



CUSHMAN &
WAKEFIELD
Winnipeg



Stevenson

OFFICE SPACE FOR LEASE **755 HENDERSON HIGHWAY**

“

BRAND NEW FIRST CLASS BUILDING

”



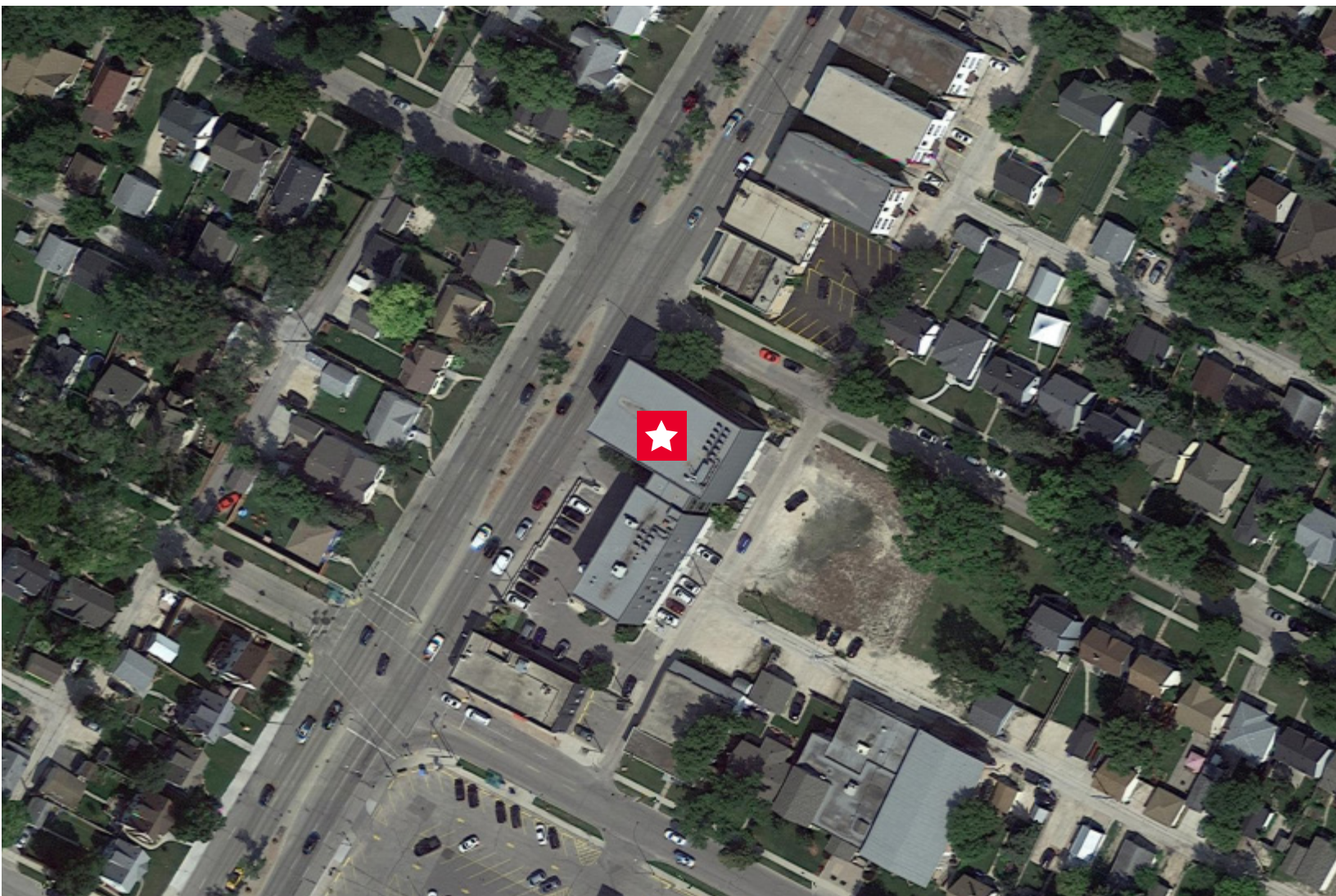
PROPERTY HIGHLIGHTS

- Henderson Business Centre located in Northeast Winnipeg in East Kildonan
- High Traffic Counts: (+/-) 39,300 passing per 24 hour period (City of Winnipeg 2018 Traffic Flow Map)
- In close proximity to Downtown Winnipeg and Chief Peguis Trail
- Building features floor to ceiling windows allowing for maximum natural light exposure to all tenants
- Main entrance features glass atrium with three storey glazing and elevator access
- Tenant improvement allowance available for qualified tenants
- 8 assigned parking stalls at no additional cost to the tenant

