

MAIN FLOOR OFFICE SPACES FOR LEASE



1791 DUBLIN AVENUE

WINNIPEG, MB



LUKE PAULSEN, Vice President, Sales & Leasing
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Services provided by Luke Paulsen Personal Real Estate Corporation

PROPERTY DETAILS

BUILDING AREA (+/-)	30,832 sq. ft.
AREA AVAILABLE (+/-)	Unit B: 1,600 sq. ft. Unit C: 1,229 sq. ft.
NET RENTAL RATE	\$14.95 per sq. ft.
ADDITIONAL RENT	\$7.02 per sq. ft.
ZONING	M2 Industrial
AVAILABILITY	Immediately

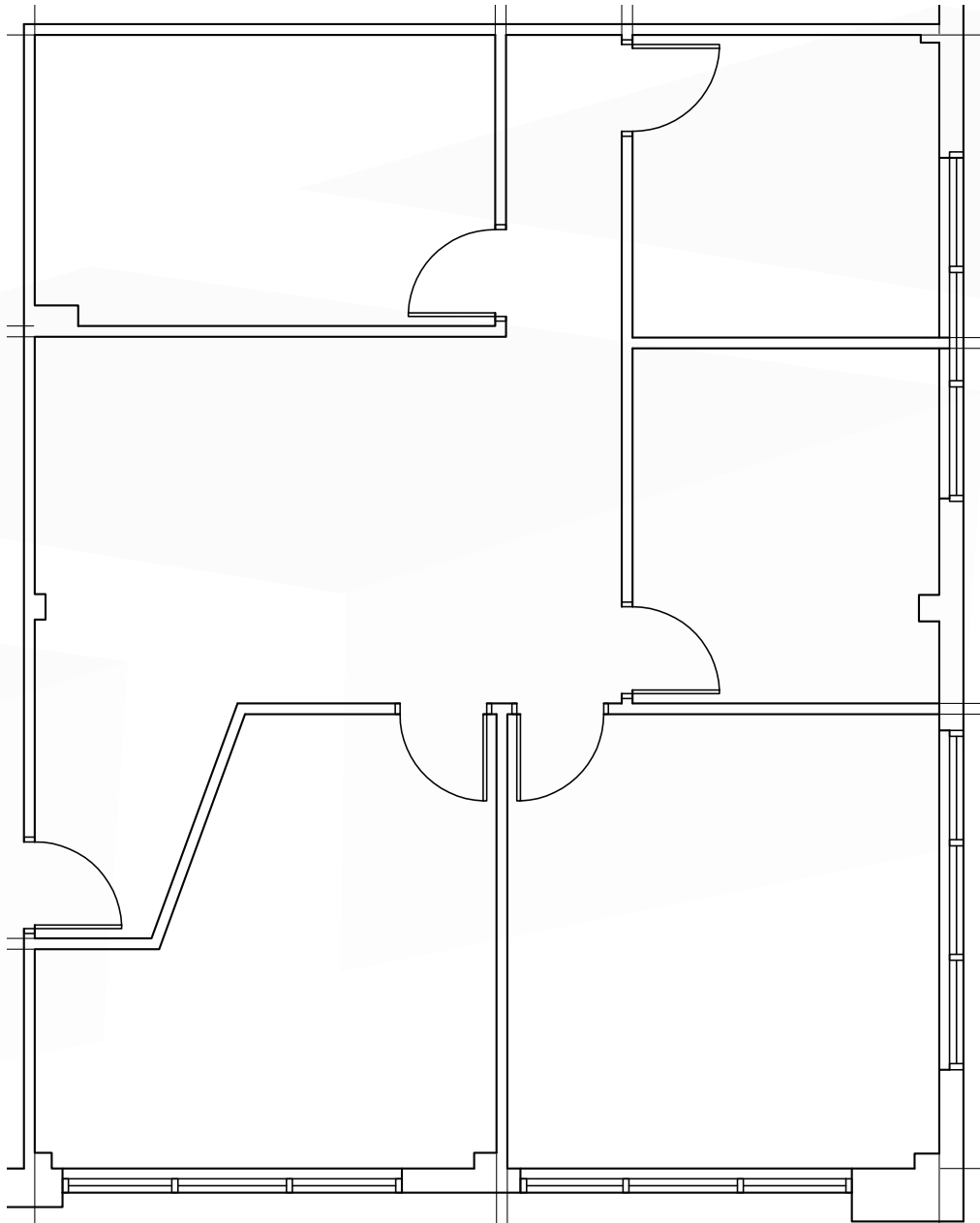
PROPERTY HIGHLIGHTS

- Signage opportunity available
- Ample on-site parking
- Located within close proximity to the amenities of Polo Park Shopping Centre, the St. James retail node and the James Richardson International Airport



