

OFFICE SPACE FOR LEASE IN BRAND NEW
FIRST CLASS BUILDING

755 HENDERSON HWY



Chris Hourihan
Associate Vice President
T 204 934 6215
C 204 995 0225
chris.hourihan@cwstevenson.ca





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

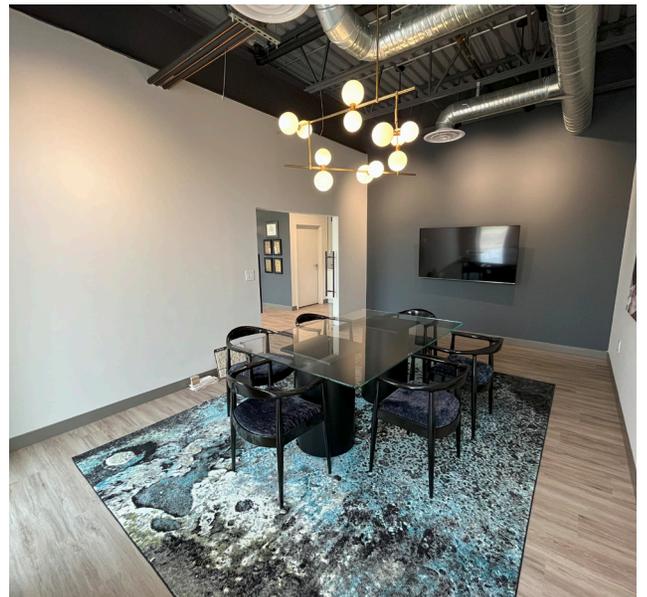
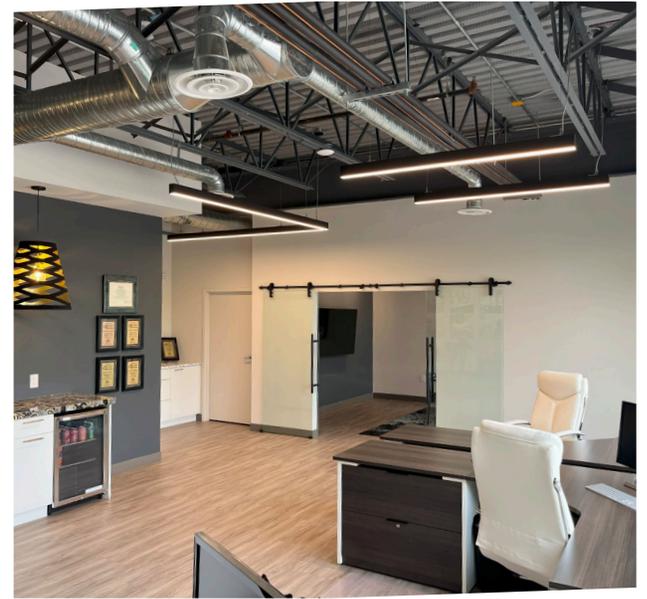
Size:	(+/-) 2,465 SF
Buildout:	Beautifully built out office space ready for turn-key occupancy
Lease Rate:	\$23.00 PSF
CAM:	\$4.05 (2025 est.)
Tax:	\$3.27 (2025 est.) <i>*plus management fee 5% of Gross Rent</i>

