

# The Kremer Building

301 Nassau Street North  
Winnipeg, Manitoba

DEVELOPED OFFICE SPACE  
FOR LEASE



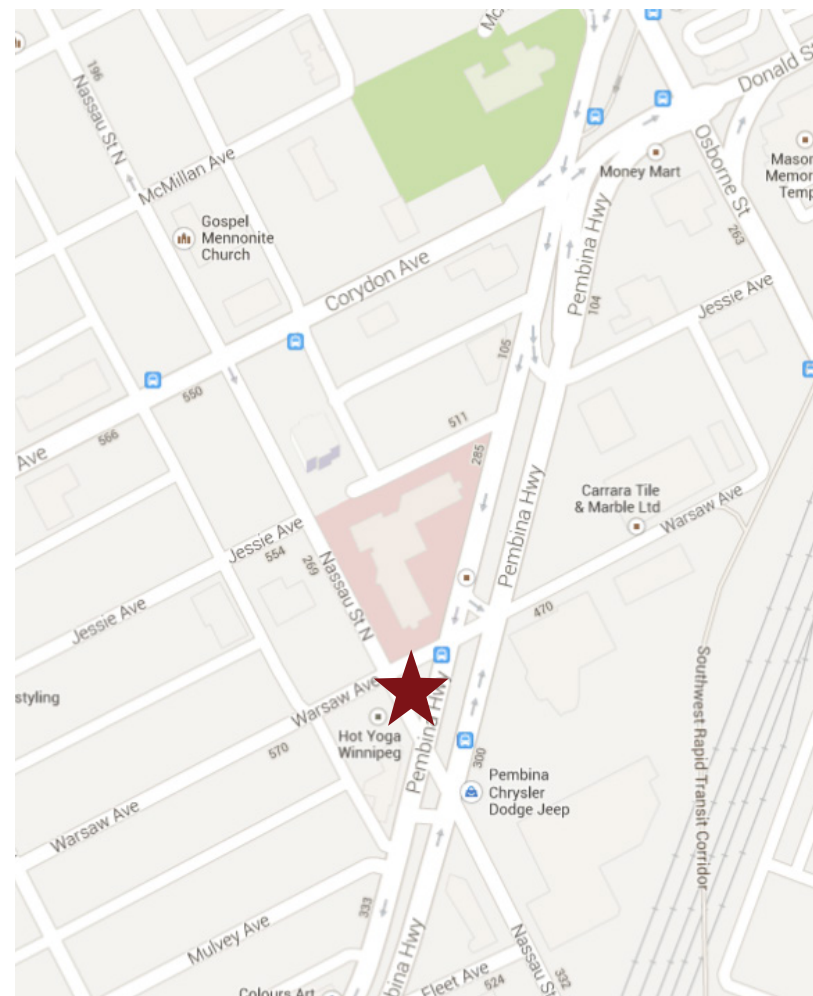
**ASH**

A.S.H. MANAGEMENT GROUP INC.  
BROKERAGE

July 2025

# Property Information

- The Kremer Building is a multi-tenant, mixed use 2-storey office building located just off Pembina Highway, in the neighbourhood of Crescentwood.
- Crescentwood is a well-established residential neighbourhood located just south of downtown Winnipeg.
- The neighbourhood has a mix of single-family homes, apartment buildings, and commercial properties, providing a diverse customer base for businesses.
- Corydon Avenue, which forms the northern border of Crescentwood, is a vibrant commercial district with numerous restaurants, bars, and shops, providing plenty of foot traffic for businesses.
- The area is also served by several major bus routes, making it easy for customers to access businesses via public transportation.
- Use of common waiting area included in Gross Rent.
- C2 Zoning.



# Suite Information

- Developed main floor office space available.
- Exterior signage opportunity.
- Access to shared waiting area.
- Gross Rental is inclusive of all utilities and Common Area Maintenance.
- Unit 103A available immediately.



Address	Available Space (sf ±)	Gross Rental Rate (per month)	Additional Rent
103A	120	\$650.00	Included

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