OFFICE/RETAIL FOR SUBLEASE

398B EDISON AVENUE



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CUSHMAN & WAKEFIELD
Winnipeg



PROPERTY HIGHLIGHTS

(+/-) 588 SF AVAILABLE

- Newly improved space featuring two private offices, reception, and flexible work area
- Suitable for wellness, personal services, retail or office use
- Located in recently revitalized strip mall in established East Kildonan neighbhourhood
- Ample parking on site
- Zoned: C2
- Headlease expires June 30, 2030

LEASE RATE	$22.00 PSF (Through March 31, 2027)
	$23.00 PSF (April 1, 2027 - June 30, 2030)
TENANT INCENTIVE	Free high speed internet for length of term
CAM & TAX	$10.75 PSF

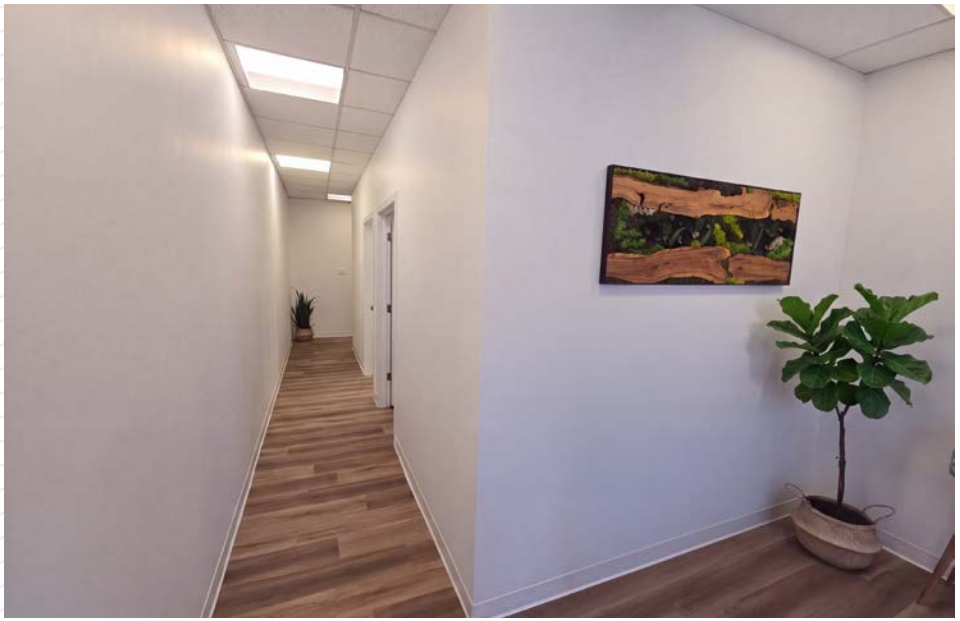