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>

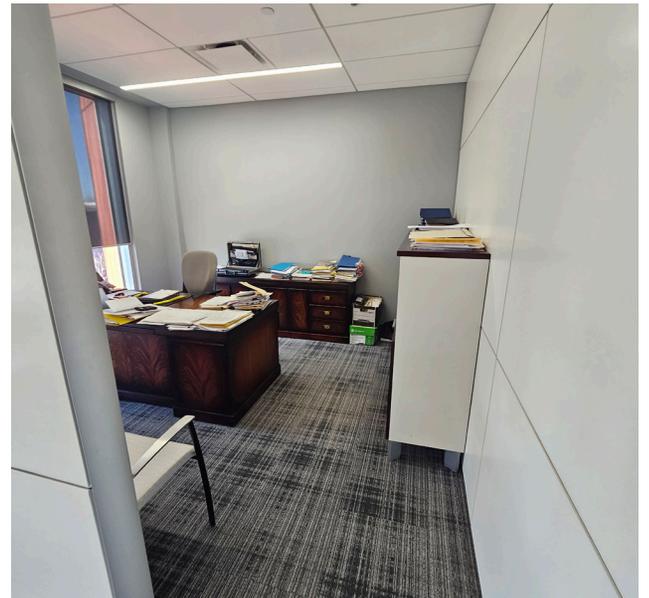
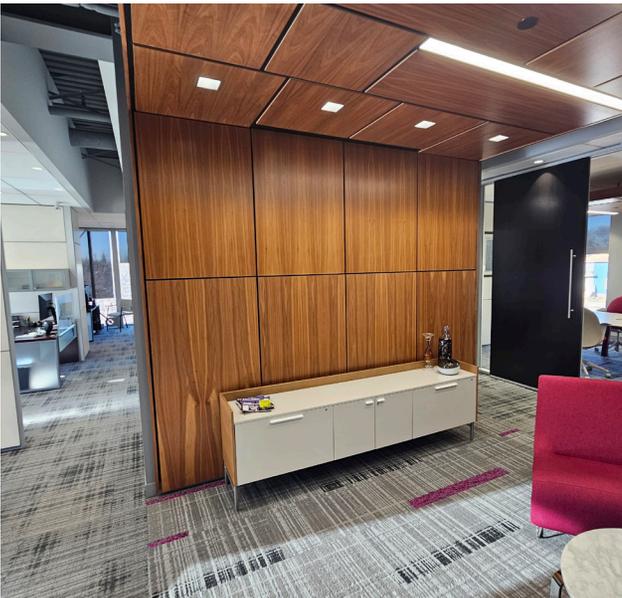
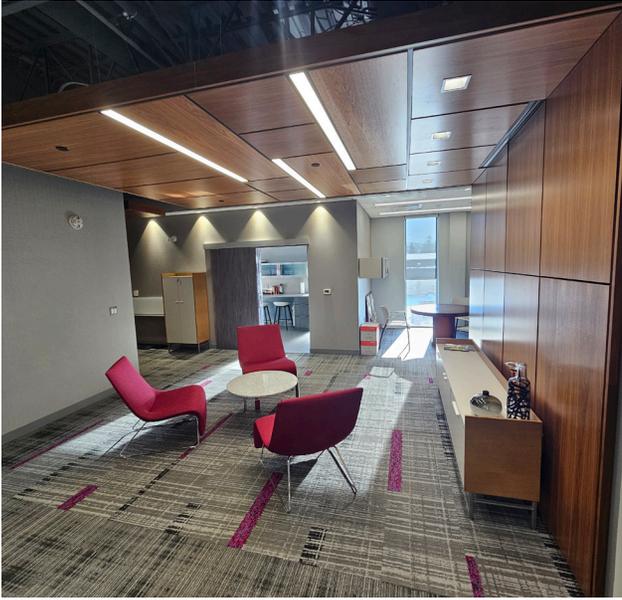
UNIT 203

