

# (+/-) 675 AND (+/-) 909 SF OF OFFICE SPACE IN THE HEART OF CHARLESWOOD



FOR LEASE  
**5120 ROBLIN BLVD**

**Ryan Munt**  
**Executive Vice President**

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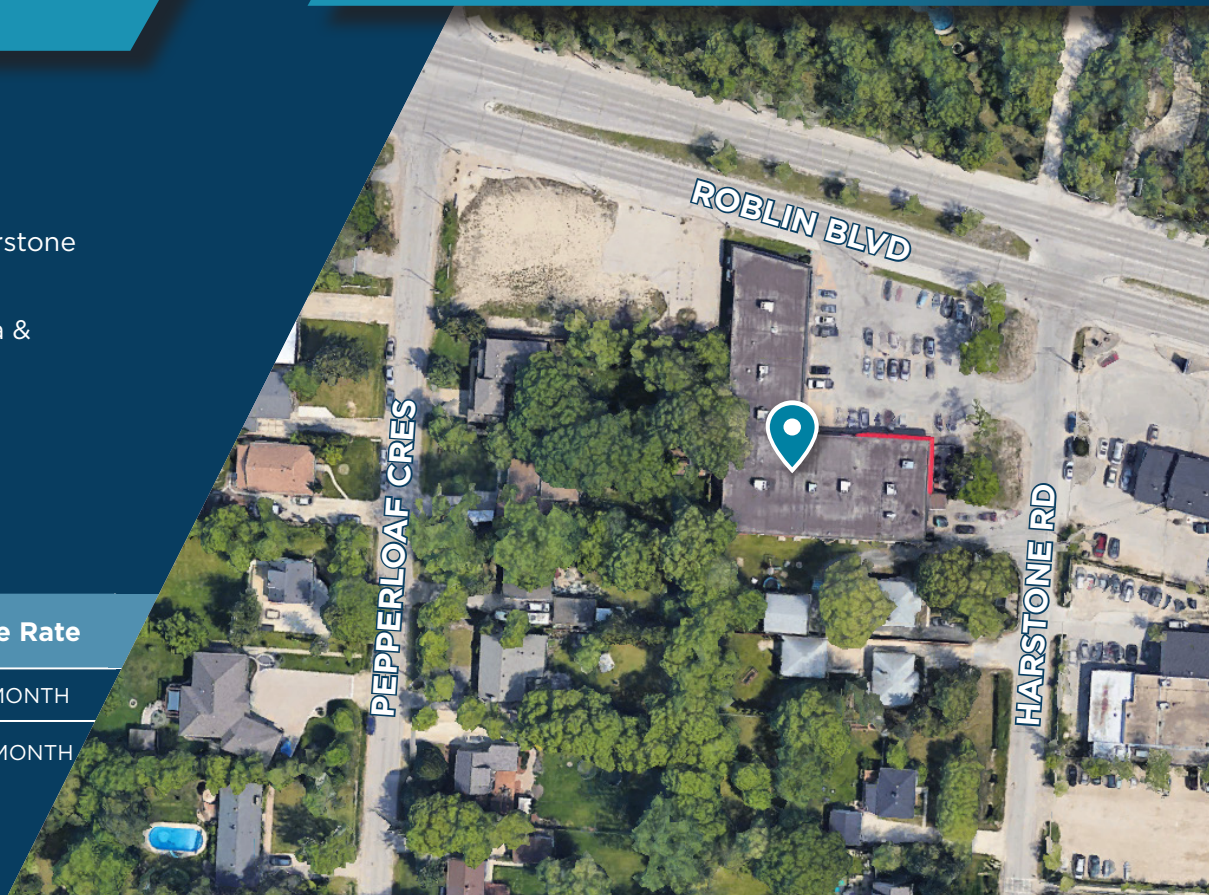
## PROPERTY HIGHLIGHTS

- Building signage opportunities available
- Excellent location for a neighborhood office in the heart of Charleswood
- Great exposure on Roblin Boulevard located between Harstone Road and Pepperloaf Crescent
- Join Taverna Rodos Restaurant & Lounge, Signature Pizza & Salads and Royal Bank
- Professionally managed
- Zoned C2

(+/-) 675 SF & (+/-) 909 SF AVAILABLE

Unit	Sq Ft	Gross Lease Rate
Unit C	675	\$1,500 PER MONTH
Unit D	909	\$2,000 PER MONTH

