

FOR LEASE

Second Floor Office in the Inkster Industrial Park

1700 Church Avenue, Winnipeg, Manitoba



**5 TRANSIT
ROUTES**



**M2
ZONING**



**UP TO 15,000
SQUARE FEET**



**ON SITE
PARKING**

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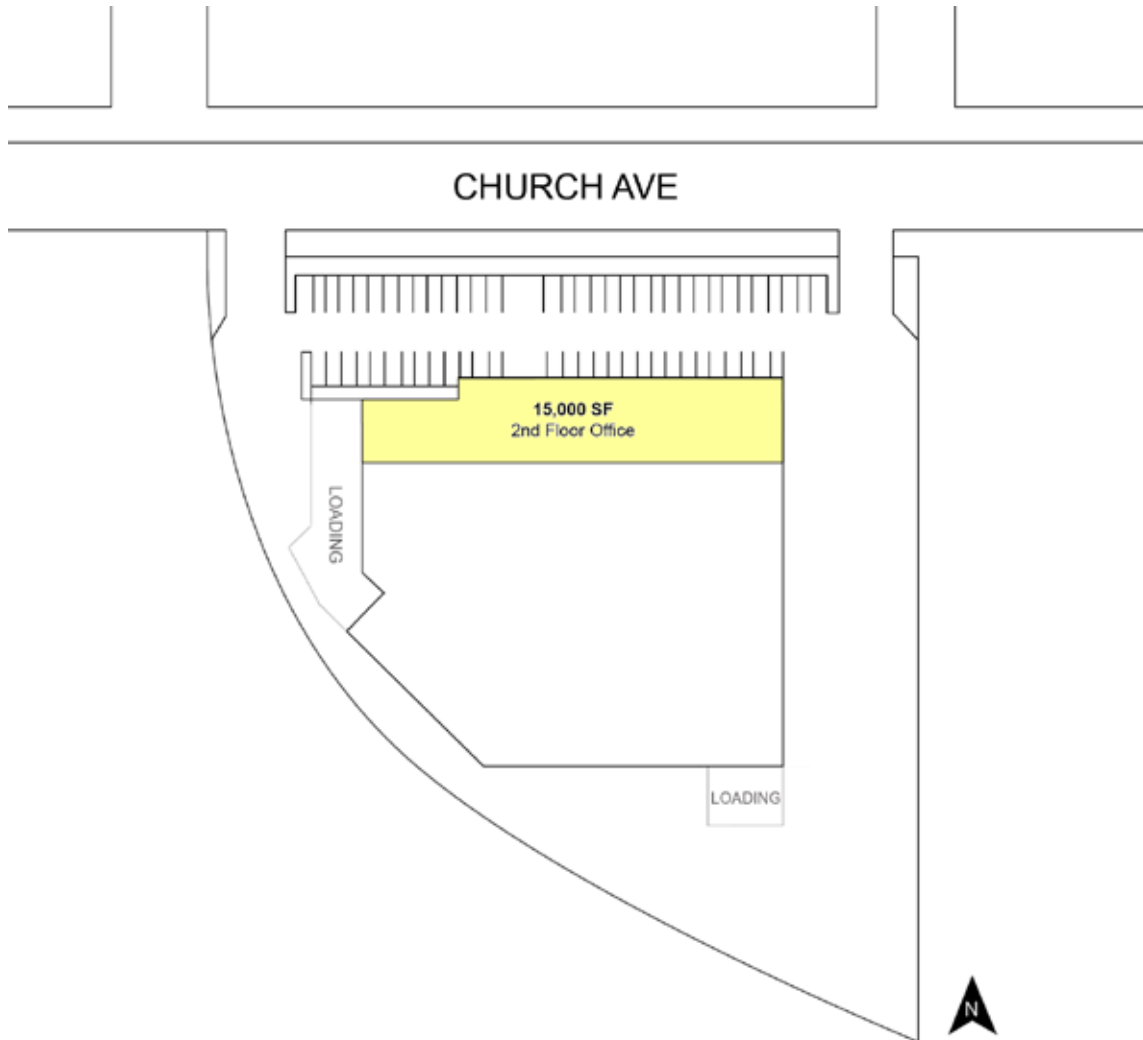
FOR LEASE

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FLOOR PLAN



SITE PLAN



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PROPERTY SUMMARY

Available	15,000 SF
Land Area	2.7 acres
Net Rent	\$5.95/SF
Additional Rent (est.)	\$3.90/SF
Zoning	M2 - Manufacturing General
Parking	+/- 62 stalls

FEATURES

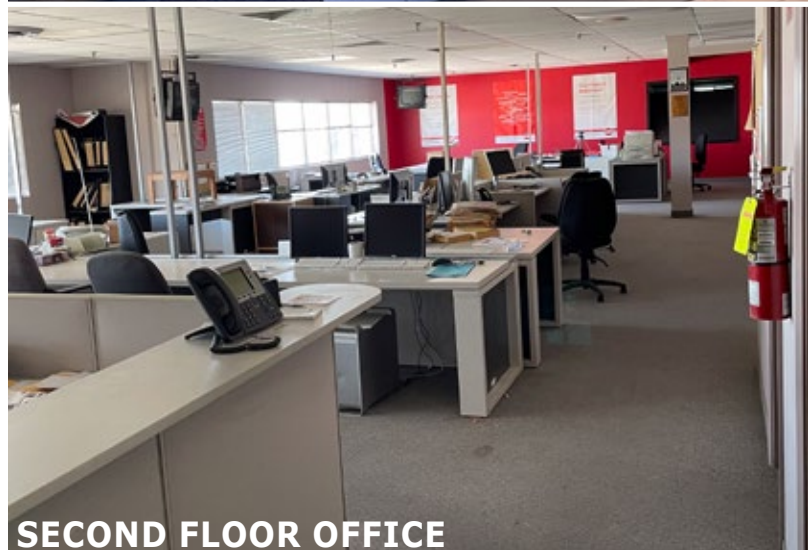
- Developed second floor office space.
- Ample on-site parking.
- Large windows provide lots of natural light.
- Consists of a mix of private offices and open work areas.
- Features large storage areas, private washrooms, boardroom and reception area.

