

# FOR LEASE

Office/Retail Available in St. Vital

600 St. Anne's Road, Winnipeg, Manitoba



**DOMINANT  
SIGNAGE**



**GREAT  
ACCESS**

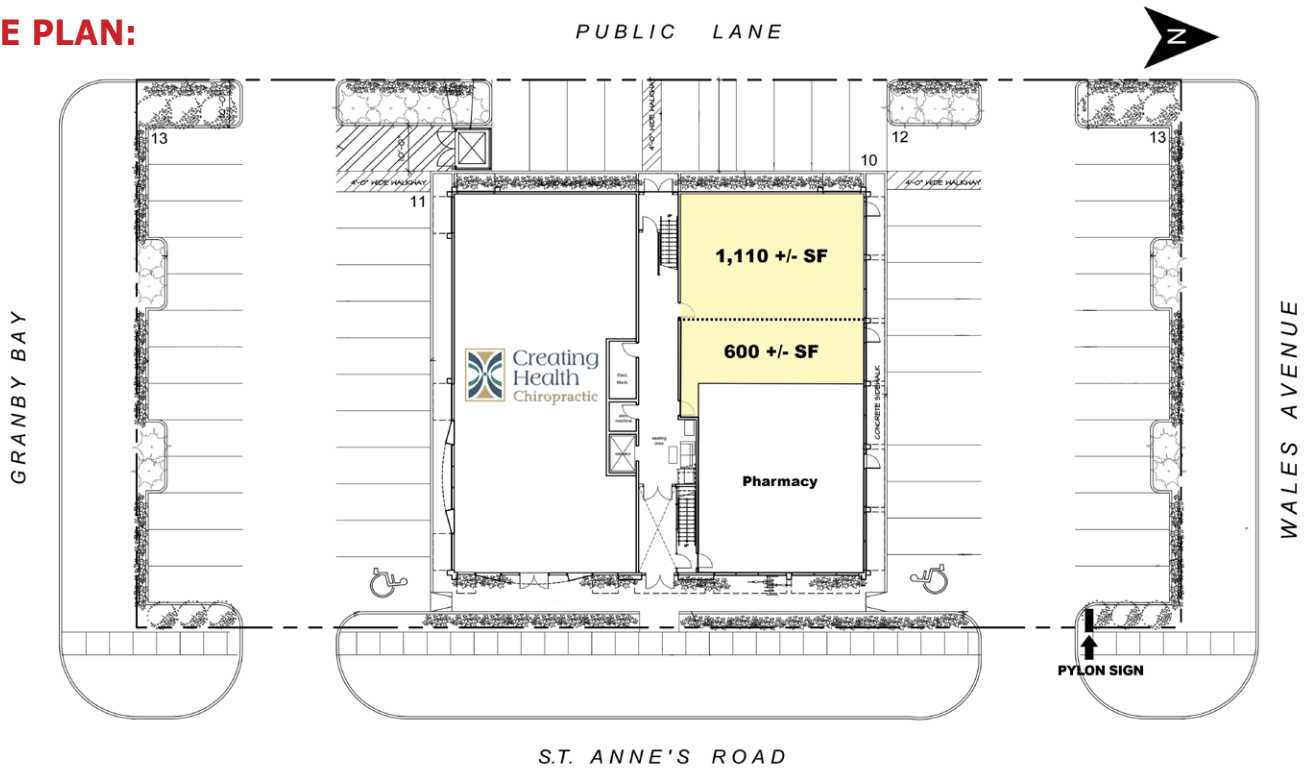


**ON-SITE  
PARKING**

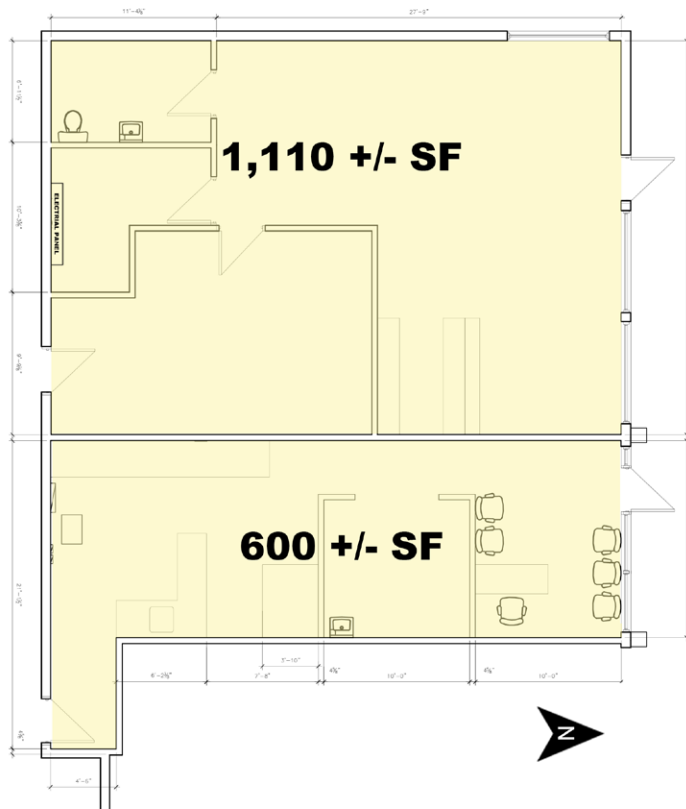
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## SITE PLAN:



## FLOOR PLAN:



204.474.2000

**Shindico**

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## PROPERTY SUMMARY

**Unit 140:** 600 SF  
(Can be combined with Unit 130 for 1,710 SF)

**Unit 130:** 1,110 +/- SF  
(Sublease - expires Sept 30/22)

Net Rent \$25.00/SF

Property Tax (est.) \$6.17/SF

CAM (est.) \$5.99/SF

Zoning C2 - Commercial District

## FEATURES

- Built in 2010.
- Access from street & building lobby.
- Ample parking.
- Excellent exposure.