\*PLUS HYDRO





## UNIT D IMAGES





# AMENITIES



## CRESTVIEW SHOPPING VENTRE

**Sobeys** **STAPLES**

**Walmart**  
WINNERS



**SPORTCHEK**



**Assiniboine**  
CREDIT UNION

**AGW**  
*Fountain Tire*

## ST. CHARLES COUNTRY CLUB

**SHOPPERS**  
DRUG MART

**NOFRILLS** **MLCC**

**Assiniboine**  
CREDIT UNION



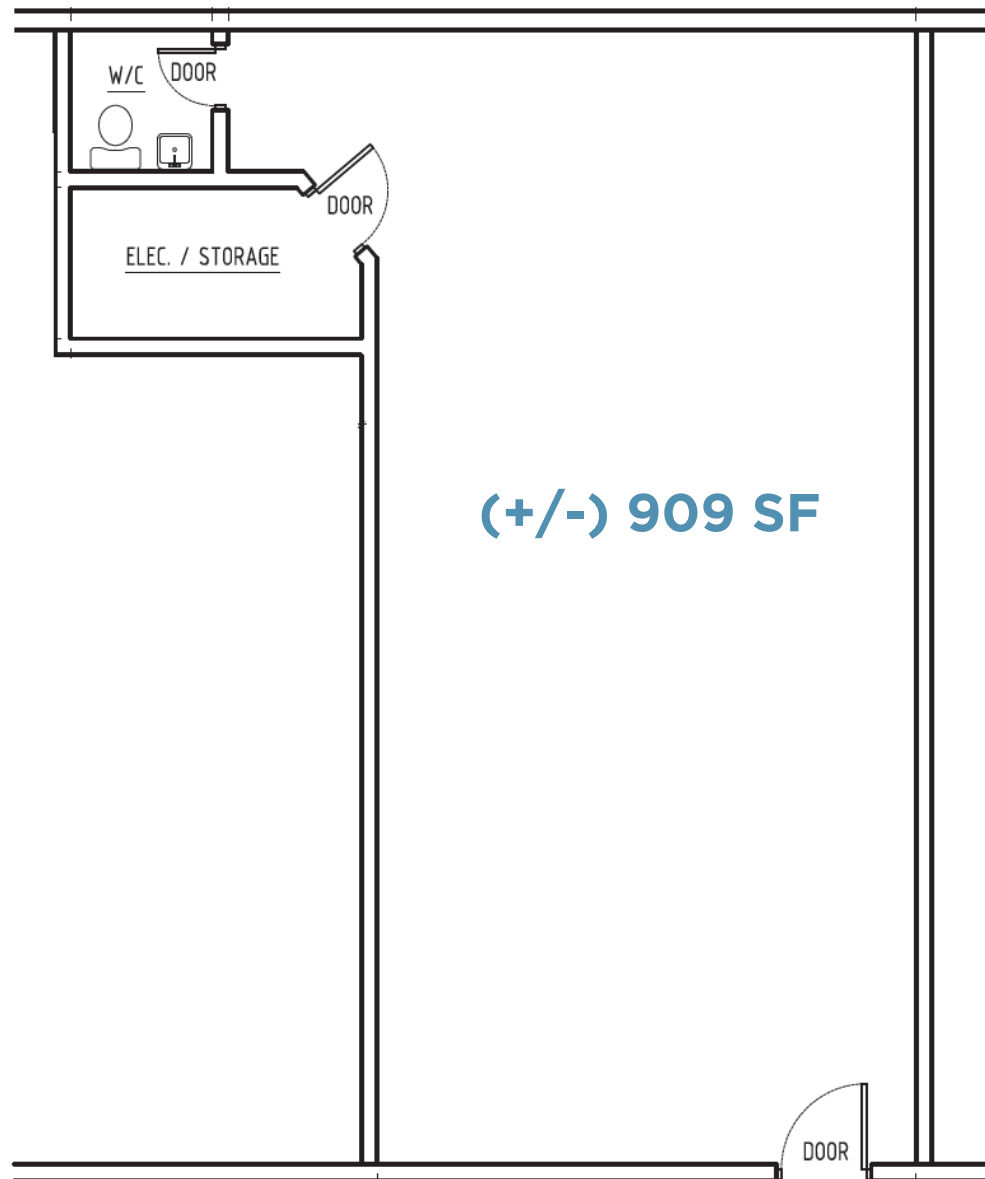
## DEMOGRAPHICS



OVER 100,000 PEOPLE LIVE WITHIN  
A 3KM RADIUS



## FLOOR PLAN UNIT D







## CONTACT

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