IMAGES



UNIT 205

IMAGES



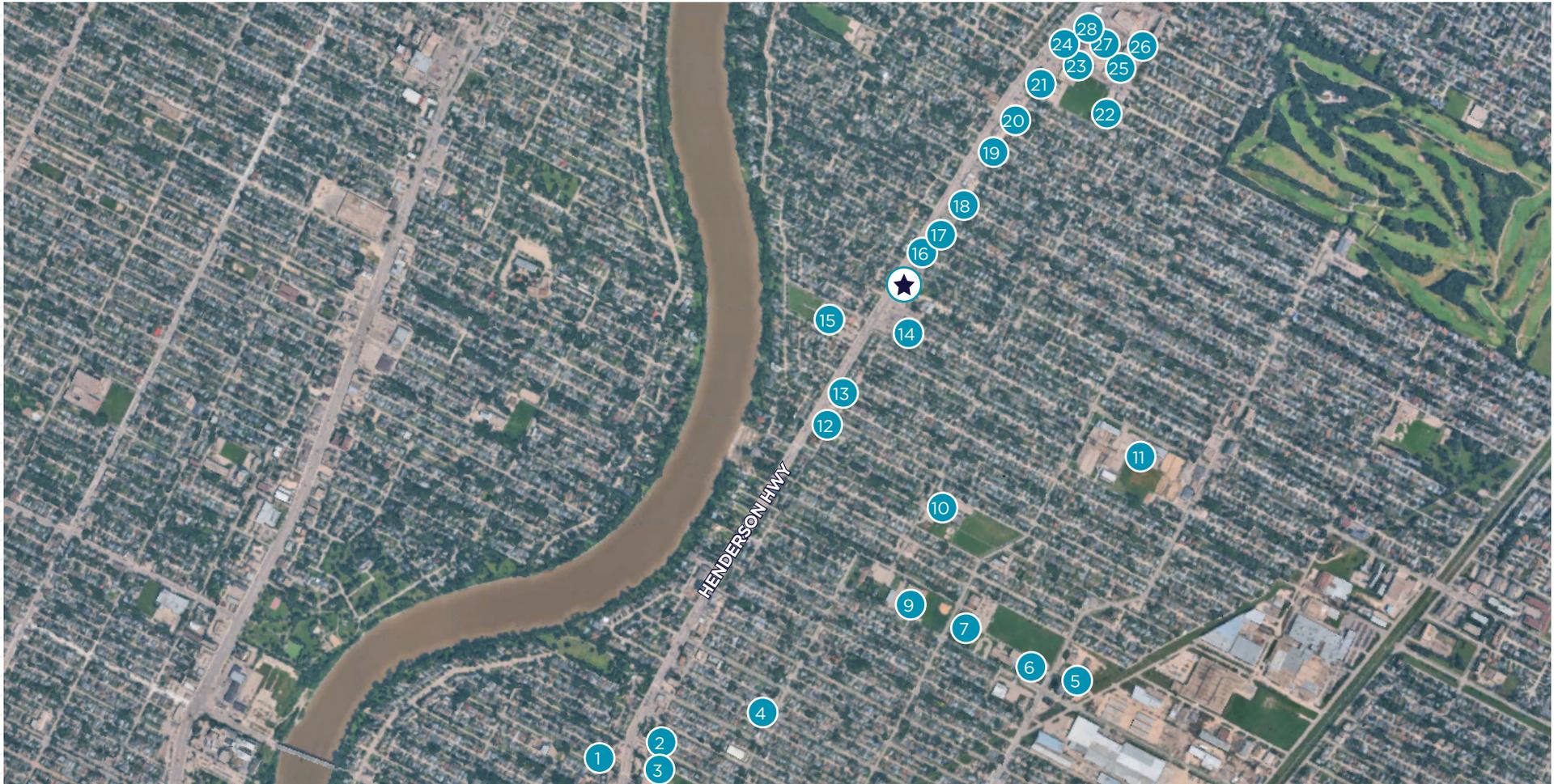
UNIT 301

IMAGES



AMENITIES MAP

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

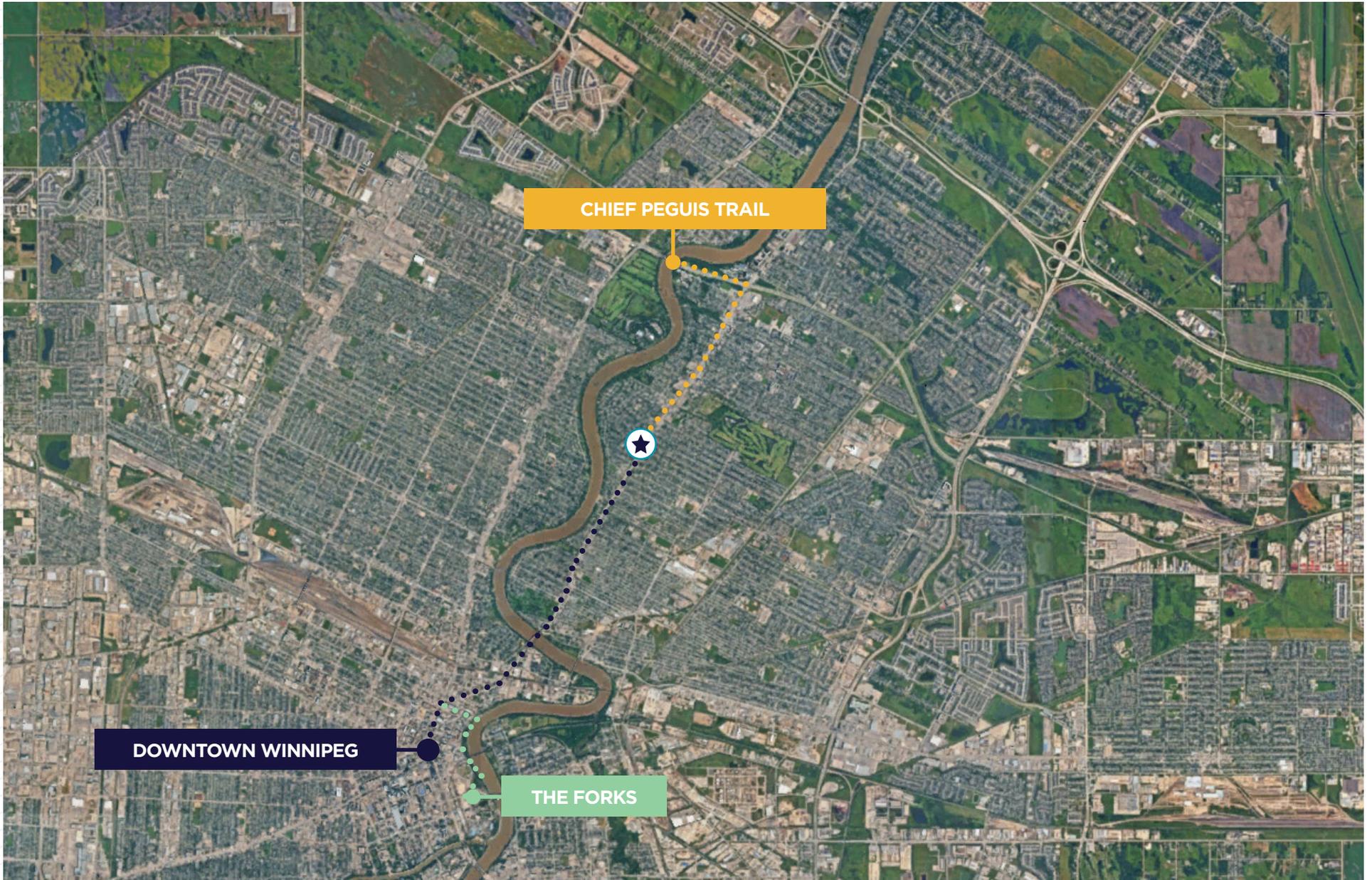


- | | | | |
|--------------------------------|-------------------------------|--------------------------------|---------------------------------------|
| 1 ZAX DRIVE INN | 8 7-ELEVEN | 15 BRONX PARK COMMUNITY CENTRE | 22 ÉCOLE JOHN HENDERSON MIDDLE SCHOOL |
| 2 CLARA HUGHES RECREATION PARK | 9 ST. ALPHONSUS 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 COMMUNITY CENTRE | 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

