

# OFFICE SPACE FOR LEASE IN BRAND NEW FIRST CLASS BUILDING

## 755 HENDERSON HWY



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# PROPERTY HIGHLIGHTS

## (+/-) 9,246 TOTAL SF AVAILABLE

- Henderson Business Centre is a 3-storey office building located along Henderson Highway with excellent access and exposure, with 36,800 vehicles passing by daily (source: City of Winnipeg 2023 Traffic Flow Map)
- Close proximity to Downtown Winnipeg and Chief Peguis Trail
- Surrounded by numerous retail, grocery and service amenities
- Building features high-quality construction and interior buildout with floor-to-ceiling windows allowing for natural light throughout the units
- Main entrance features a secured vestibule with intercom-access and an open glass atrium with 3-storey glazing
- Elevator access to all floors
- On site parking available for tenants with additional surrounding street parking

### UNIT 203

Size:	(+/-) 1,031 SF
Buildout:	Beautifully built out office space ready for turn-key occupancy
Lease Rate:	\$23.00 PSF
CAM:	\$4.05 (2025 est.)
Tax:	\$3.27 (2025 est.) <i>*plus management fee 5% of Gross Rent</i>

### UNIT 205

Size:	(+/-) 2,465 SF
Buildout:	Beautifully built out office space ready for turn-key occupancy
Lease Rate:	\$23.00 PSF
CAM:	\$4.05 (2025 est.)
Tax:	\$3.27 (2025 est.) <i>*plus management fee 5% of Gross Rent</i>

### UNIT 301

Size:	(+/-) 5,750 SF
Buildout:	Shell space ready for tenant fixturing
Lease Rate:	\$20.00 PSF
CAM:	\$4.05 (2025 est.)
Tax:	\$3.27 (2025 est.) <i>*plus management fee 5% of Gross Rent</i>



