

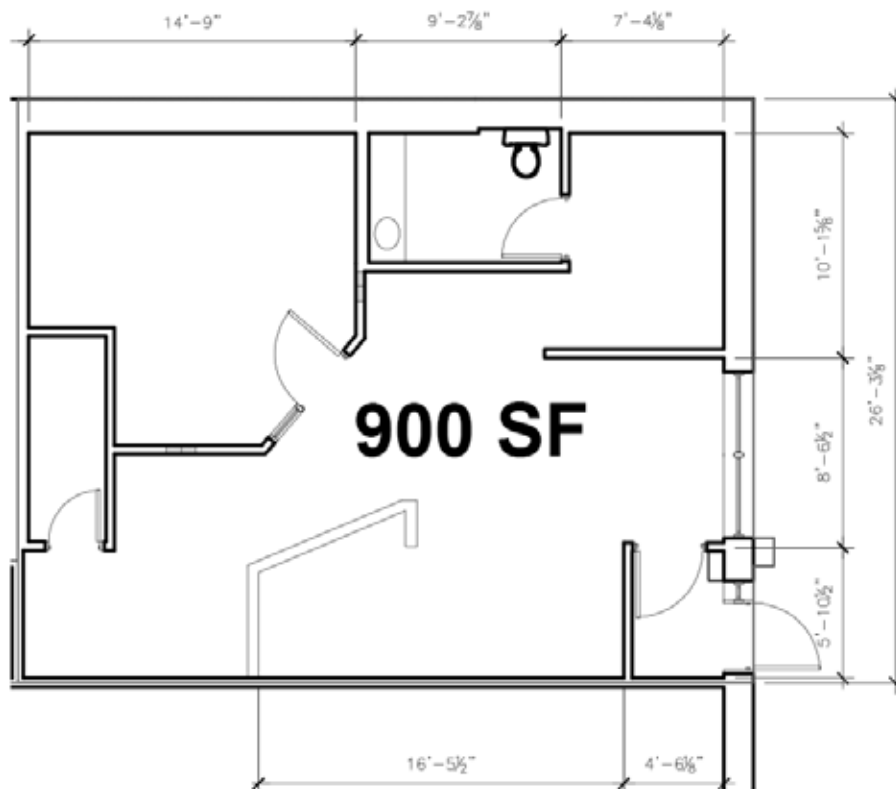
FOR LEASE

2361-2393 Ness Avenue, Winnipeg, Manitoba

SITE PLAN



FLOOR PLAN



204.474.2000

Shindico

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PROPERTY SUMMARY

Available	900 +/- SF
Property Taxes (est.)	\$4.22/SF
CAM* (est.)	\$6.86/SF
Parking	170 +/- stalls

*plus management fee

SURROUNDED BY AMENITIES

- Surrounded by numerous amenities including retail, dining and recreational facilities.
- Tenants include **newly expanded Dollarama and McDonald's**.
- 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

- Located 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:

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