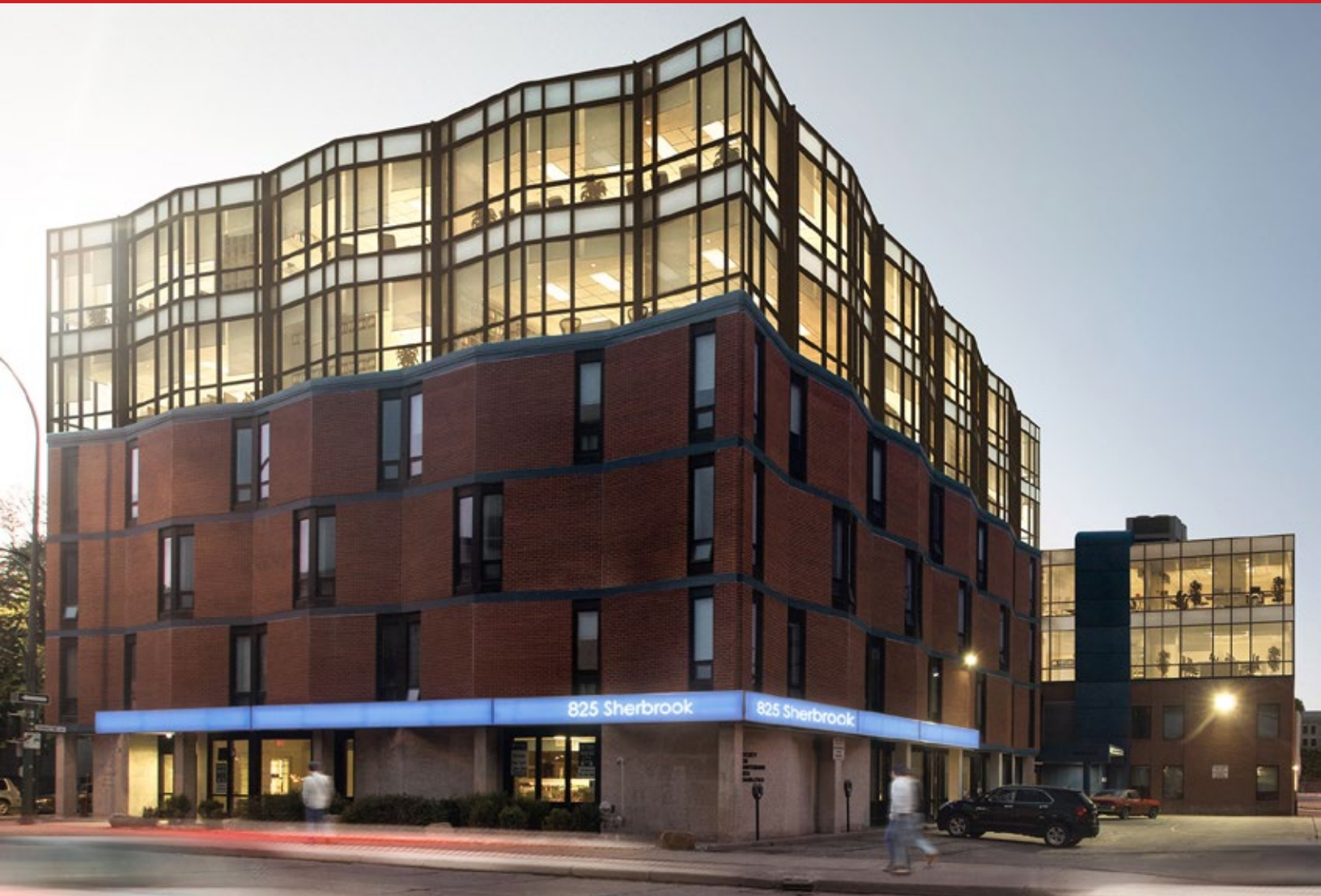


FOR LEASE

Main Floor Developed Medical Clinic and Pharmacy

825 Sherbrook Street, Winnipeg, Manitoba



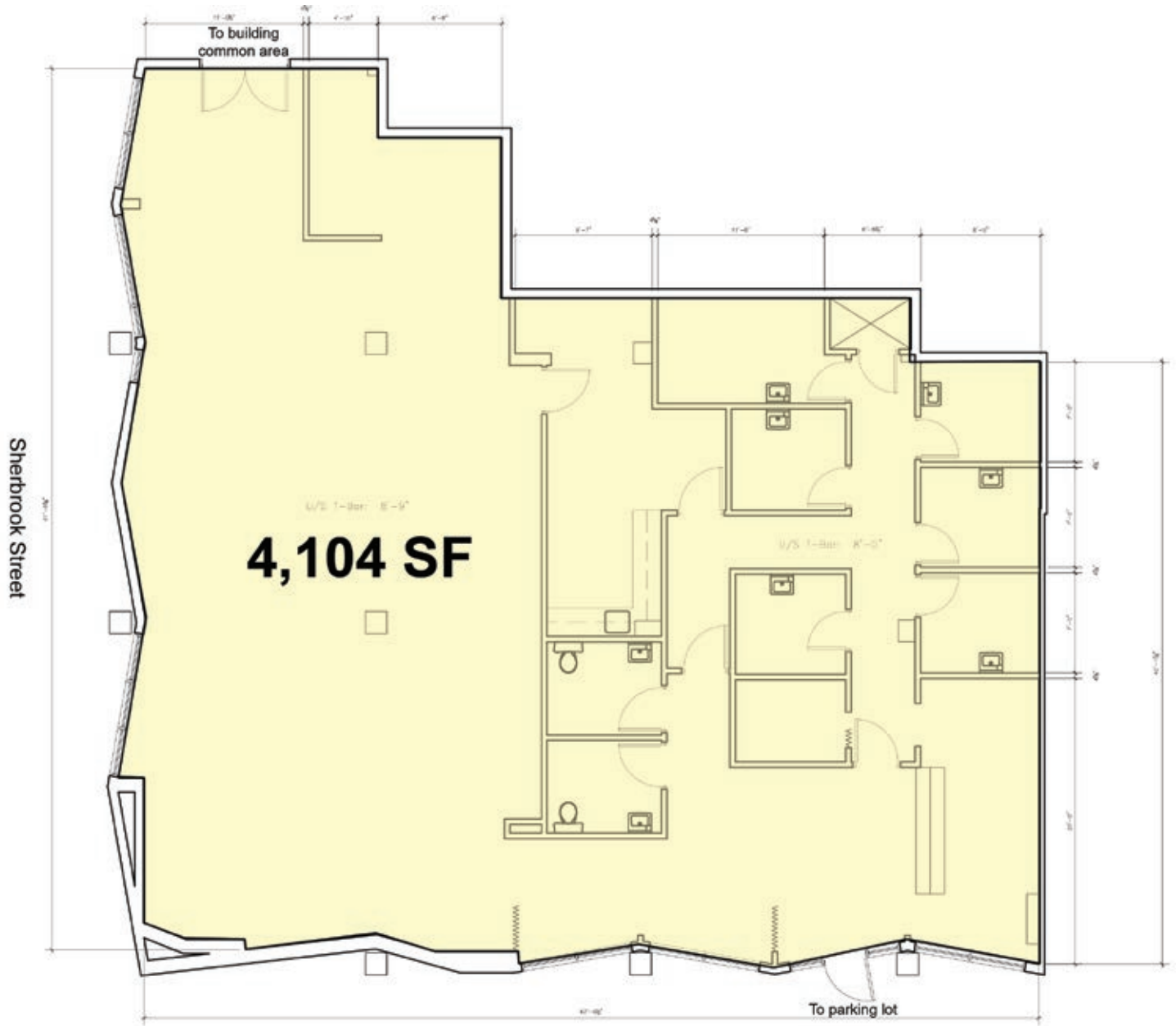
- Building occupies a **full city block** (between Sherbrook & Furby)
- **Main level common building access** off Sherbrook and the lobby via two vestibules (north & south) with automatic door operators
- **Independent access** on the south side of the premises
- Parking available in adjacent surface lot
- Over **80 feet of frontage** on Sherbrook Street
- Prominent signage opportunities on 2 sides
- **Potential 2-storey+ addition**
with up to 50,000 sq. ft. (25,000+/- sq. ft per floor)

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FOR LEASE

825 Sherbrook Street, Winnipeg, Manitoba

MAIN FLOOR RETAIL/MEDICAL SPACE AVAILABLE IMMEDIATELY



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.