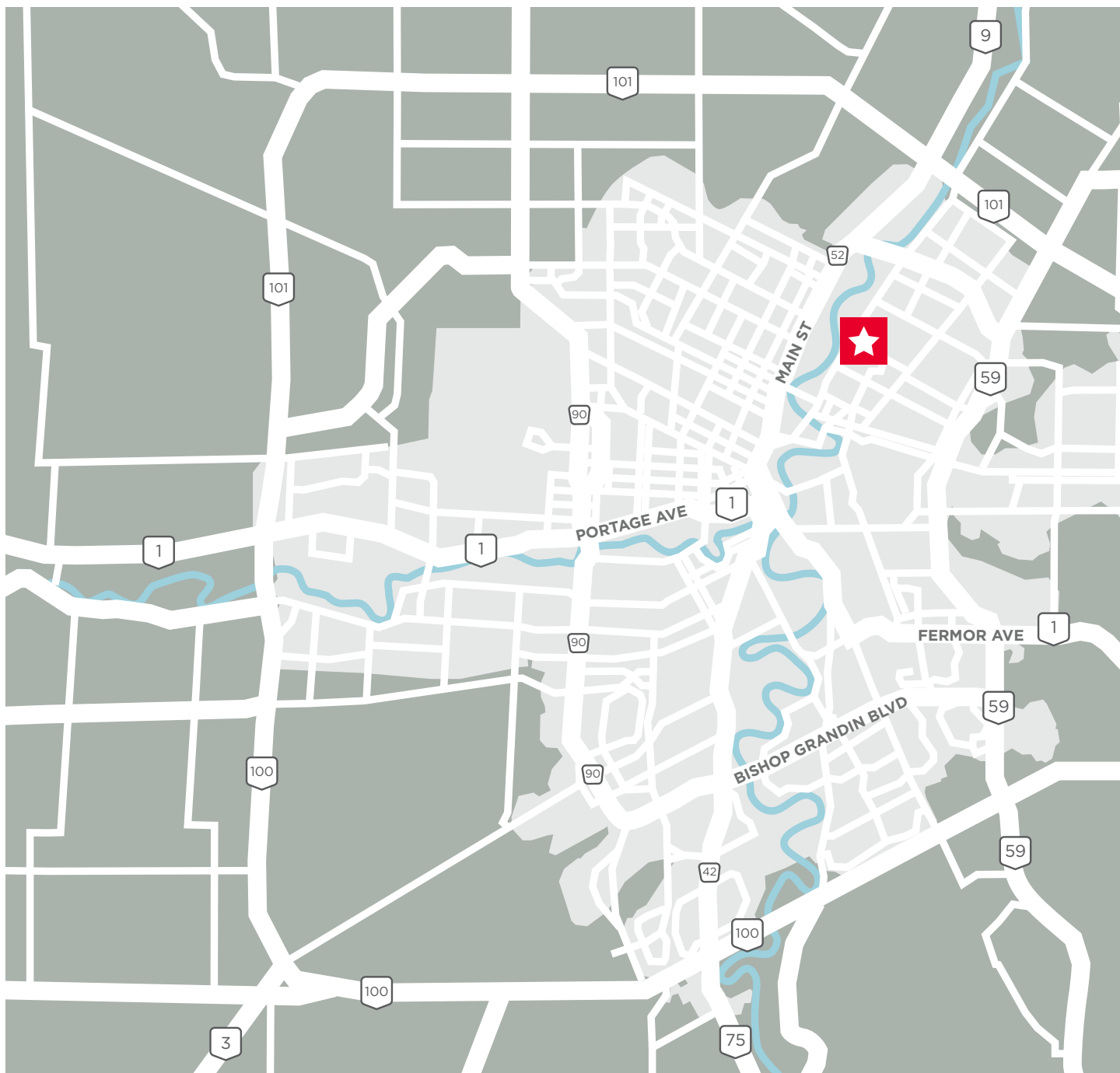
LEASE RATE:
CAM & TAX:

\$20.00 PSF NET
\$732 (2025 EST.)