# UNIT 203

## IMAGES





# UNIT 205

## IMAGES





# UNIT 301

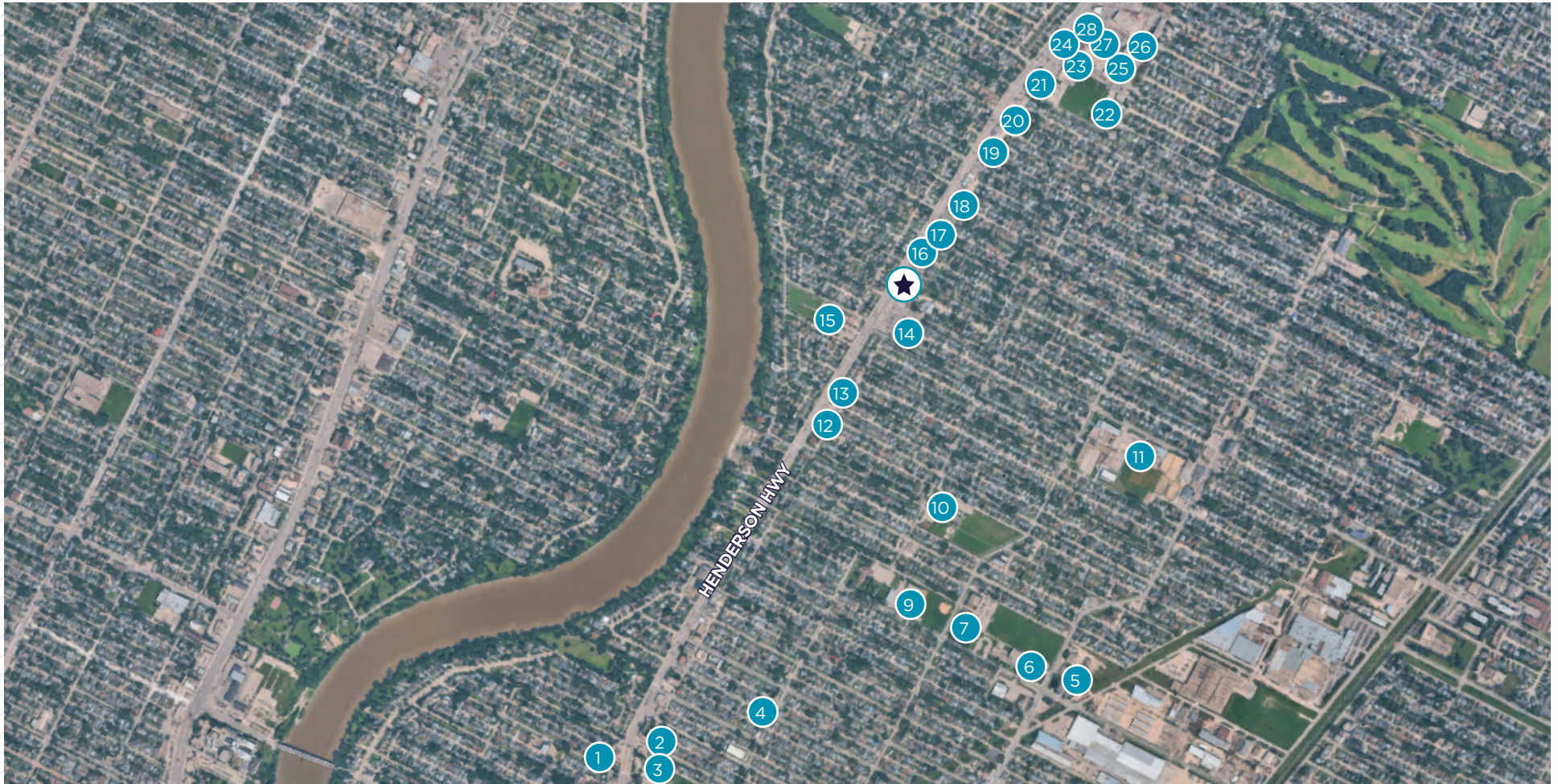
## IMAGES





# AMENITIES MAP

Walk Score:	79
Transit Score:	55
Bike Score:	77



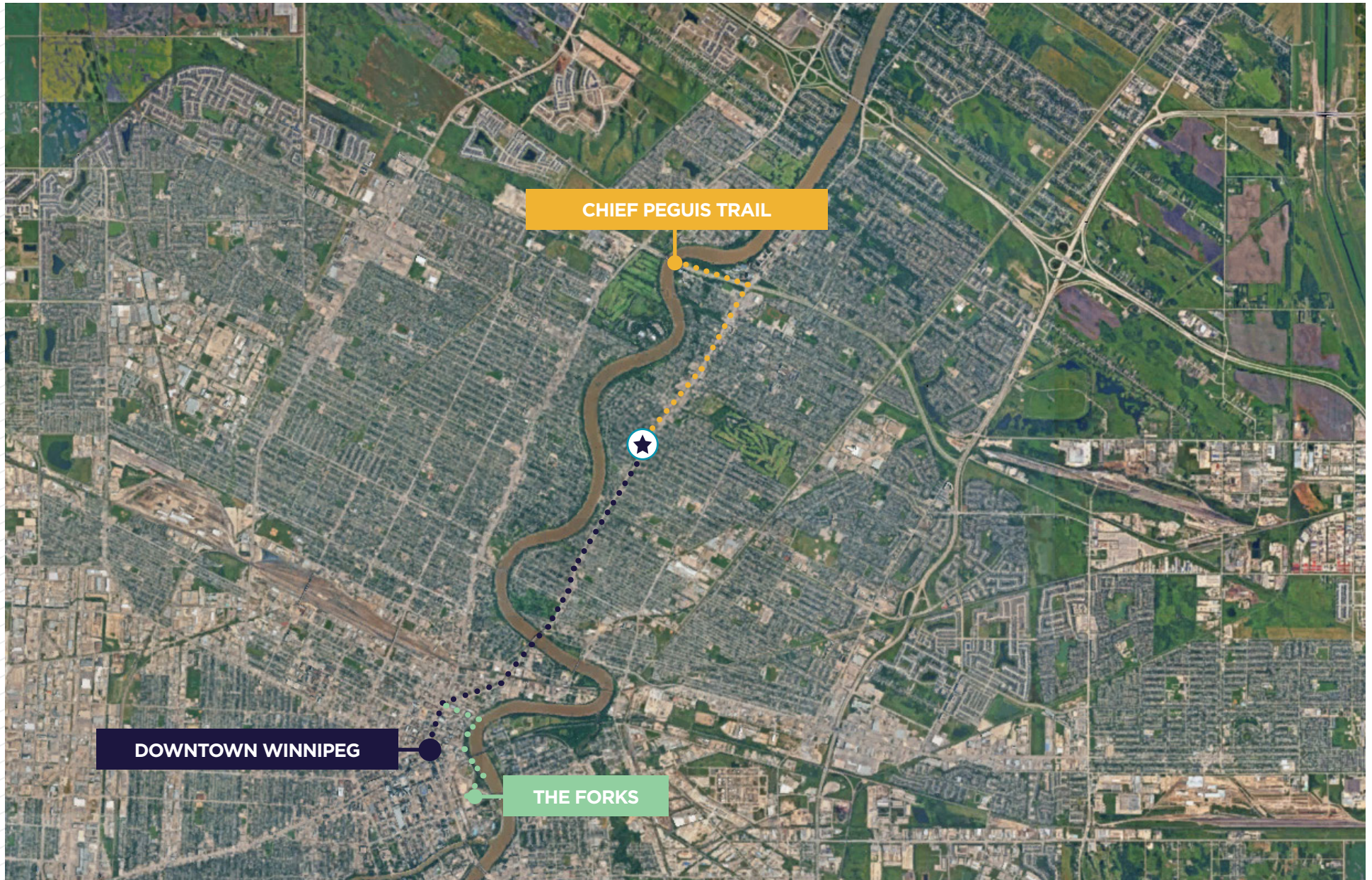
- |                                |                               |                                |                                       |
|--------------------------------|-------------------------------|--------------------------------|---------------------------------------|
| 1 ZAX DRIVE INN                | 8 7-ELEVEN                    | 15 BRONX PARK COMMUNITY CENTRE | 22 ÉCOLE JOHN HENDERSON MIDDLE SCHOOL |
| 2 CLARA HUGHES RECREATION PARK | 9 ST. ALPHONSUS SCHOOL        | 16 SANTA LUCIA PIZZA           | 23 SWEET TOPS ICE CREAM               |
| 3 KELVIN COMMUNITY CENTRE      | 10 PRINCE EDWARD SCHOOL       | 17 BEST CHOICE TAILOR          | 24 DOMO                               |
| 4 SUB ZERO ICE CREAM           | 11 MILES MACDONELL COLLEGIATE | 18 A+ HAIR SALON & SPA         | 25 SOBEYS                             |
| 5 ELMWOOD COMMUNITYCENTRE      | 12 PIZZA PIZZA                | 19 COLOSIMO COFFEE ROASTERS    | 26 BMO                                |
| 6 POLSON SCHOOL                | 13 KFC                        | 20 SHELL                       | 27 PET VALU                           |
| 7 ÉCOLE MUNROE MIDDLE SCHOOL   | 14 FRESHCO                    | 21 LORD WOLSELEY SCHOOL        | 28 REXALL                             |