204.474.2000

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FOR LEASE

825 Sherbrook Street, Winnipeg, Manitoba



PROPERTY SUMMARY

Available Immediately (Main Floor) 4,104 SF

Potential Development Up to 50,000 SF
(2-Storey)

Gross Leasable Area 69,096 +/- SF

Land Area 1.08 acres

Additional Rent* (est.) \$8.72/SF

Zoning CMU - Commercial Multi-Use

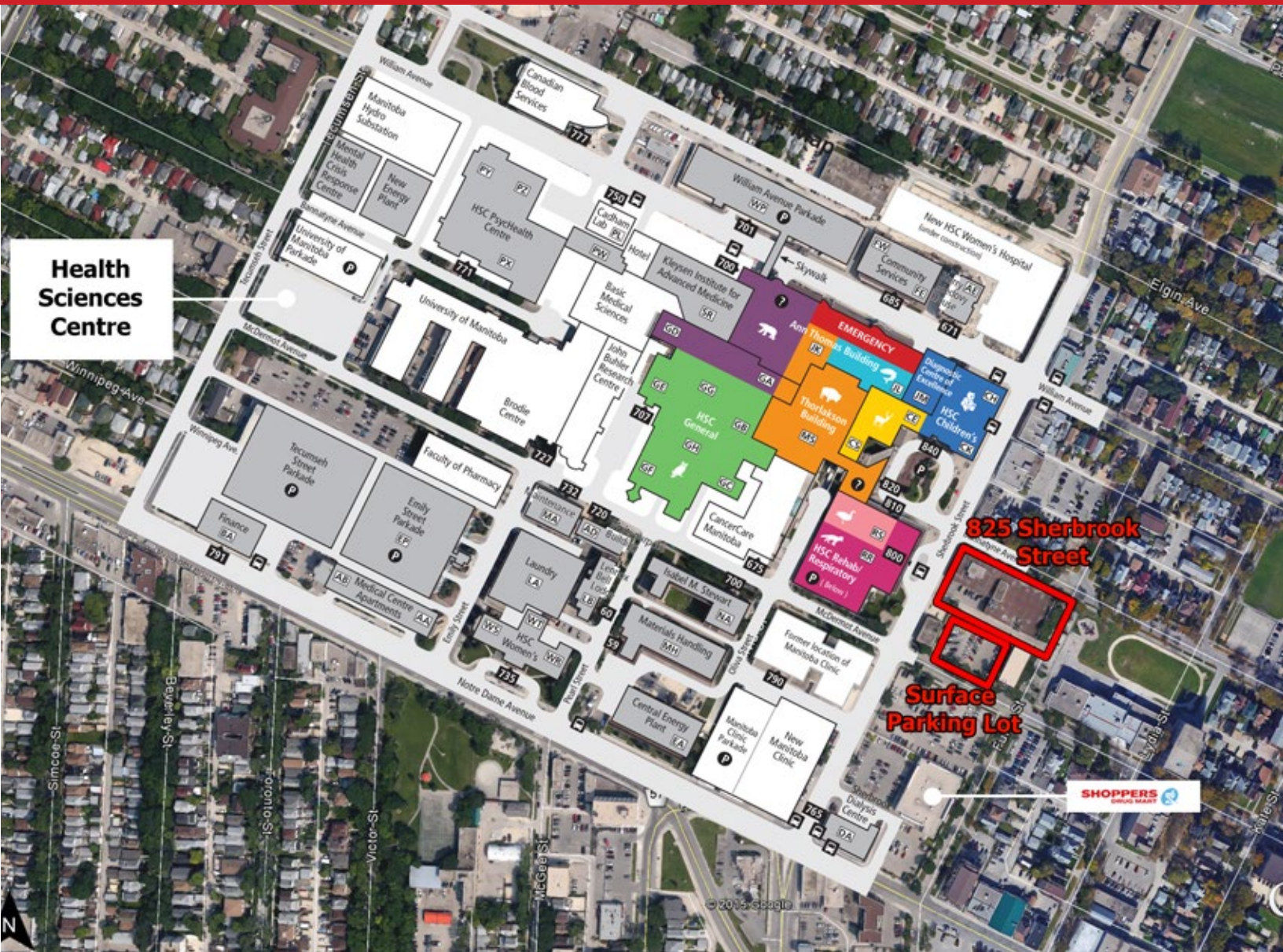
*plus management fee



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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Shindico is dedicated to the protection of the environment and the communities that we are a part of.

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