*PLUS MGMT FEE: 5% OF GROSS RENT



SITE MAP



1

Henderson Business Centre located in Northeast Winnipeg in East Kildonan

2

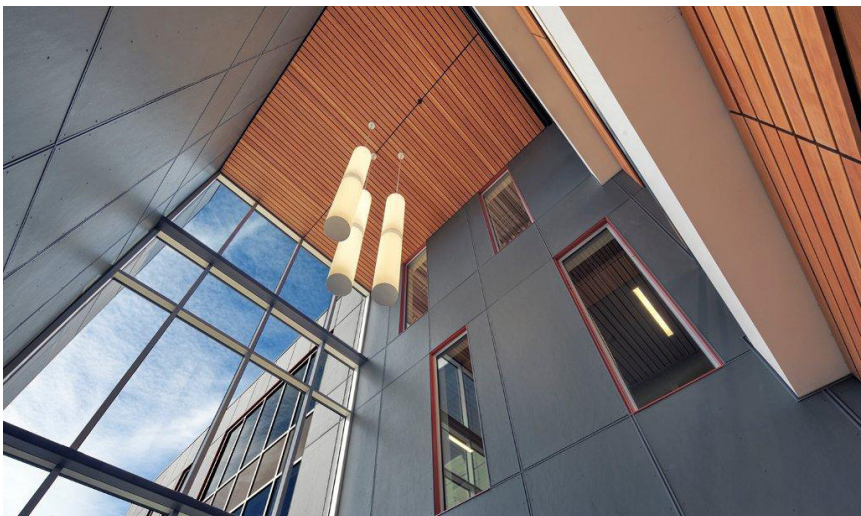
In close proximity to Downtown Winnipeg and Chief Peguis Trail

3

Building features floor to ceiling windows allowing for maximum natural light exposure to all tenants

