

FOR LEASE

2nd Floor Office Opportunity Across from Health Sciences Centre

825 Sherbrook Street, Winnipeg, Manitoba



SIGNAGE
OPPORTUNITIES



GREAT
TRANSIT



ON-SITE
PARKING

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DIRECTLY ACROSS FROM MANITOBA'S LARGEST HOSPITAL COMPLEX

- Directly across from the Health Sciences centre, one of Canada's largest tertiary care facilities, with over 6,000 staff.
- The Health Sciences Centre is Manitoba's largest teaching hospital and research centre and includes the University of Manitoba's Faculties of Medicine, Pharmacy, Dentistry, Physiotherapy, Respiratory Therapy, and Occupational Therapy.
- Building occupies a **full city block** (between Sherbrook & Furby)
- **Main level common building access** off Sherbrook and the lobby via two vestibules (north & south) with automatic door operators
- Windows on all four sides
- Parking available in adjacent surface lot
- 2nd level is serviced by two elevators
- **Potential 2-storey addition**

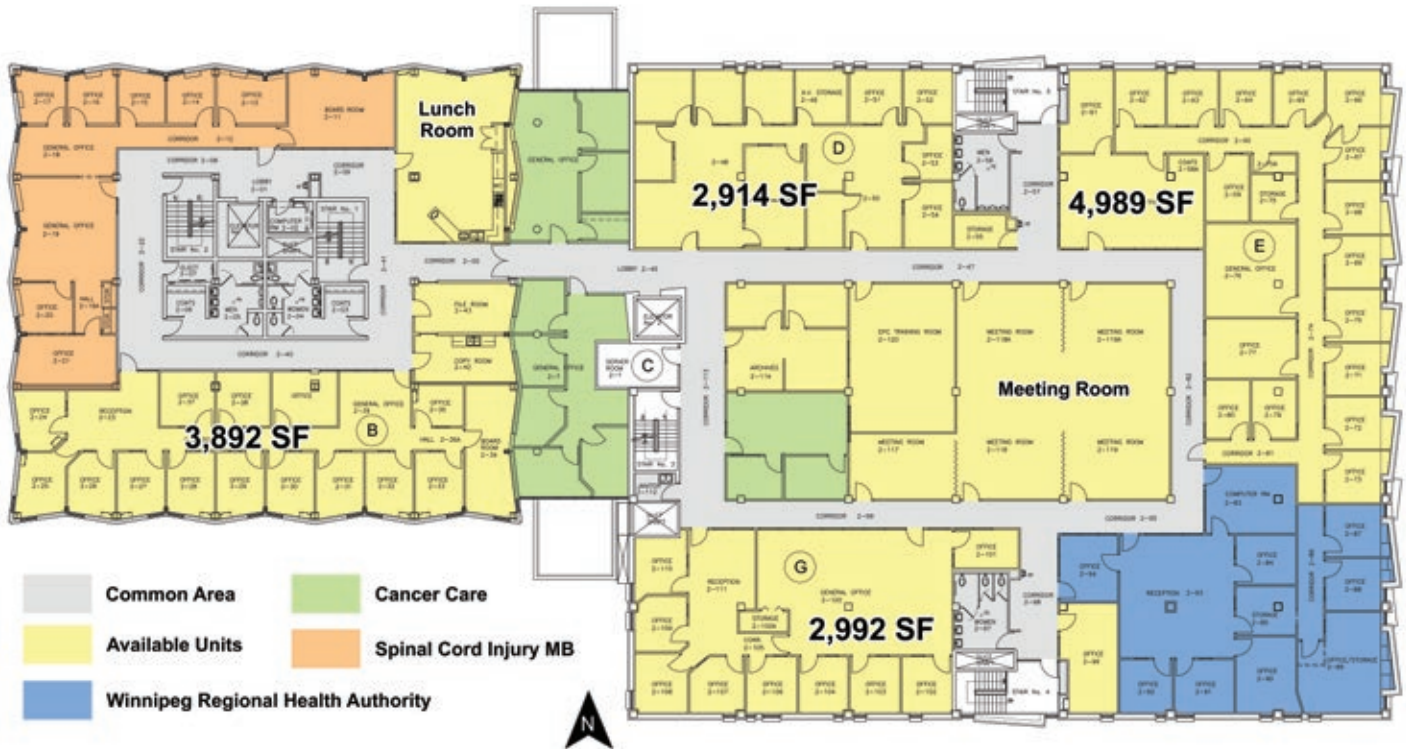
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SECOND FLOOR PLAN