# AREA MAP

## DRIVE TIME

- 9 MINS TO DOWNTOWN WINNIPEG
- 9 MINS TO THE FORKS
- 10 MINS TO CHIEF PEGUISE TRAIL





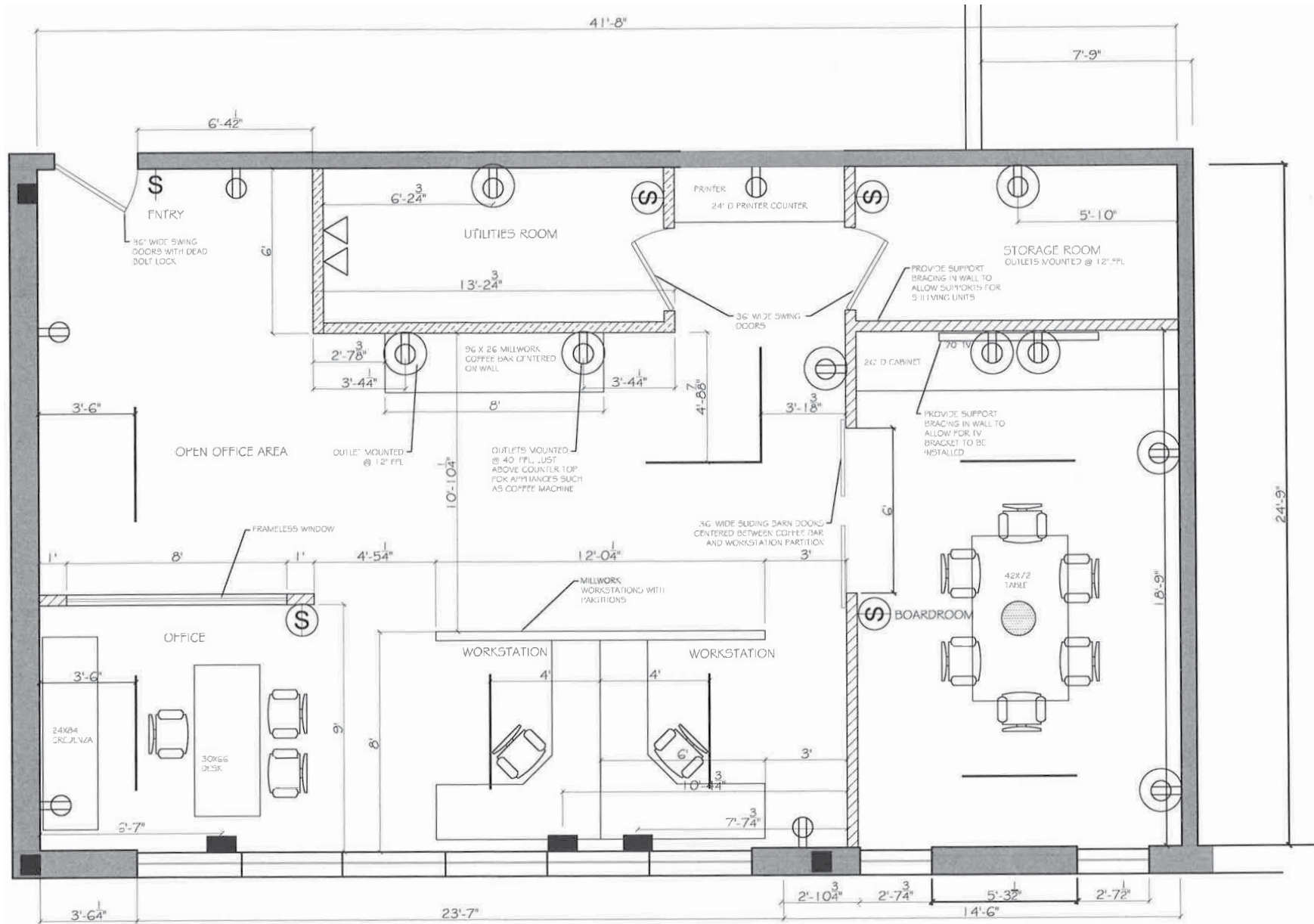