LOCATION

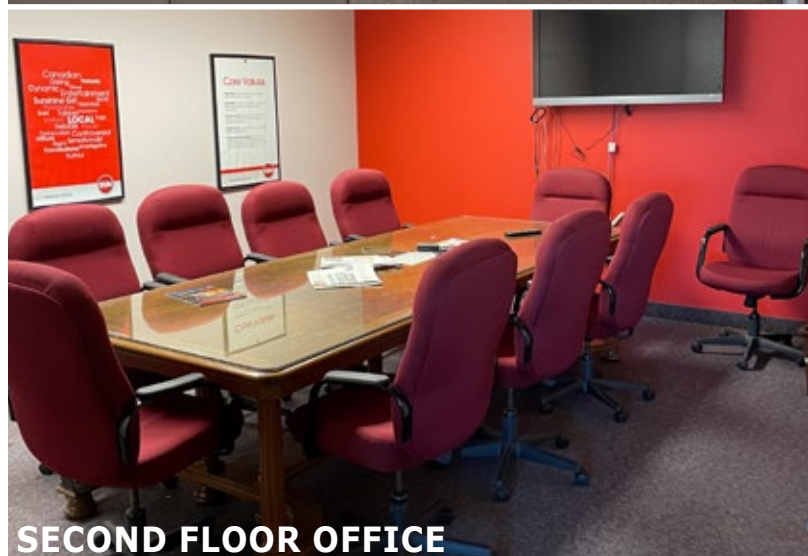
- Located in the Inkster Industrial Park, at the intersection of Church Avenue & Hutchings Street.
- Five transit routes within walking distance.
- Numerous grocery, shopping, dining and service amenities located nearby on Keewatin Street.
- Direct access to major transportation routes.
- Located within a 10 minute drive to James Armstrong Richardson International Airport and CentrePort Canada.



MAIN FLOOR RECEPTION AREA



SECOND FLOOR OFFICE



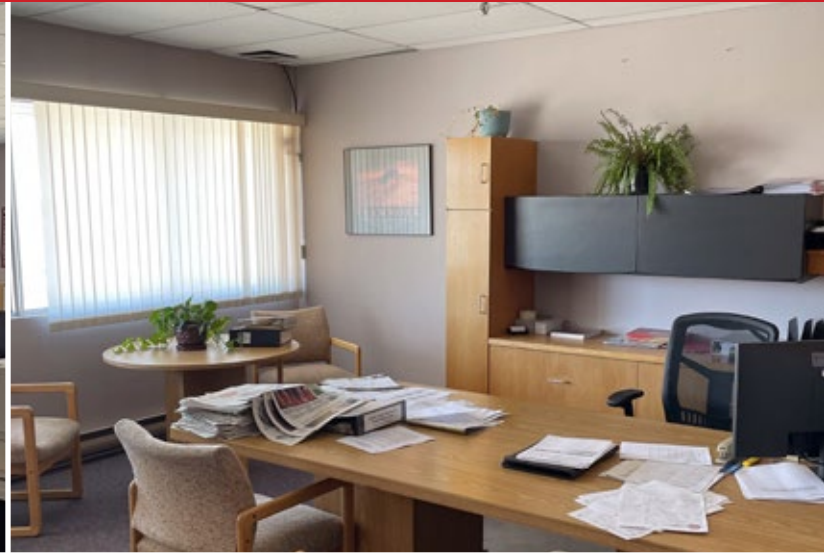
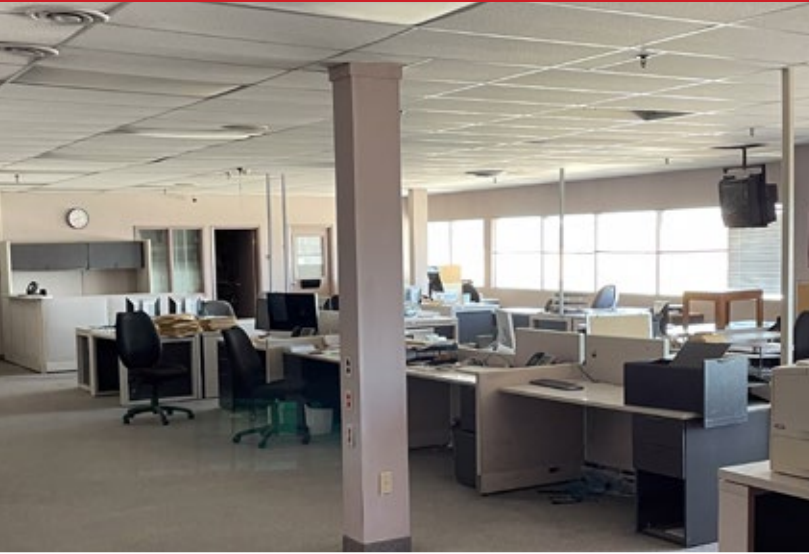
SECOND FLOOR OFFICE

204.474.2000

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