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PROPERTY SUMMARY

Available (2nd level) 2,914 to 20,409 SF
Potential Development Up to 50,000 SF
(2-Storey addition)

Possession July 1, 2026

Gross Leasable Area 69,097 +/- SF

Land Area 1.22 acres

Net Rent TBN

Additional Rent* (2025 est.) \$8.76/SF

Zoning CMU - Commercial Multi-Use

*plus management fee



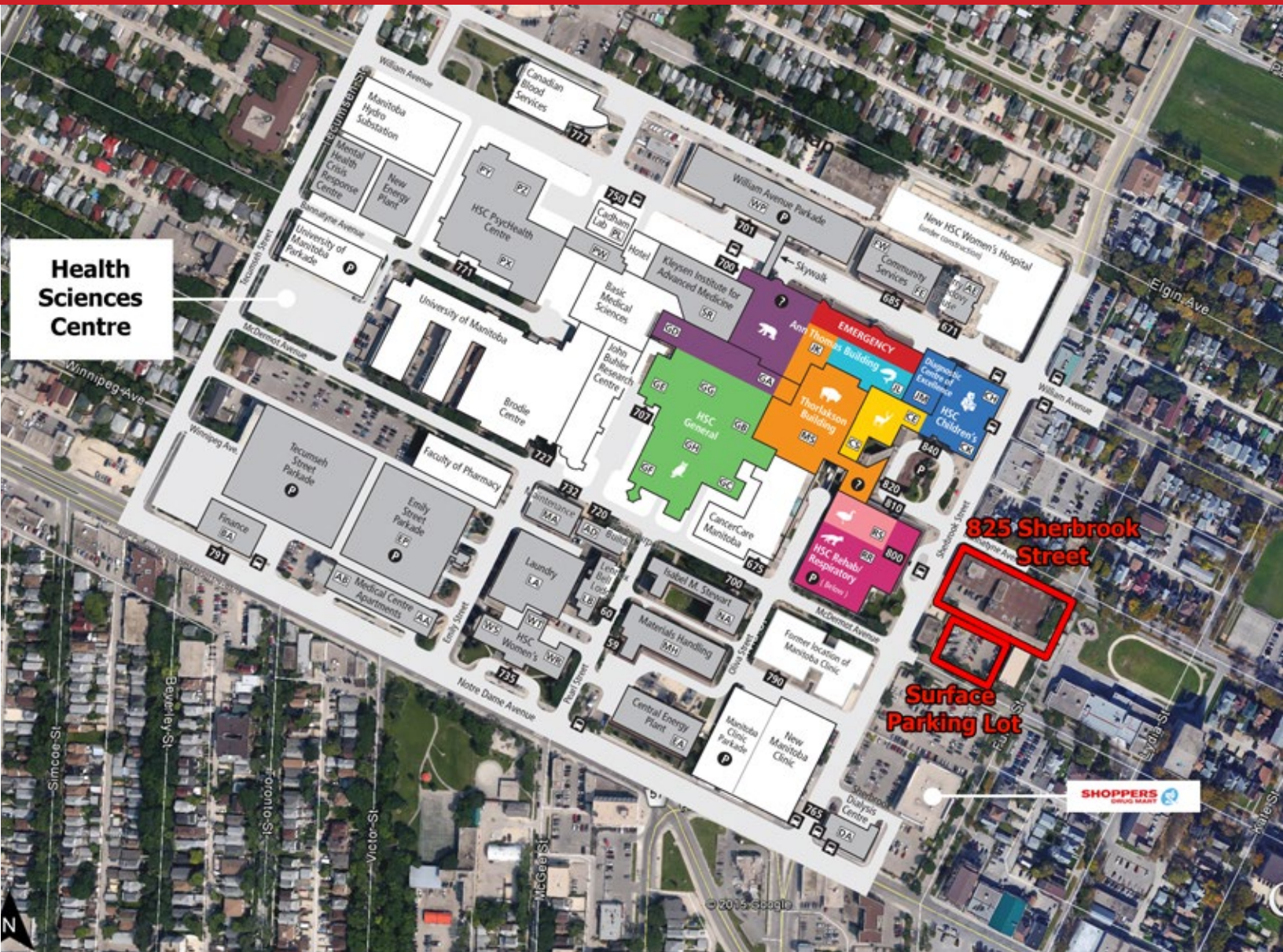
Join: Health Sciences Centre Winnipeg, Winnipeg Regional Health Authority, CancerCare Manitoba and Manitoba Possible

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FOR MORE INFORMATION, PLEASE CONTACT:

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*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

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Shindico
Succeeding by Helping Others Succeed



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