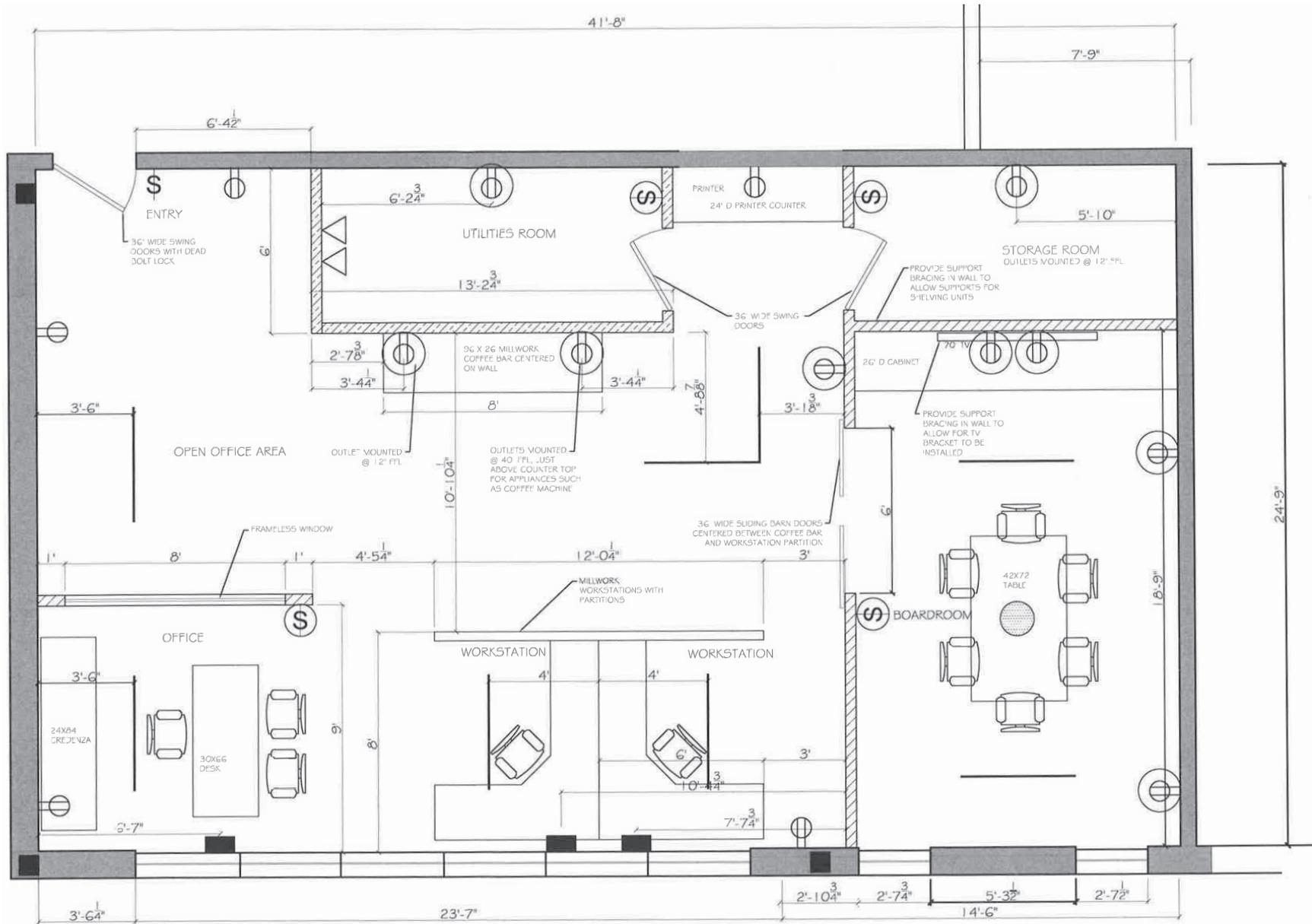


AERIAL VIEW



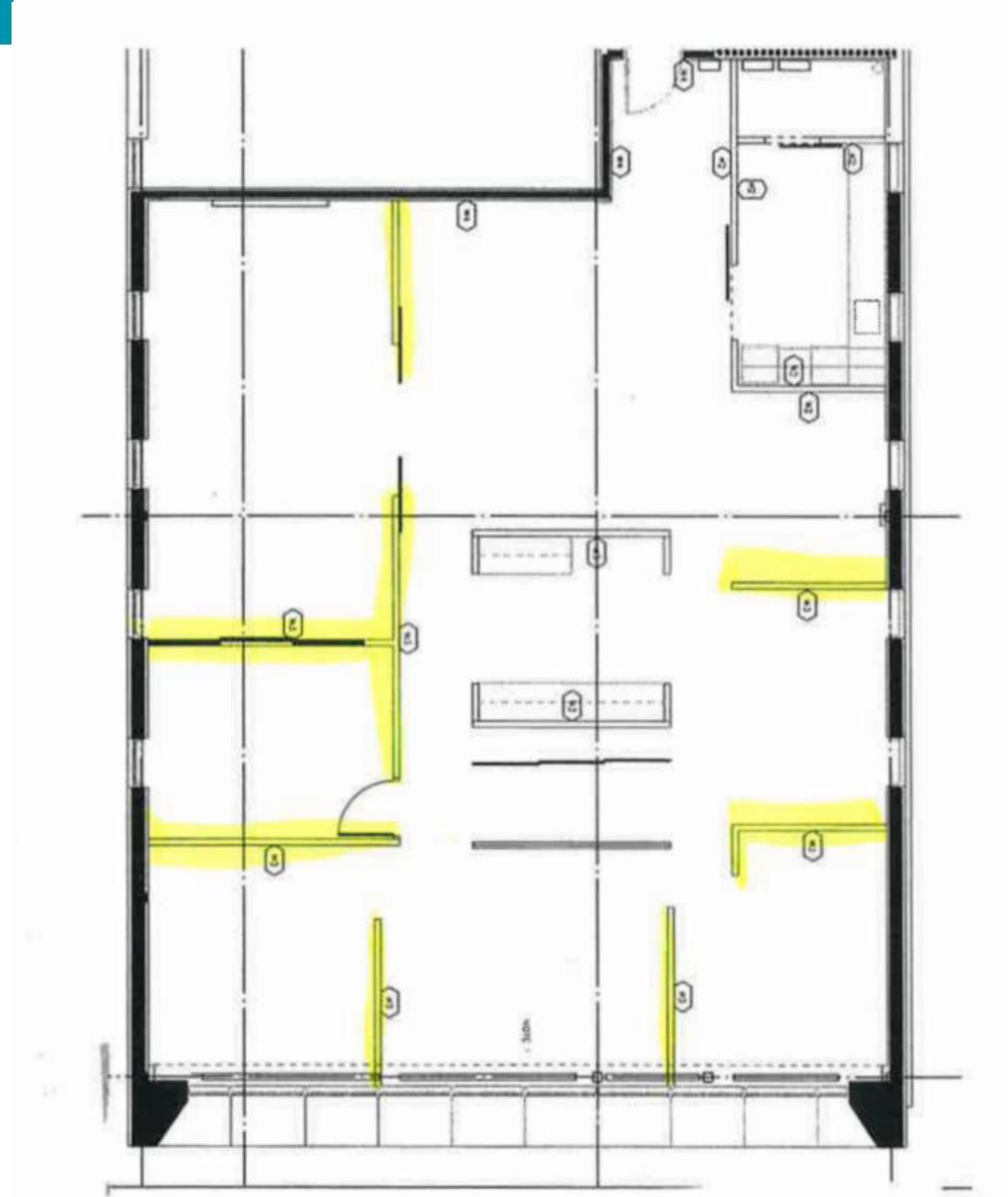
UNIT 203

FLOOR PLAN



UNIT 205

