



Starting at
\$15.00
PSF

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

wayne@waynesato.ca

www.waynesato.ca

FOR LEASE | 300 CARLTON STREET

(±) 35,000 sq ft Available

- Available on 60 days notice
- 600V, 120, 208V available
- Two Uninterruptible Power Supply (UPS) units
- Rooftop cooling units
- Two Liebert cooling units tied into the building loop dedicated for the data room
- Data centre capability - Two 400 amp Central Distribution Panel's (CDP)
- Fibre & Telephone Service - Multiple telephone and fibre drops (MTS/Telus and possibly Shaw on site)

- 600KVA capacity generator shared with 5th floor, which uses minimal capacity
- Minimum 14 parking stalls available on site with additional stalls available on adjacent property
- Non-restricted building access during business hours and after hours via card access
- Province of Manitoba contract security on site

CAM & Tax: \$14.27 psf (2024 est.)



Scan QR code to
view website

**RE/MAX
PROFESSIONALS**

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Winnipeg, MB R3T 3K7

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wpgproperty.ca

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Property Highlights

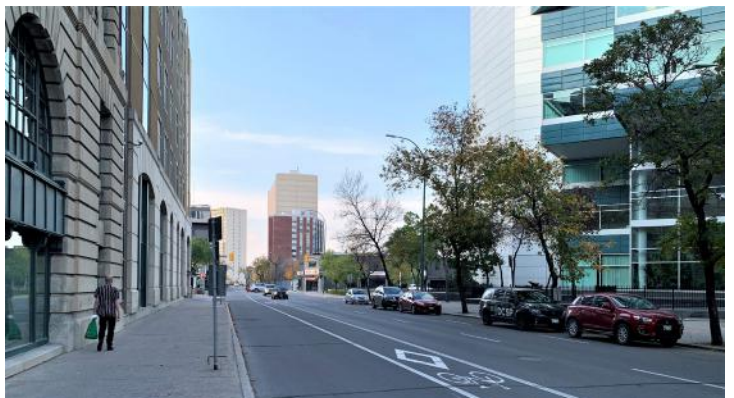
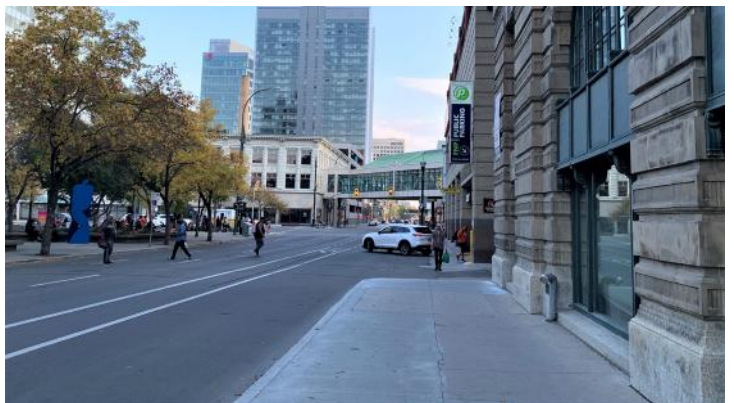


Suite/Floor #	Square Footage (±)	Lease Rate	CAM & Tax (2024 est.)	Availability Date
6th Floor	35,000	\$15.00 psf	\$14.27 PSF	60 day notice
4th Floor	2,601	\$15.00 psf	\$14.27 PSF	LEASED

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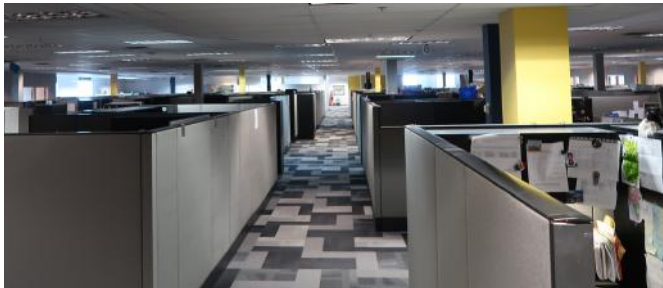
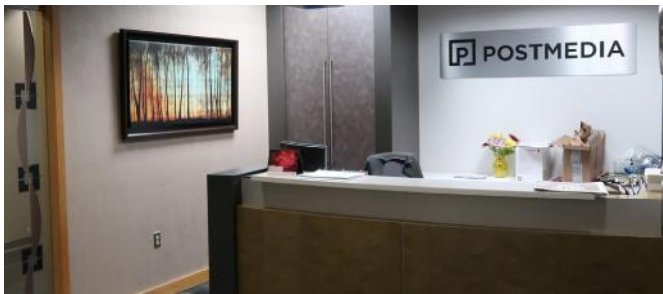
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The floor plan of the 1st floor of the University of the Pacific Library is a complex layout with numerous rooms and study areas. The rooms are color-coded and labeled as follows:

- Study Areas:** A1-A20, B1-B7, F1-F10, and various numbered study areas (e.g., F1-1, F1-2, F1-3, F1-4, F1-5, F1-6, F1-7, F1-8, F1-9, F1-10, F1-11, F1-12, F1-13, F1-14, F1-15, F1-16, F1-17, F1-18, F1-19, F1-20, F1-21, F1-22, F1-23, F1-24, F1-25, F1-26, F1-27, F1-28, F1-29, F1-30, F1-31, F1-32, F1-33, F1-34, F1-35, F1-36, F1-37, F1-38, F1-39, F1-40, F1-41, F1-42, F1-43, F1-44, F1-45, F1-46, F1-47, F1-48, F1-49, F1-50, F1-51, F1-52, F1-53, F1-54, F1-55, F1-56, F1-57, F1-58, F1-59, F1-60, F1-61, F1-62, F1-63, F1-64, F1-65, F1-66, F1-67, F1-68, F1-69, F1-70, F1-71, F1-72, F1-73, F1-74, F1-75, F1-76, F1-77, F1-78, F1-79, F1-80, F1-81, F1-82, F1-83, F1-84, F1-85, F1-86, F1-87, F1-88, F1-89, F1-90, F1-91, F1-92, F1-93, F1-94, F1-95, F1-96, F1-97, F1-98, F1-99, F1-100).
- Other Rooms:** Computer Room, Interview Room, Meeting Room 1, Meeting Room 2, Meeting Room 3, Coffee/Water, File Room, Mail Room, Copier/Supply Room, Storage, Network Computer, Operations, Conf. West, Conf. East, Conf. North, Conf. South, Conf. 1, Conf. 2, Conf. 3, Conf. 4, Conf. 5, Conf. 6, Conf. 7, Conf. 8, Conf. 9, Conf. 10, Conf. 11, Conf. 12, Conf. 13, Conf. 14, Conf. 15, Conf. 16, Conf. 17, Conf. 18, Conf. 19, Conf. 20, Conf. 21, Conf. 22, Conf. 23, Conf. 24, Conf. 25, Conf. 26, Conf. 27, Conf. 28, Conf. 29, Conf. 30, Conf. 31, Conf. 32, Conf. 33, Conf. 34, Conf. 35, Conf. 36, Conf. 37, Conf. 38, Conf. 39, Conf. 40, Conf. 41, Conf. 42, Conf. 43, Conf. 44, Conf. 45, Conf. 46, Conf. 47, Conf. 48, Conf. 49, Conf. 50, Conf. 51, Conf. 52, Conf. 53, Conf. 54, Conf. 55, Conf. 56, Conf. 57, Conf. 58, Conf. 59, Conf. 60, Conf. 61, Conf. 62, Conf. 63, Conf. 64, Conf. 65, Conf. 66, Conf. 67, Conf. 68, Conf. 69, Conf. 70, Conf. 71, Conf. 72, Conf. 73, Conf. 74, Conf. 75, Conf. 76, Conf. 77, Conf. 78, Conf. 79, Conf. 80, Conf. 81, Conf. 82, Conf. 83, Conf. 84, Conf. 85, Conf. 86, Conf. 87, Conf. 88, Conf. 89, Conf. 90, Conf. 91, Conf. 92, Conf. 93, Conf. 94, Conf. 95, Conf. 96, Conf. 97, Conf. 98, Conf. 99, Conf. 100.