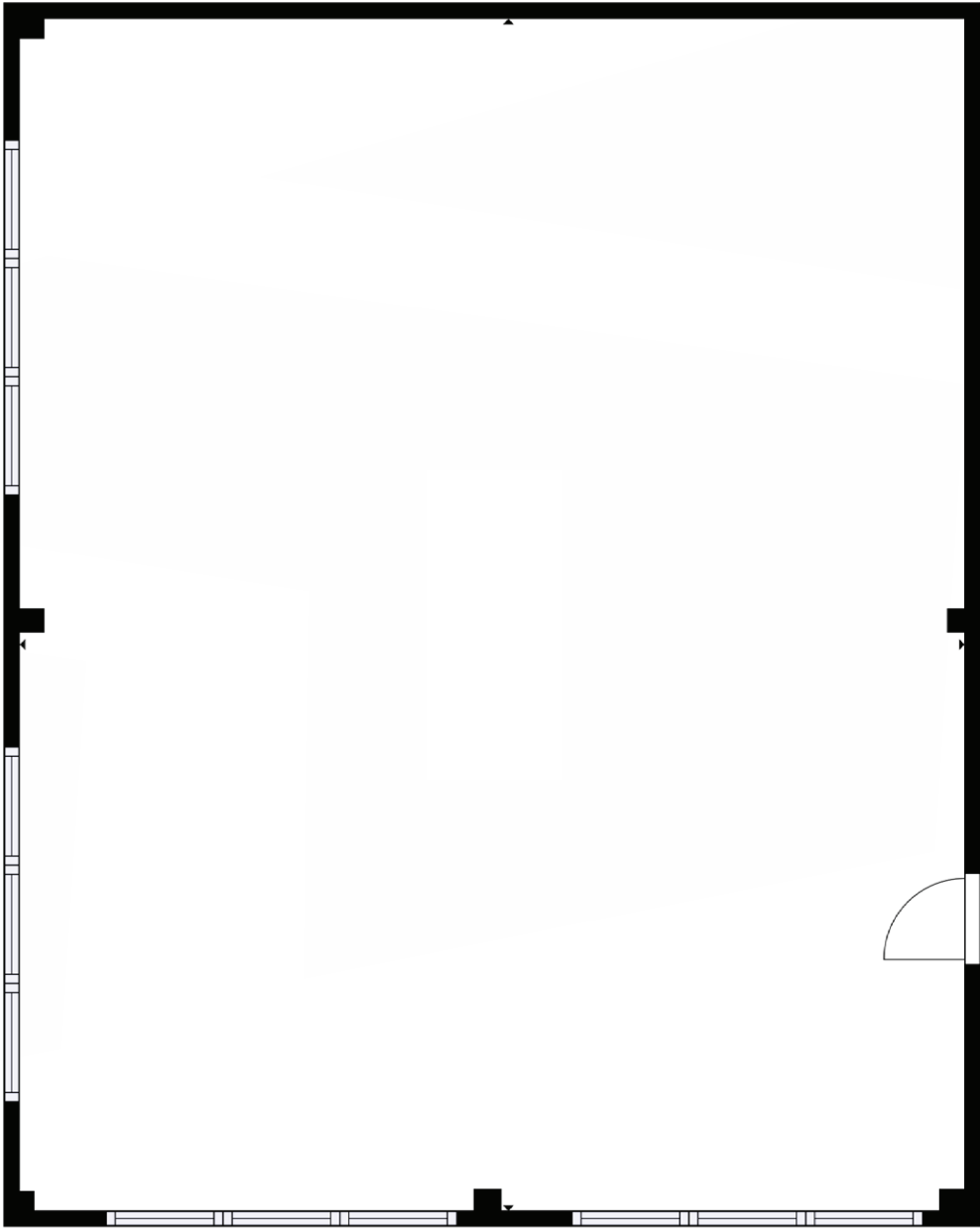
FLOOR PLAN

UNIT B



FLOOR PLAN

UNIT C

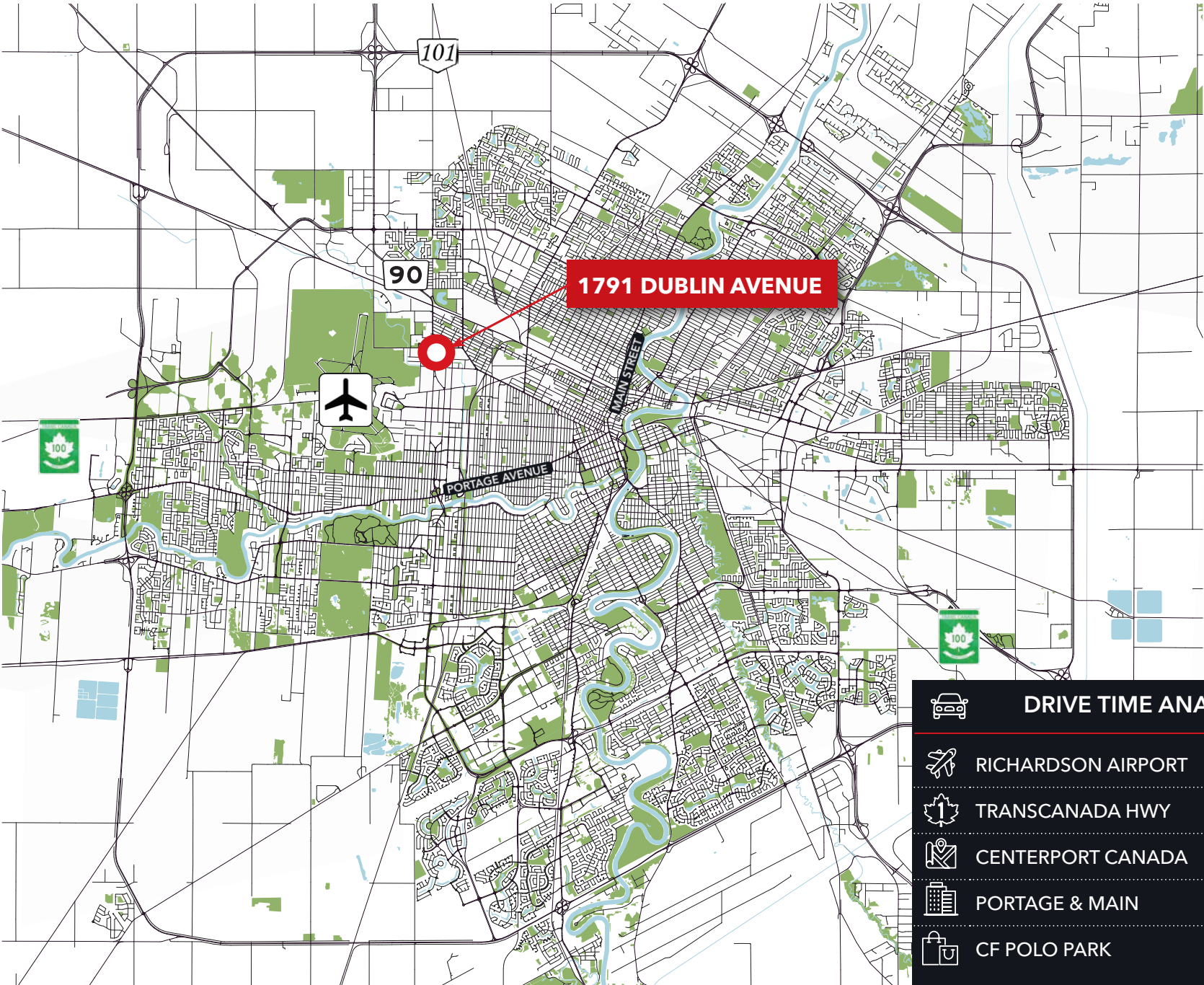


INTERIOR PHOTOS

UNIT B



LOCATION OVERVIEW



 DRIVE TIME ANALYSIS	
 RICHARDSON AIRPORT	4 min. / 2.1 km
 TRANSCANADA HWY	7 min. / 4.1 km
 CENTERPORT CANADA	9 min. / 5.0 km
 PORTAGE & MAIN	18 min. / 6.1 km
 CF POLO PARK	8 min. / 3.9 km

LOCATION AERIAL



Contact

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