755 HENDERSON HIGHWAY

BUILDING PHOTOS



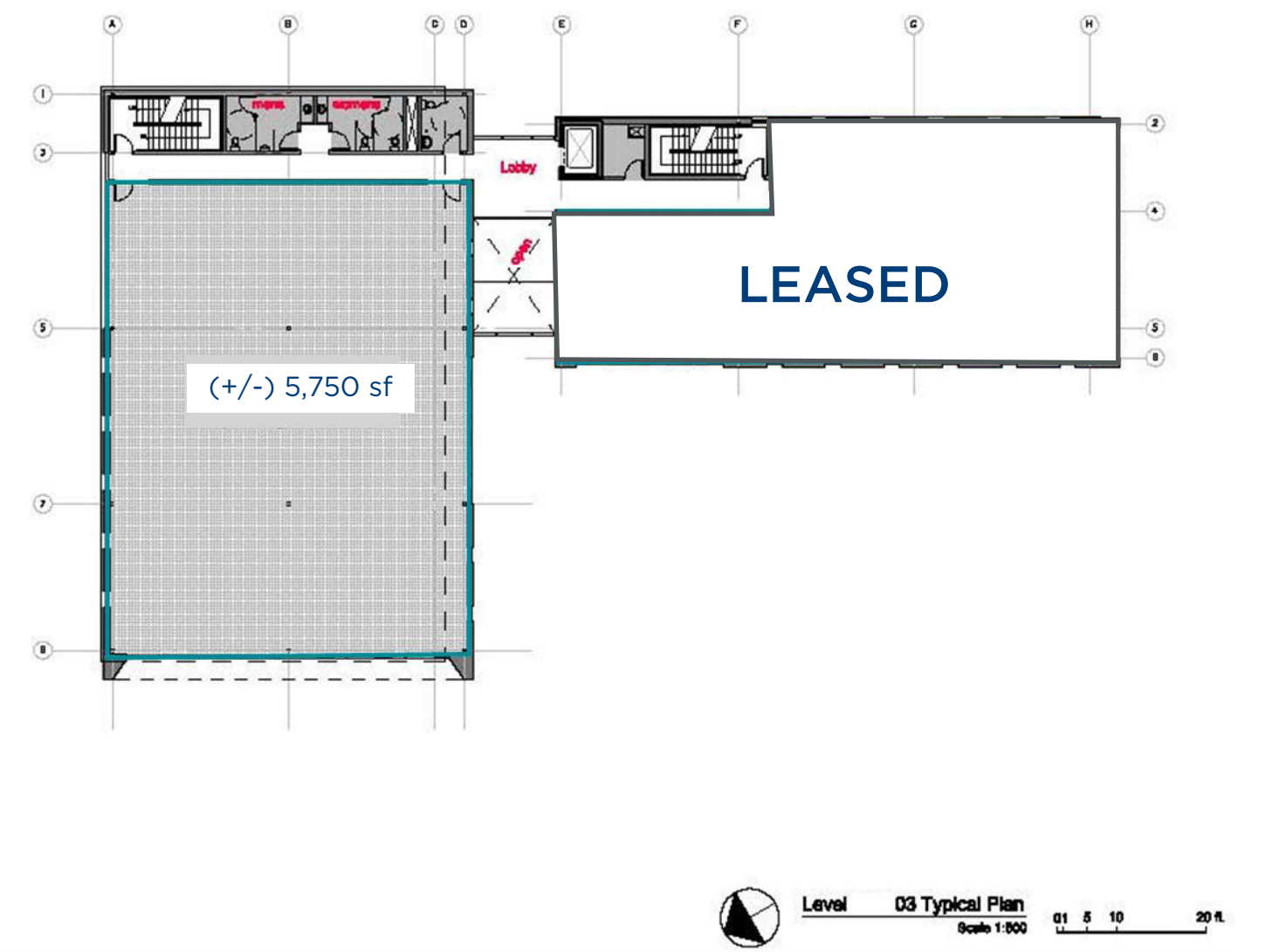
755 HENDERSON HIGHWAY

BUILDING PHOTOS



755 HENDERSON HIGHWAY

FLOOR PLAN



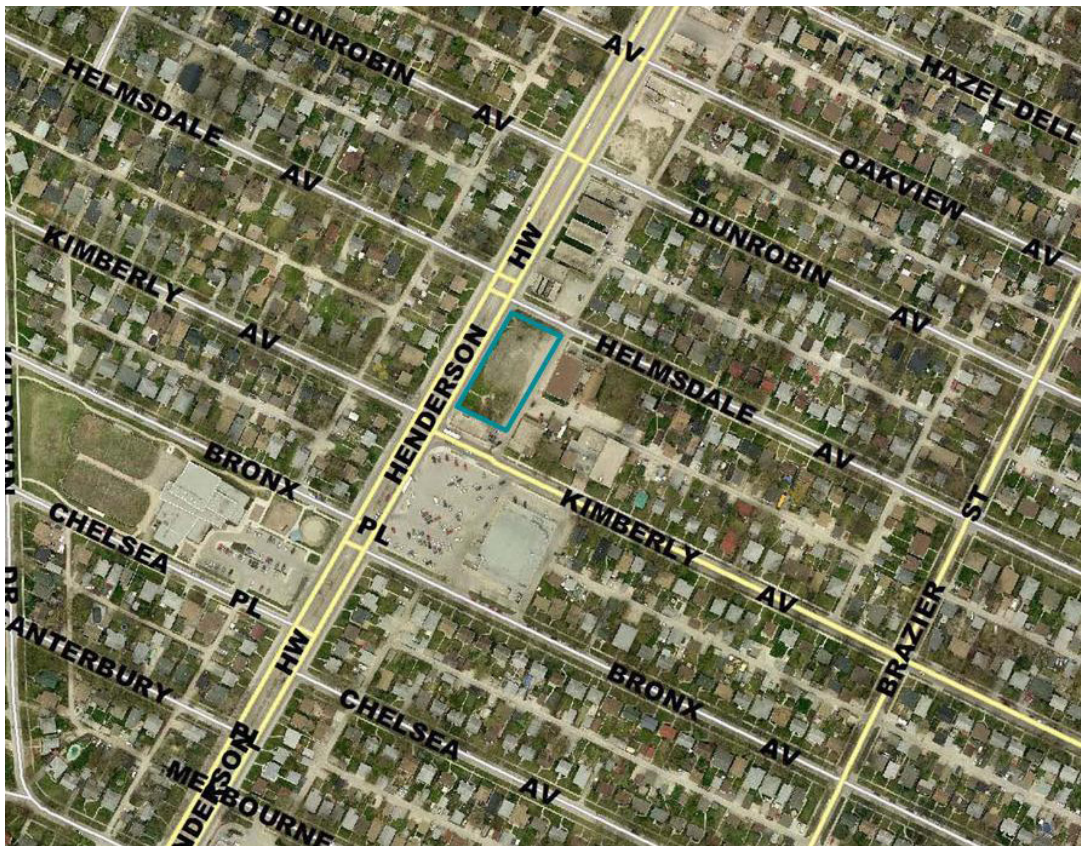
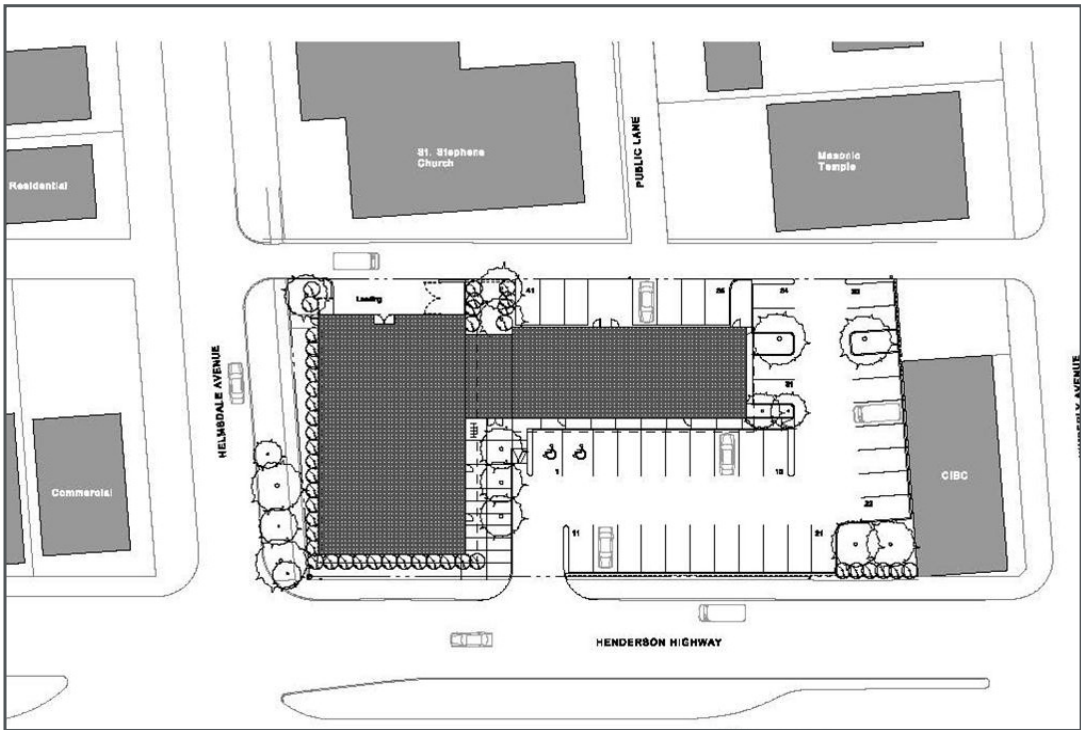
755 HENDERSON HIGHWAY

SITE RENDERING



755 HENDERSON HIGHWAY

SITE PLAN



CONTACT



Chris Hourihan

Associate Vice President

T 204 934 6215

C 204 995 0225

chris.hourihan@cwstevenson.ca

Cushman & Wakefield | Stevenson

200-55 Donald Street

Winnipeg, MB R3C 1L8

T 204 928 5000

W www.cwstevenson.ca



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential.

This information has been obtained from sources believed to be reliable but has not been verified.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.