# AERIAL VIEW





# UNIT 203

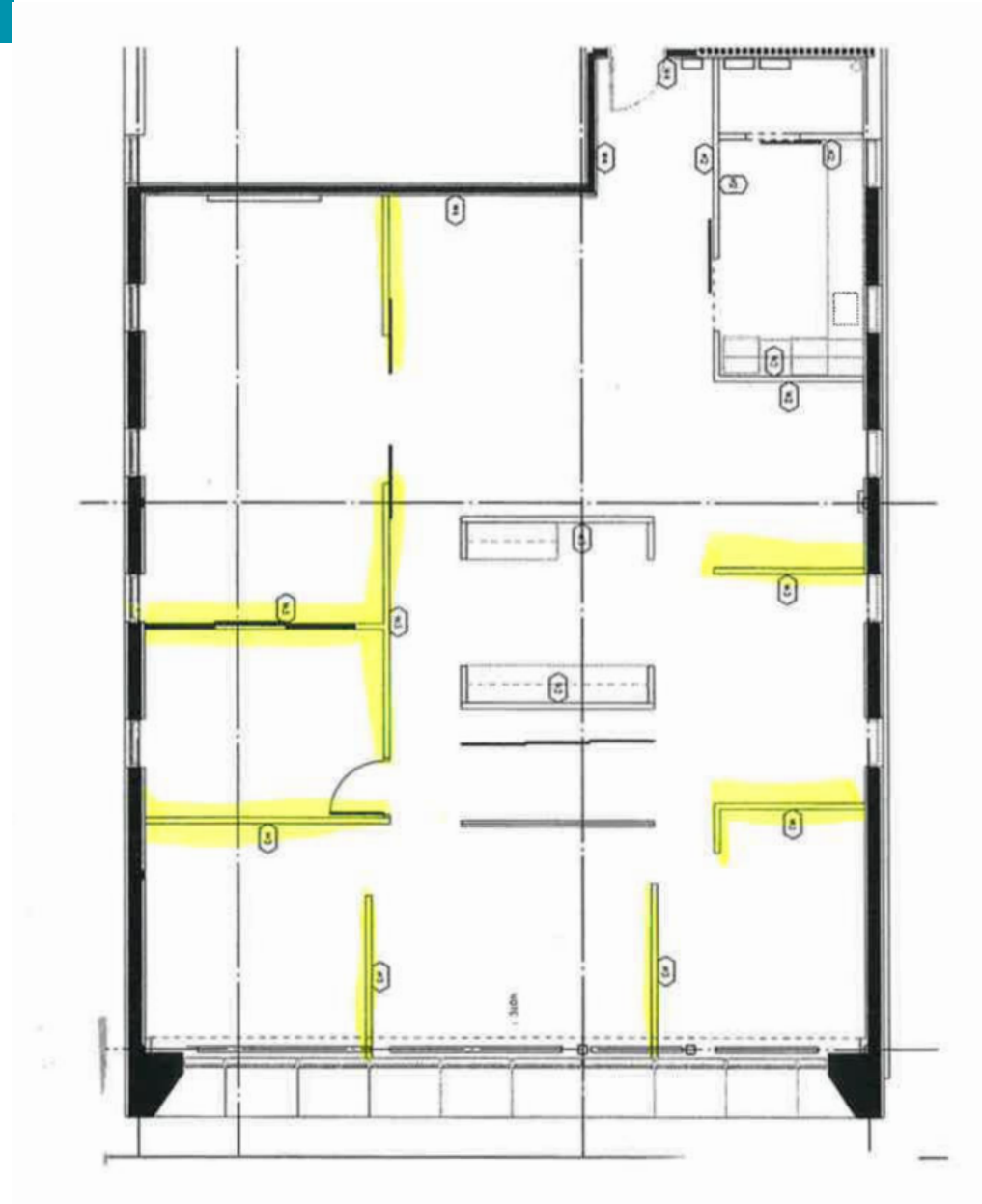
## FLOOR PLAN





# UNIT 205

## FLOOR PLAN