**MANAGEMENT FEE: 5% OF BASIC RENT*



UNIT **IMAGES**

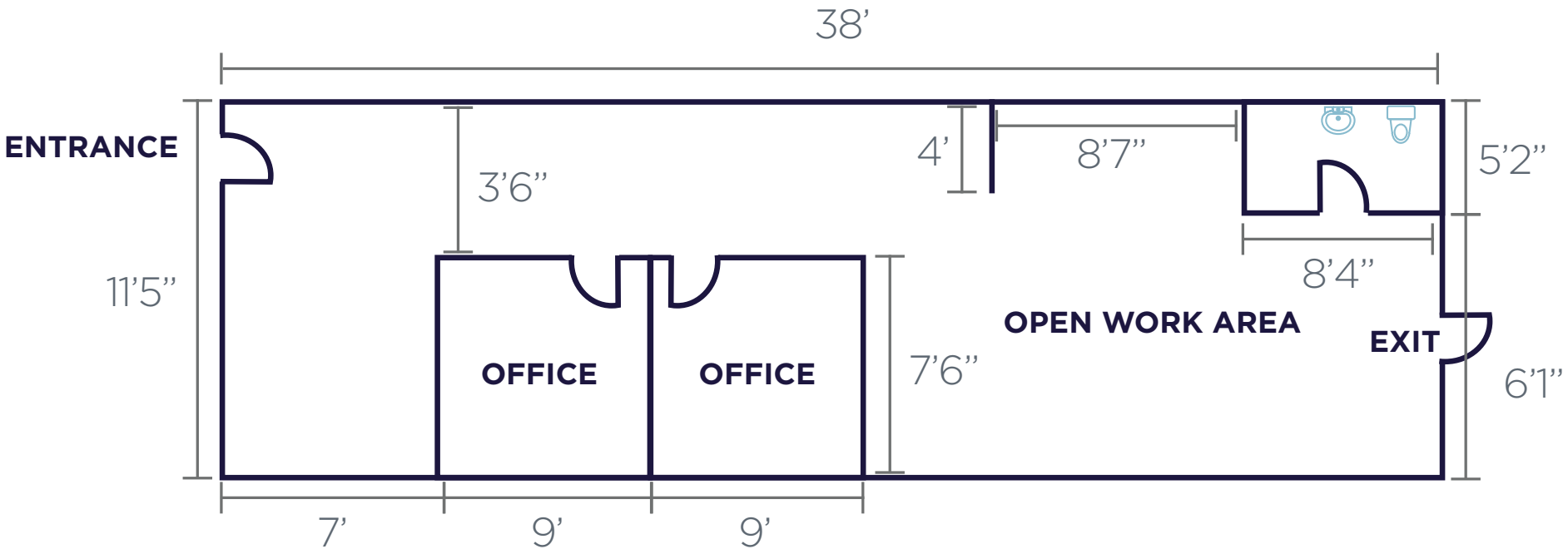






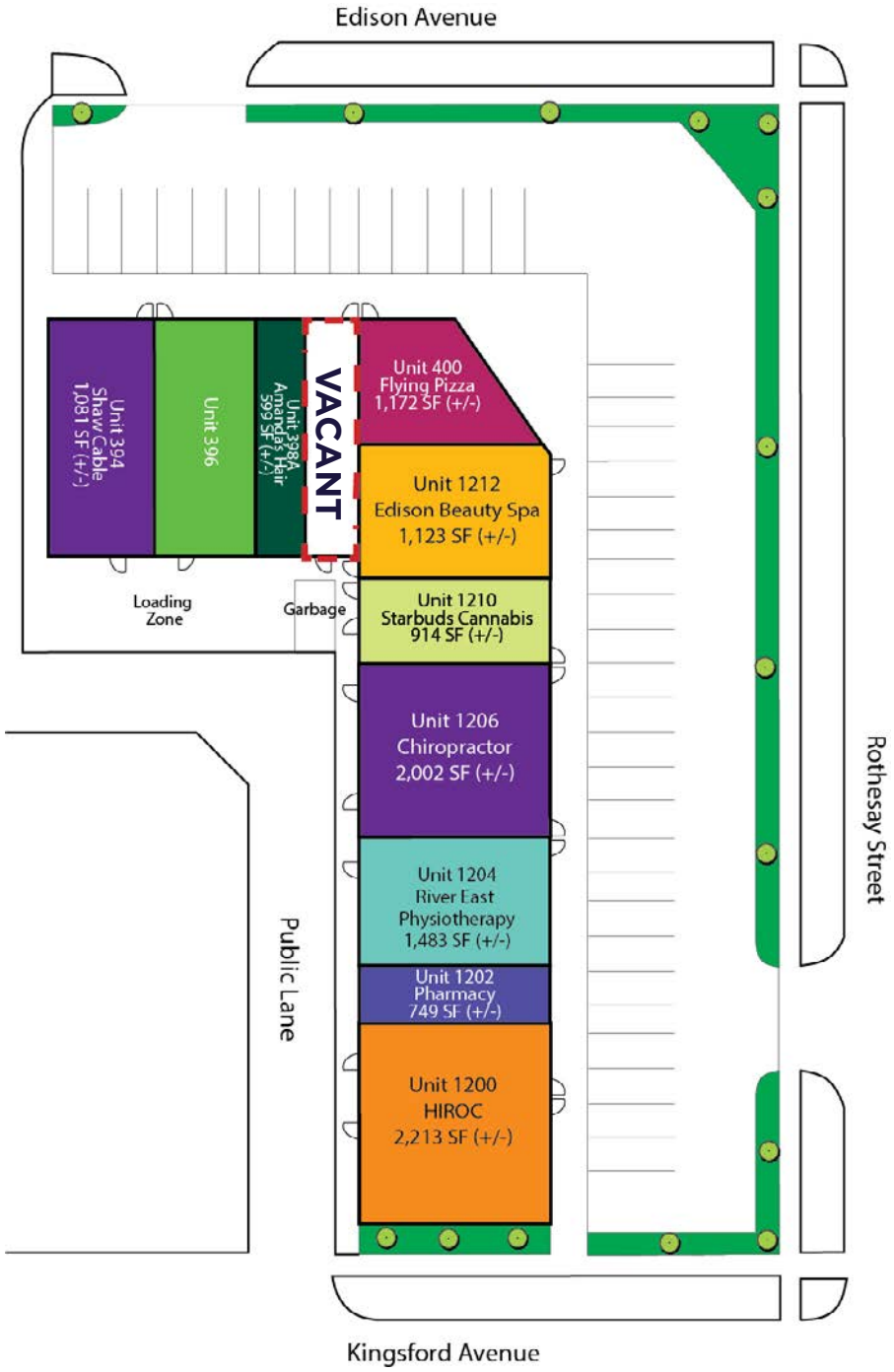


MAIN
FLOOR PLAN



**Floor plan for illustrative purposes only. Dimensions and layouts are approximate*

SITE PLAN


Edison Avenue
Unit 394
Shaw Cable
1,081 SF (+/-)
Unit 396
Unit 398A
Amanda's Hair
399 SF (+/-)
VACANT
Unit 400
Flying Pizza
1,172 SF (+/-)
Unit 1212
Edison Beauty Spa
1,123 SF (+/-)
Unit 1210
Starbuds Cannabis
914 SF (+/-)
Unit 1206
Chiropractor
2,002 SF (+/-)
Unit 1204
River East
Physiotherapy
1,483 SF (+/-)
Unit 1202
Pharmacy
749 SF (+/-)
Unit 1200
HIROC
2,213 SF (+/-)
Loading Zone
Garbage
Public Lane
Rothesay Street
Kingsford Avenue



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