

# (+/-) 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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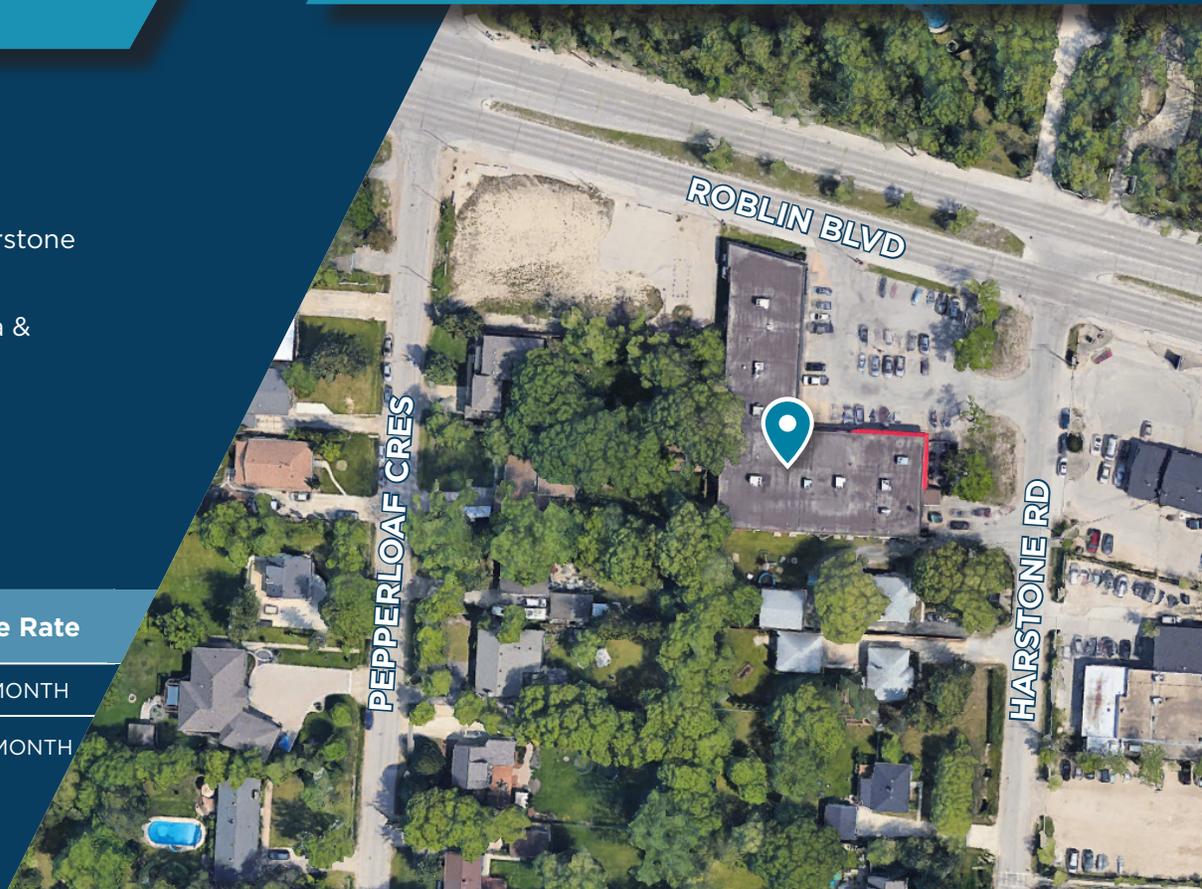