## LOCATION

- In the heart of St. Vital, one of the most dynamic communities in Winnipeg.
- Located just south of Meadowood Drive on St. Anne's Road, in close proximity to St. Vital Shopping Centre.
- Near Southglen Bridge, providing access to the growing affluent community of Royalwood.

## DEMOGRAPHICS

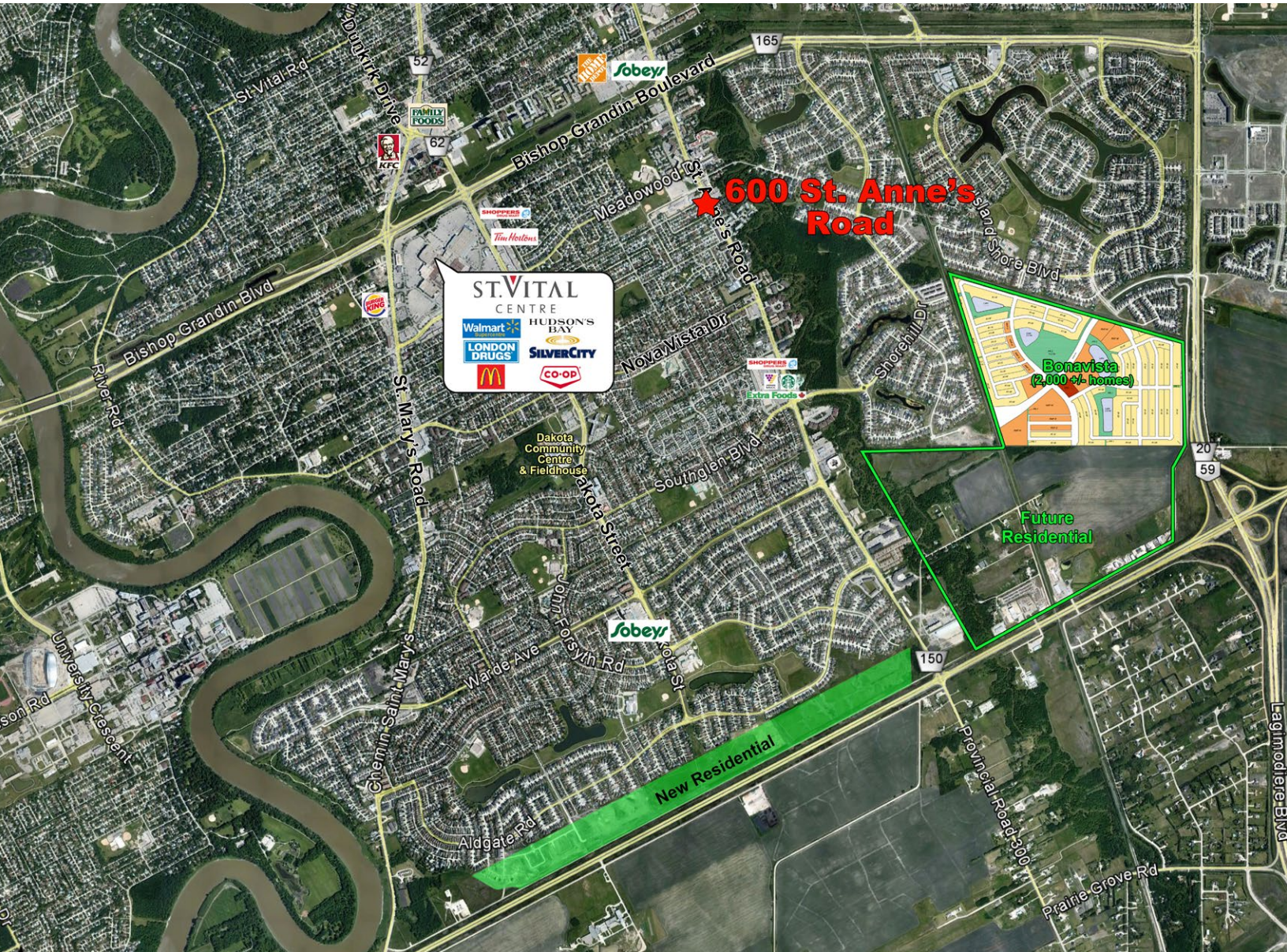
	<b>3 km. Radius</b>	<b>5 km. Radius</b>
Total Population	74,348	139,773
Households	29,647	55,873
Median Age	41.0	39.5
Avg. Household Income	\$102,884	\$104,115

Source: Environics Analytics ©2018



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FOR MORE INFORMATION, PLEASE CONTACT:

**Dino Alevizos**

P (204) 928-8209  
C (204) 781-9717  
dalevizos@shindico.com

**Michael Stronger**

\*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers  
P (204) 928-8237  
C (204) 793-3448  
mstronger@shindico.com

**Shindico Realty Inc.**

200-1355 Taylor Avenue  
Winnipeg, Manitoba R3M 3Y9  
P (204) 474-2000  
inquire@shindico.com  
www.shindico.com



# Shindico

**Succeeding by Helping Others Succeed**



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

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