

# FOR LEASE

Developed Office Space in Busy Neighbourhood Centre

2361-2393 Ness Avenue, Winnipeg, Manitoba

IN-SUITE  
WASHROOMS



PRIVATE  
ENTRANCES



NO ELEVATORS



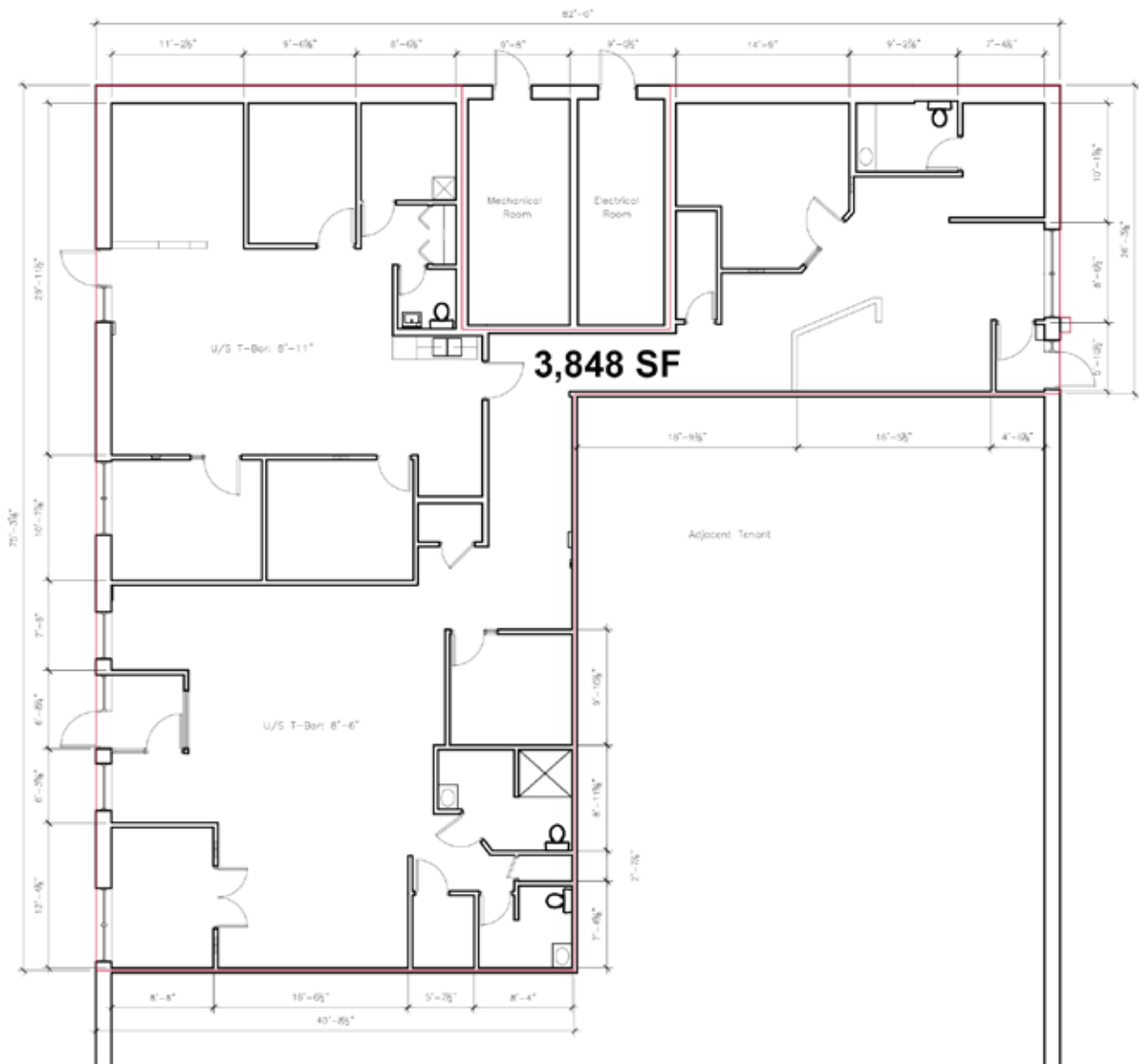
SEPARATE  
HVAC



## LIMITED COMMON TOUCHPOINTS

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## FEATURES

- Private and secure entrance with automatic door operators.
- Exclusive boardroom and lunchroom.
- Washrooms for tenant use only, no public access.
- Windows on two sides, allowing plenty of natural sunlight
- Mix of development space and open concept allows for a variety of layouts.

204.474.2000

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## PROPERTY SUMMARY

<b>Available</b>	<b>3,848 +/- SF</b>
Property Taxes (est.)	\$4.65/SF
CAM* (est.)	\$6.58/SF
Parking	170 +/- stalls

\*plus management fee

## SURROUNDED BY AMENITIES

- Surrounded by numerous amenities including retail, dining and recreational facilities.
- Located at the gateway to Murray Industrial Park - home to approximately 50 companies and 6,000+ employees (including Boeing, MacDon, Winpak and North West Company).
- Immediate area includes: 7 schools, recreational facilities and apartment complexes.

## LOCATION

- Great exposure at busy northwest corner of Ness Avenue and Moray Street in the heart of St. James.
- Excellent transit service, with 9 routes, all within easy walking distance.
- Easily accessible with right-in/right-out westbound on Ness Avenue as well as 2 signalized intersections which allow easy access for eastbound, northbound, and southbound traffic.
- Diverse tenant mix including financial, medical, retail, service and restaurants.



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FOR MORE INFORMATION, PLEASE CONTACT:

**Jared Kushner**  
P (204) 928-8238  
C (204) 294-1087  
[jkushner@shindico.com](mailto:jkushner@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)



# Shindico

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