# PROPERTY HIGHLIGHTS

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

- 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

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

Sobey's STAPLES  
Walmart WINNERS  
SPORTCHEK

McDonald's MLCC

Assiniboine CREDIT UNION  
AGW  
Fountain Tire

## ST. CHARLES COUNTRY CLUB

SHOPPERS DRUG MART  
NOFRILLS MLCC

Assiniboine CREDIT UNION

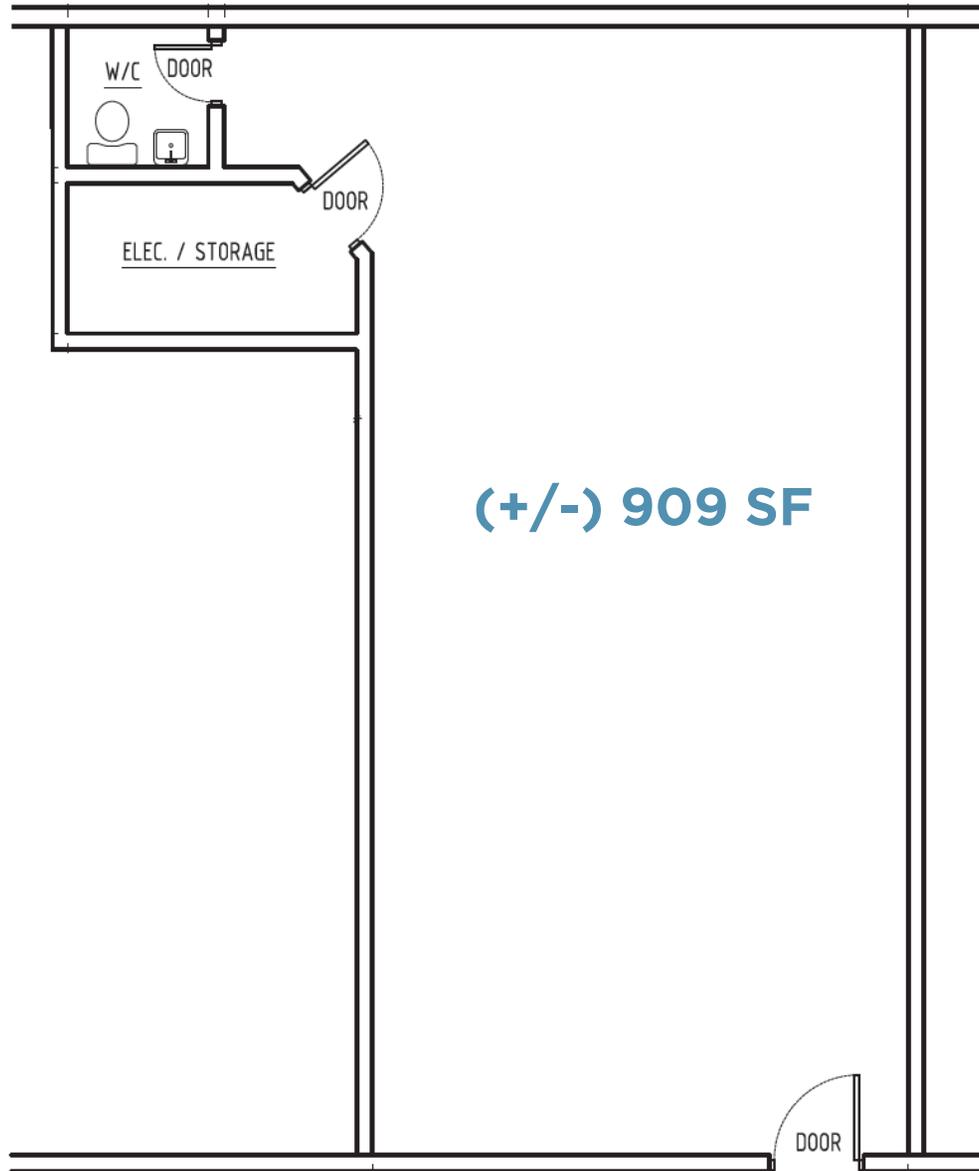
BP McDonald's  
SAFeway

## DEMOGRAPHICS



OVER 100,000 PEOPLE LIVE WITHIN A 3KM RADIUS

# FLOOR PLAN UNIT D





## CONTACT

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