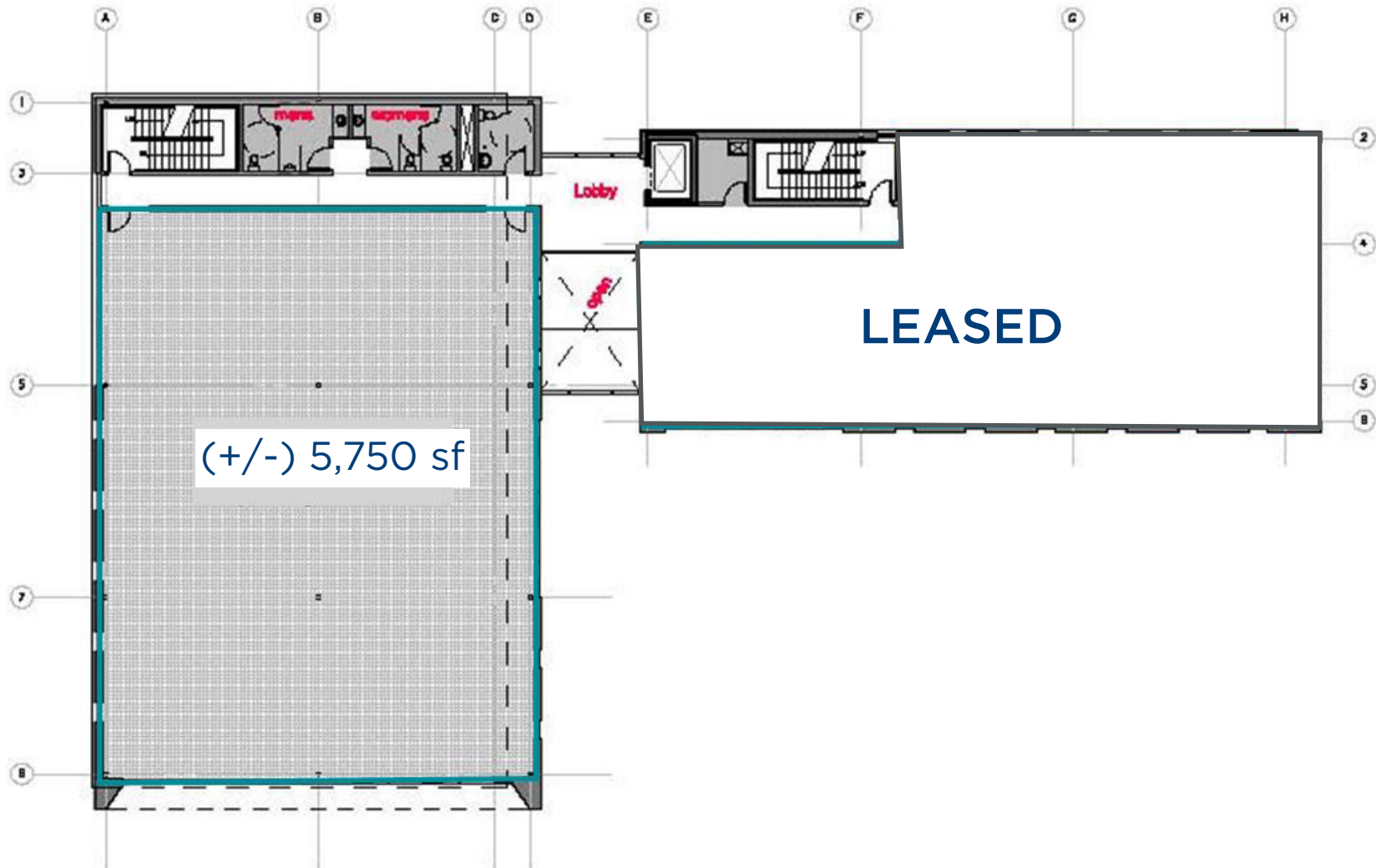


\* YELLOW-HIGHLIGHTED WALLS INDICATE DIRT PARTITIONS THAT WILL BE REMOVED BY THE CURRENT TENANT PRIOR TO VACANCY.