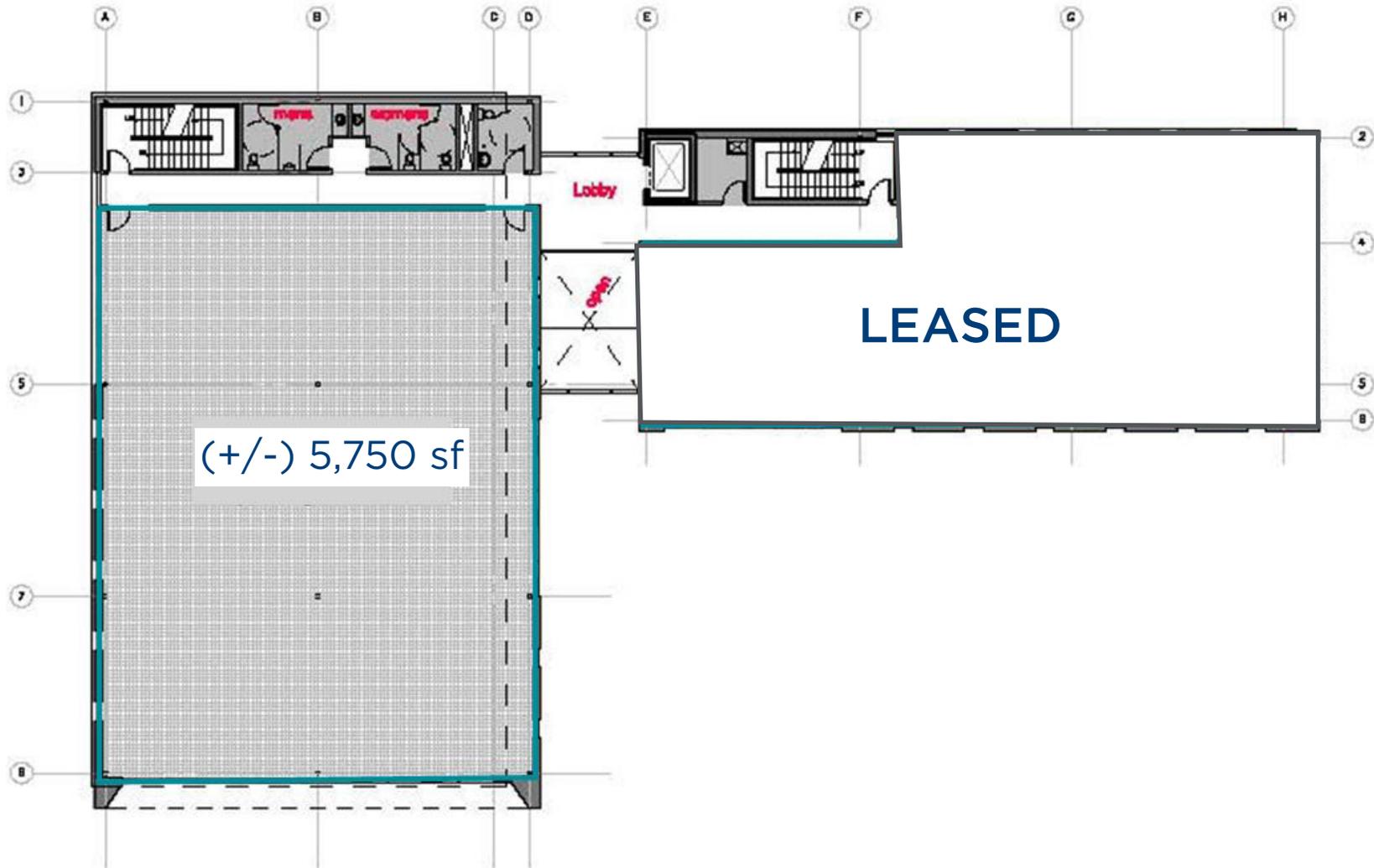
FLOOR PLAN



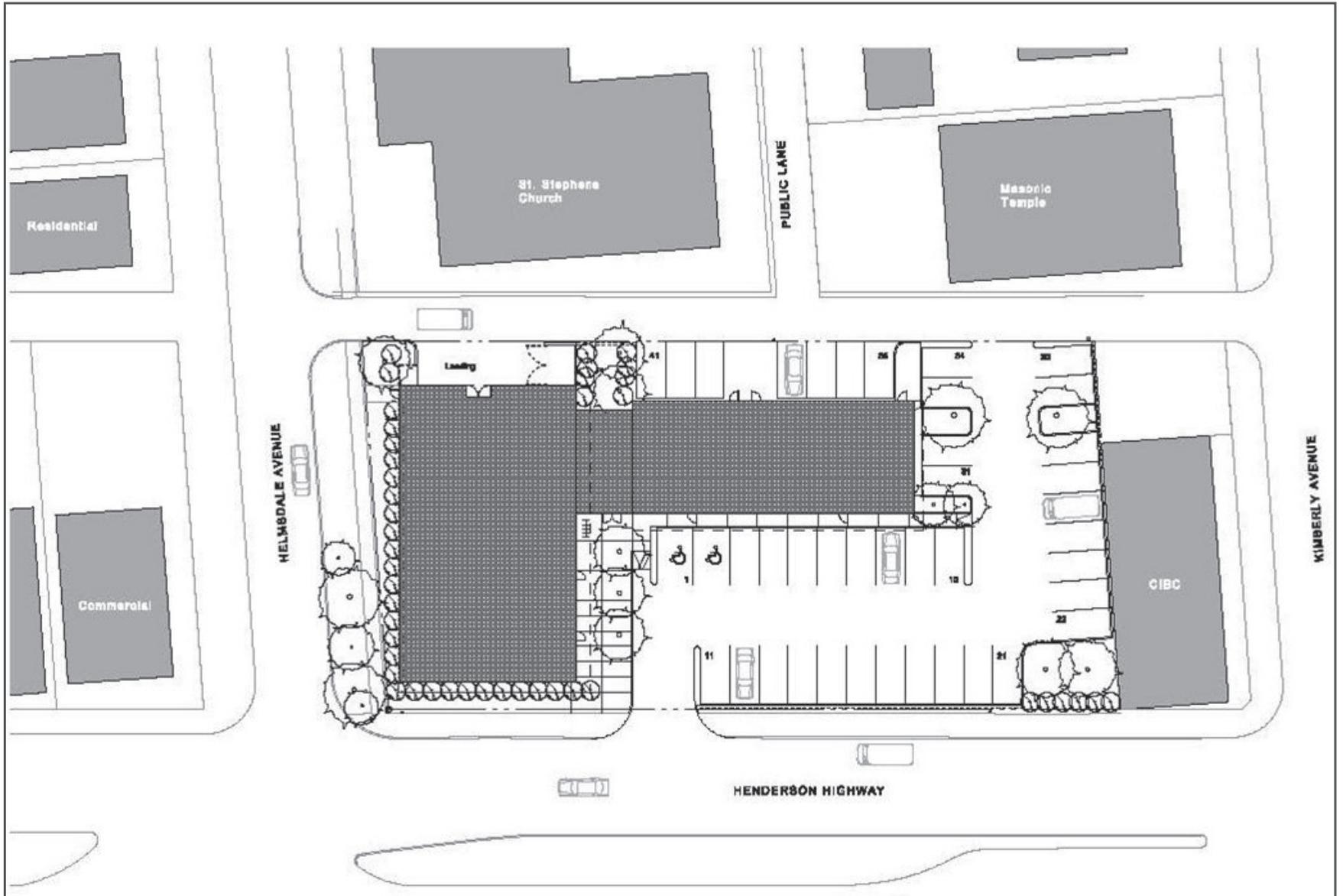
** YELLOW-HIGHLIGHTED WALLS INDICATE DIRT PARTITIONS THAT WILL BE REMOVED BY THE CURRENT TENANT PRIOR TO VACANCY.*

UNIT 301

FLOOR PLAN



SITE PLAN





CONTACT

Chris Hourihan
Associate Vice President
T 204 934 6215
C 204 995 0225
chris.hourihan@cwstevenson.ca



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025 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.