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The Area



Convenient
location



Food and Drink
within Walking



Groceries and
Shopping



Amenities
within walking



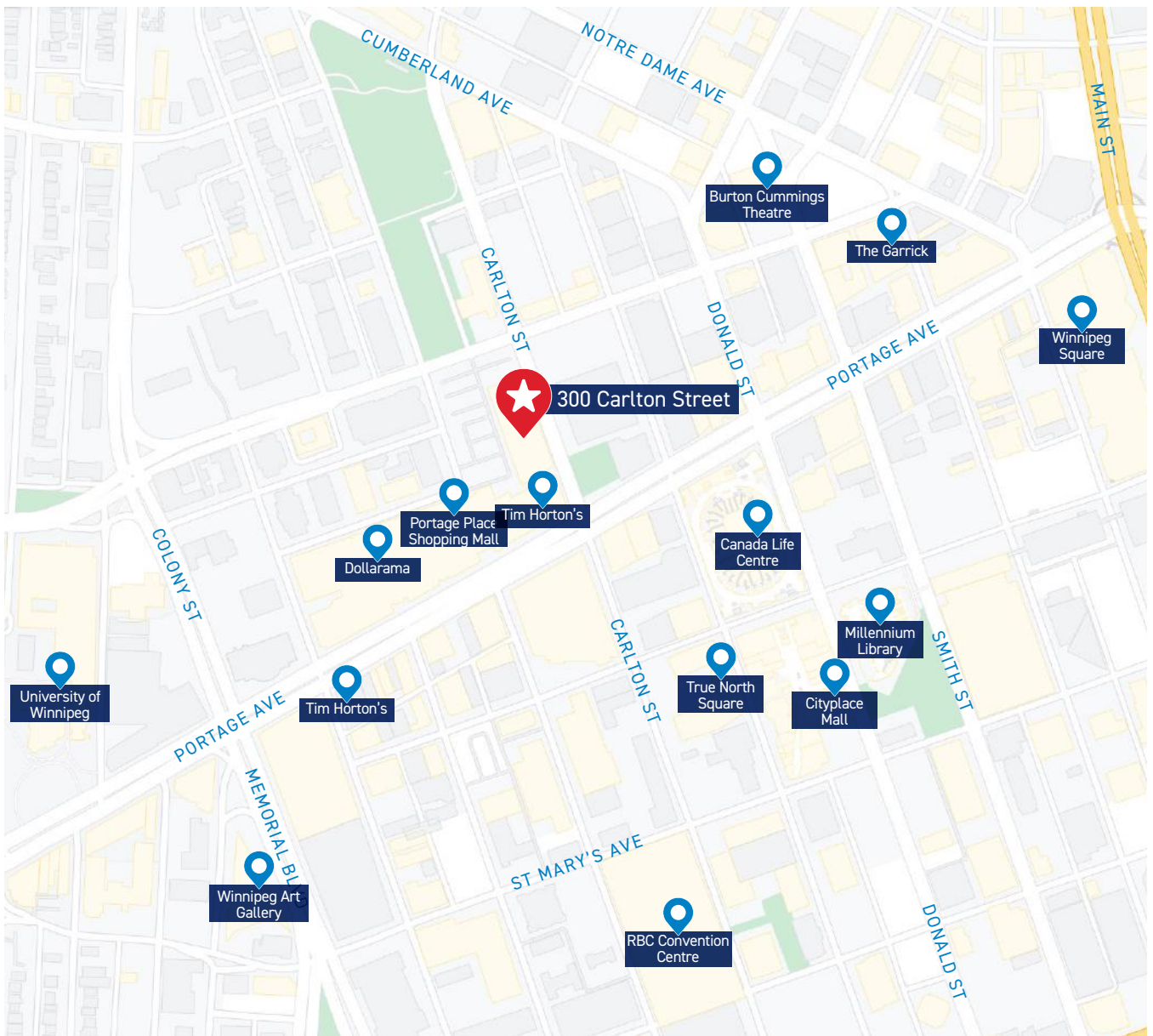
Convenient bike
infrastructure



Excellent transit
stops

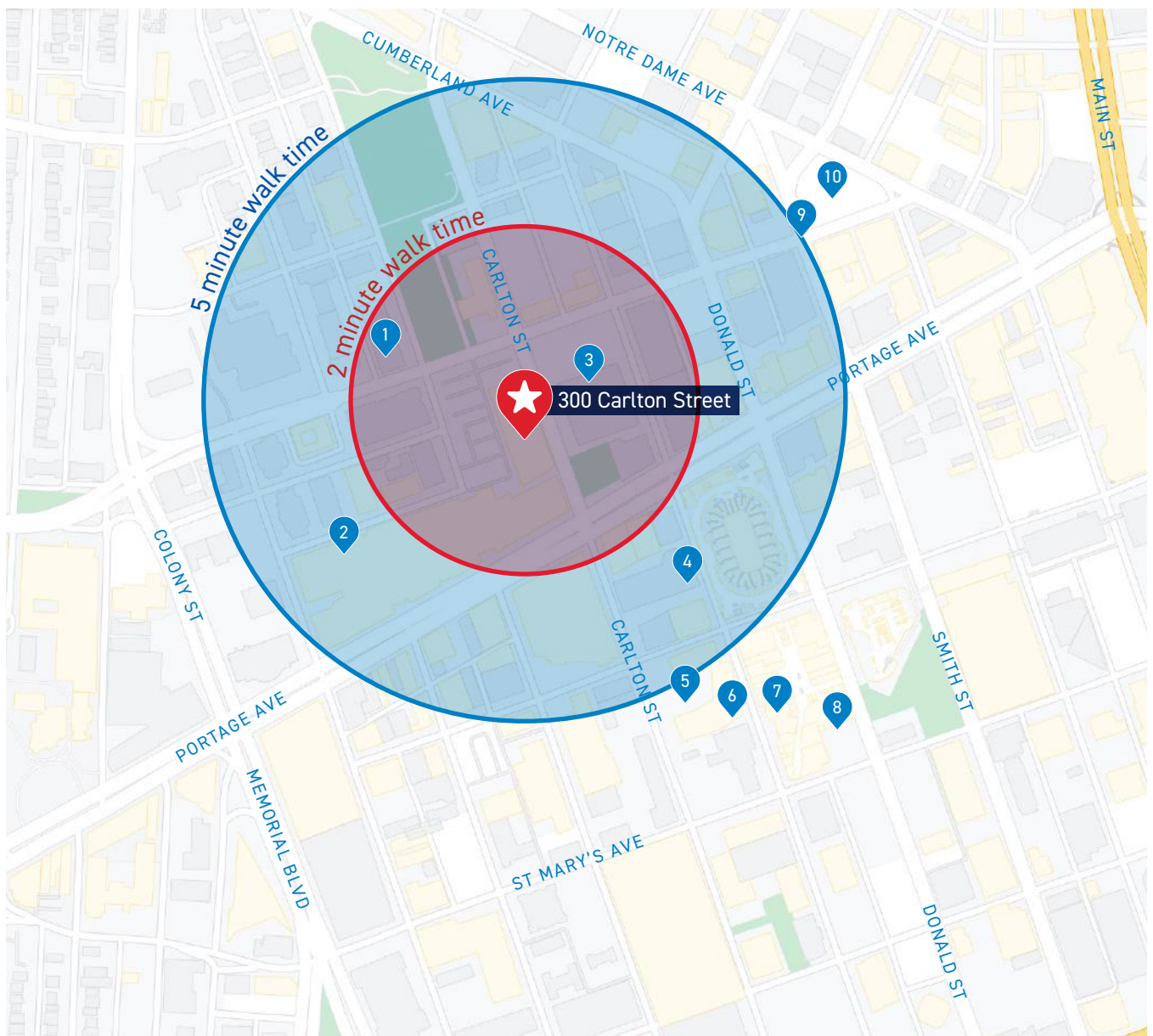


Culture &
Entertainment
within walking



Walk Time & Parking Map

- | | | |
|-----------------------------|-----------------------------|---|
| 1 Impark Parking | 5 Indigo Parking | 9 Lot #367, 351 Smith St Lot |
| 2 FNP Parking | 6 Precise ParkLink | 10 W040, Indigo Parking, 241 Notre Dame |
| 3 W029, Centrepoint Parkade | 7 Lot #309, Cityplace Lot 4 | |
| 4 Lot #306, Cityplace Lot 1 | 8 Cityplace Lot 3 | |





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