

WELL-APPOINTED MAIN FLOOR OFFICE SPACE FOR LEASE



101-1555 ST. JAMES STREET WINNIPEG, MB



GARY GOODMAN, Vice President, Sales & Leasing
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PROPERTY OVERVIEW

AREA AVAILABLE (+/-)

Unit 101: 2,461 sq. ft.

RENTAL RATE

\$15.00 per sq. ft.

ADDITIONAL RENT

\$16.09 per sq. ft. (est. 2025) inclusive of mgmt. fee

AVAILABILITY

Immediately

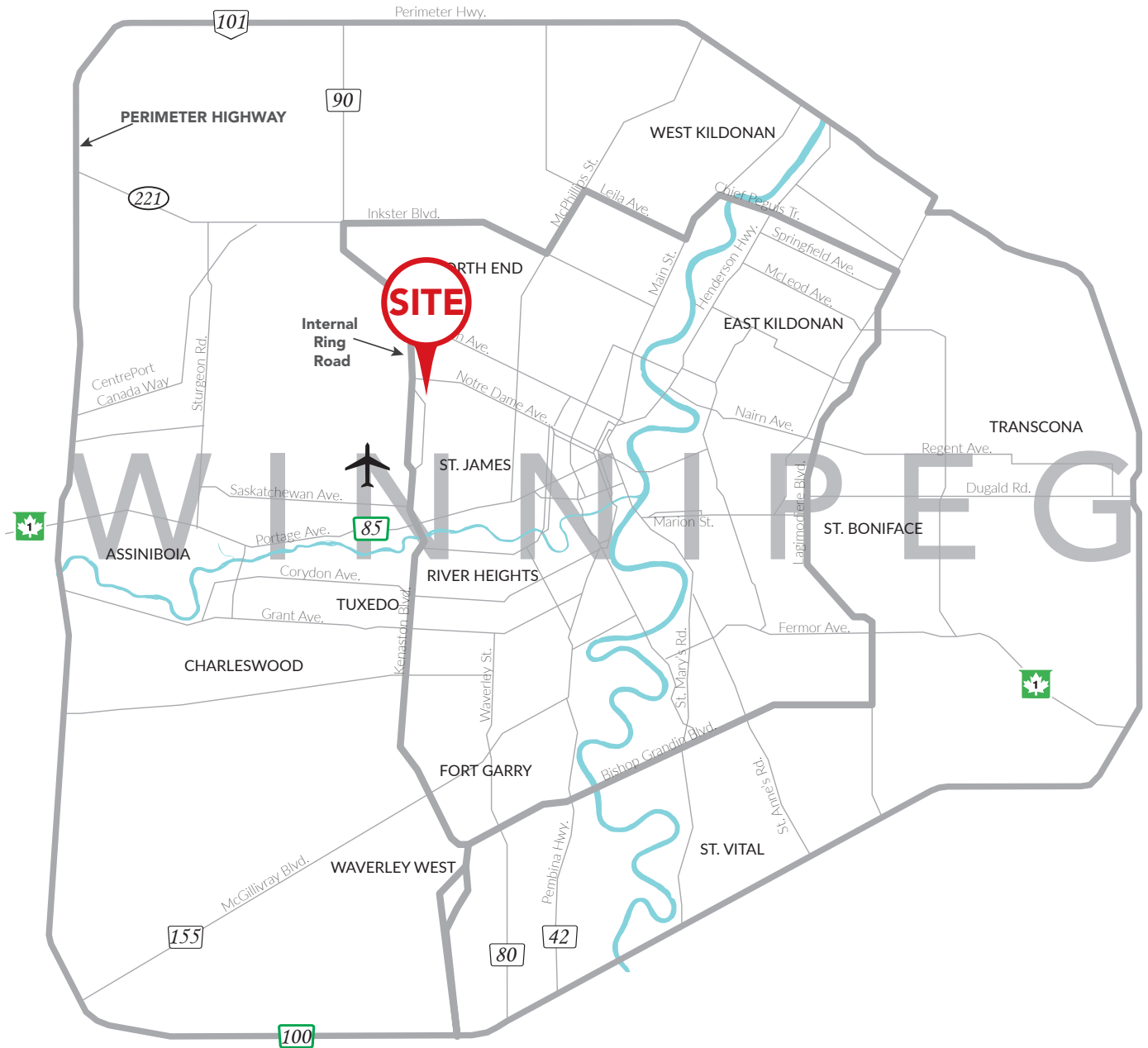
HIGHLIGHTS

- Surface parking available
- Pylon signage available
- Excellent location at the Southeast corner of St. James Street and Dublin Avenue

INTERIOR PHOTOS



DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT
9 minutes



PERIMETER HIGHWAY
9 minutes



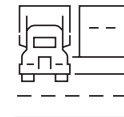
PORTAGE AND MAIN
9 minutes



POLO PARK SHOPPING CENTRE
4 minutes



CANADA LIFE CENTRE
8 minutes



ST. JAMES INDUSTRIAL
3 minutes

CONTACT

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