

**OFFICE SPACE**



Chris Hourihan

## Property Highlights

- Located in central Winnipeg at the intersection of King Street and Henry Avenue
- (+/-) 3,727 sf of office space available on the main floor
- (+/-) 11' - 11.5' clear ceiling height
- Parking on site and close proximity to Impark lots and street parking
- Fully sprinklered building with sheltered loading dock
- Zoned M

**Lease Rate: \$7.00 psf Net    Main Floor Space**  
**\$6.00 psf Net    Third Floor Space**

**CAM & Tax: \$3.05 psf (2021 est.)**

***Includes utilities***

**Chris Hourihan**  
**Associate Vice President**

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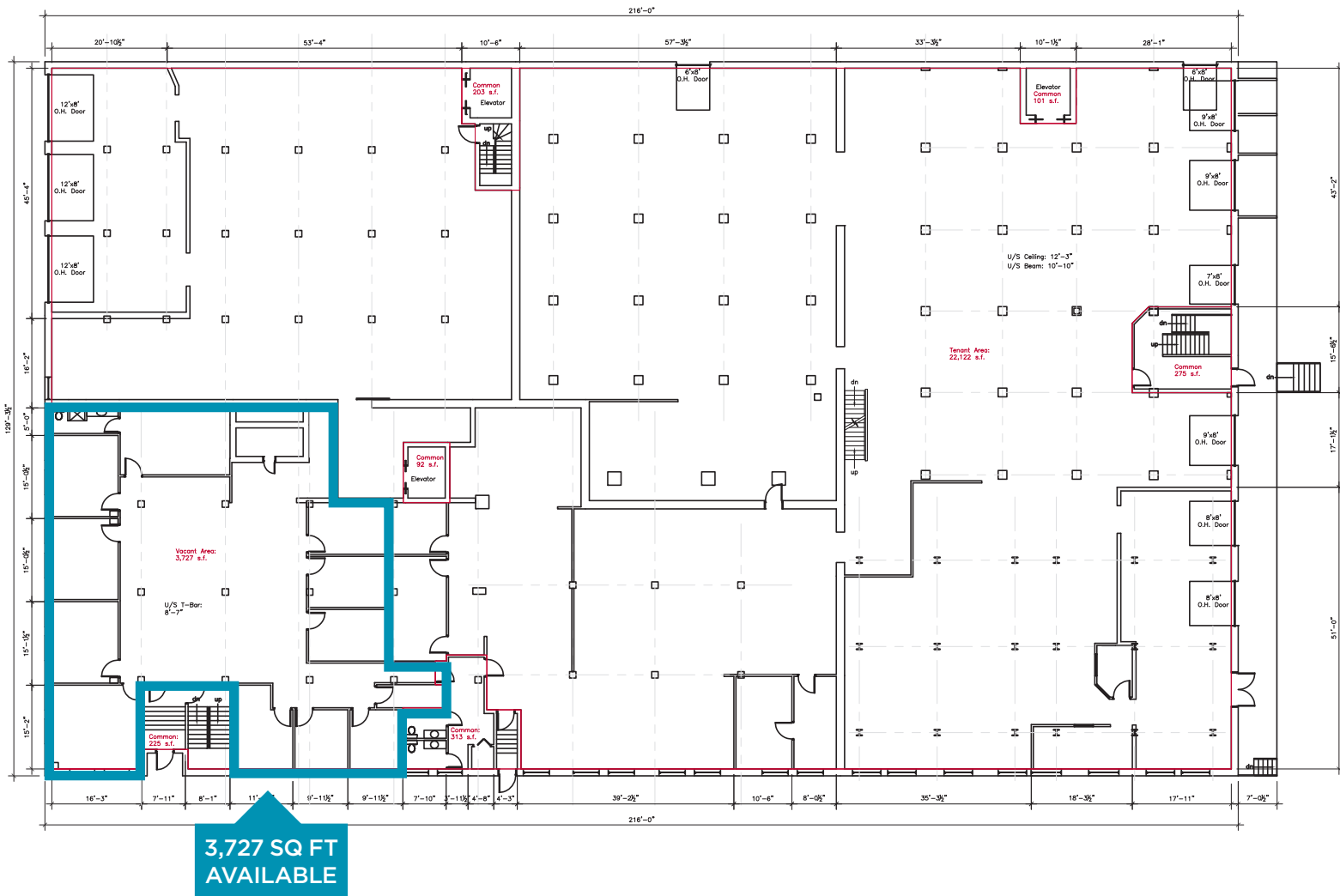
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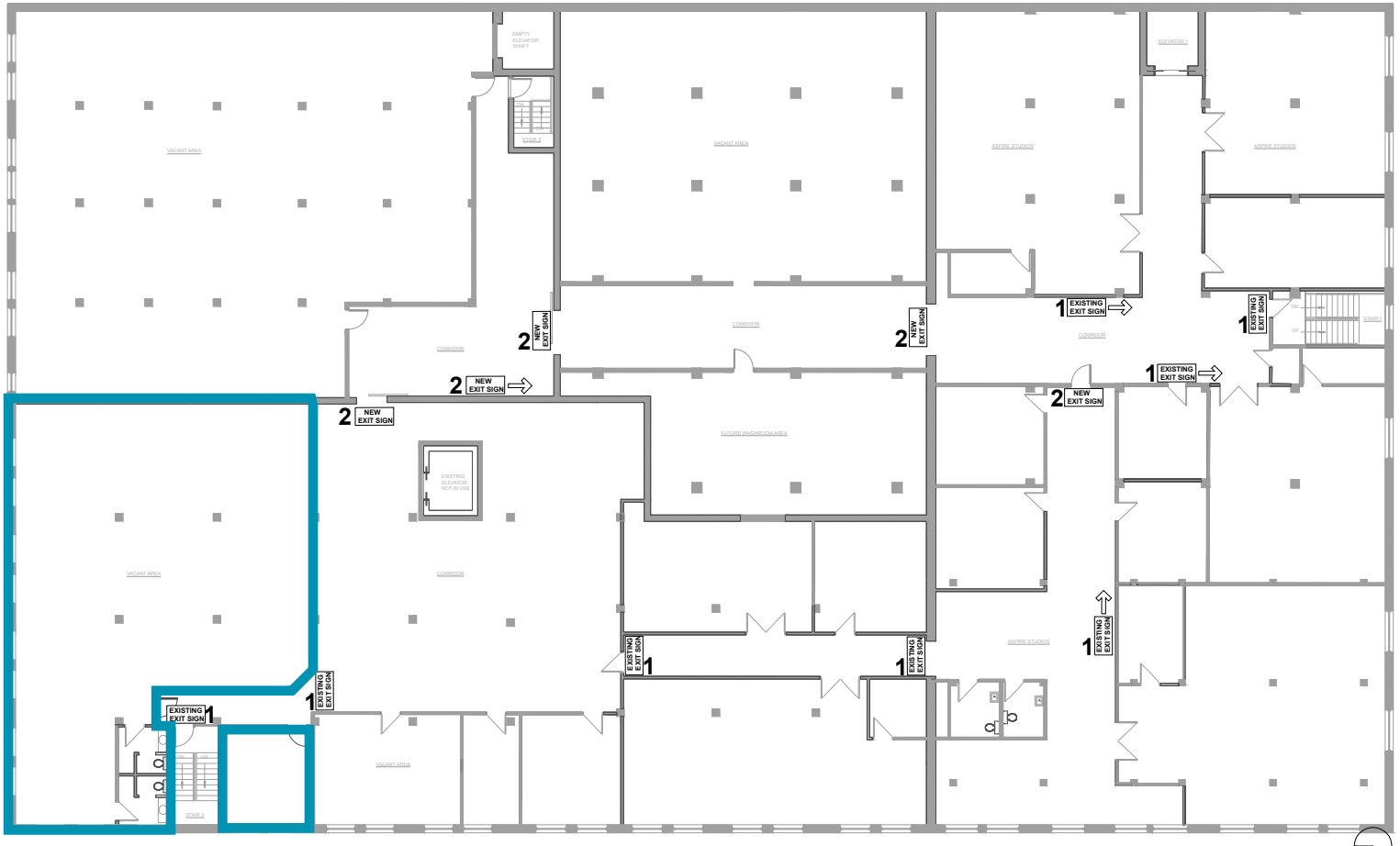
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## Main Floor Plan



## Third Floor Plan



**2,976 SQ FT  
AVAILABLE**