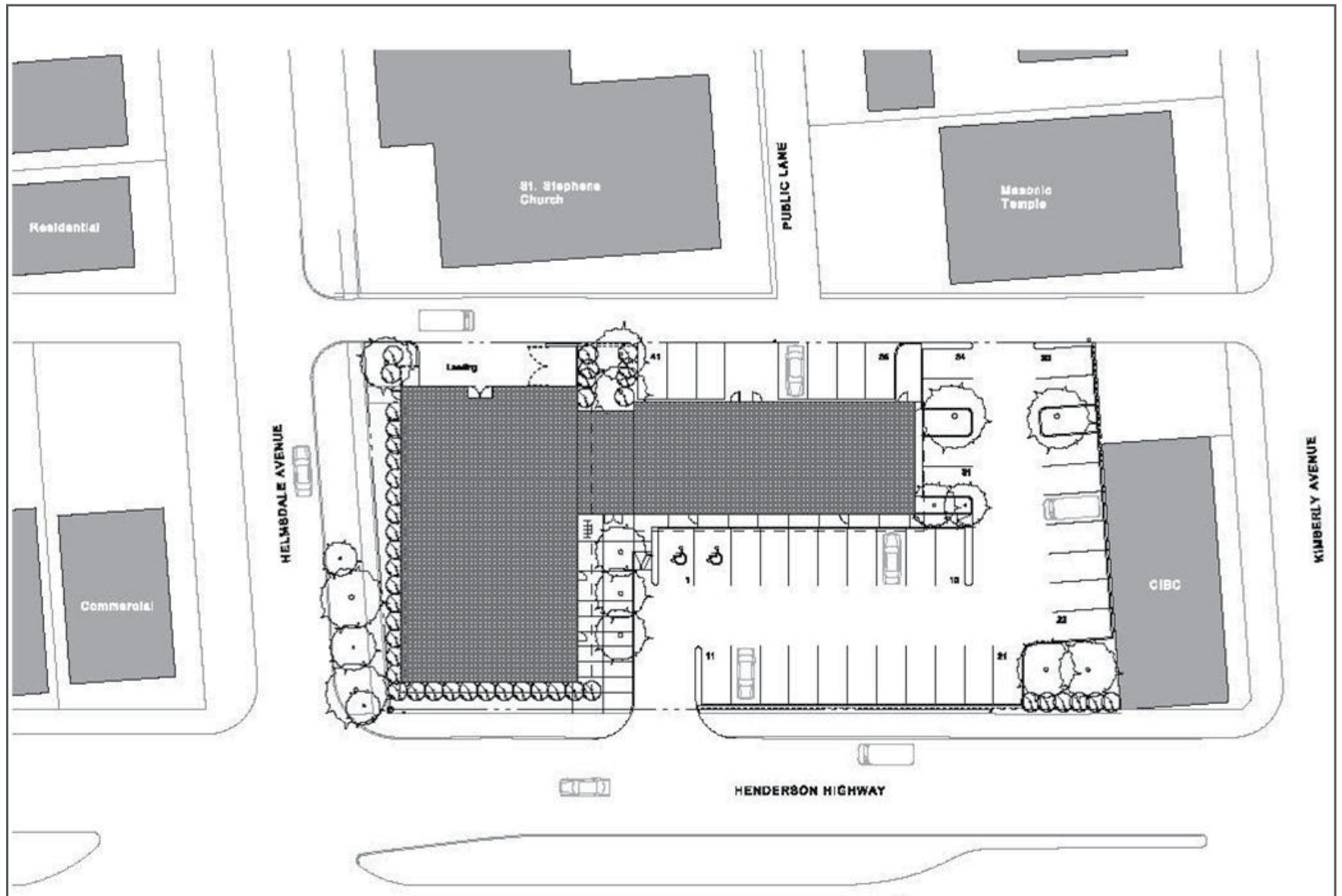
# UNIT 301

## FLOOR PLAN





# SITE PLAN







## CONTACT

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