



25 Rothwell Road, Winnipeg, Manitoba

Signature Office Opportunity in Southwest Winnipeg

For Lease



Features

- Exceptional office building opportunity just off bustling Kenaston Boulevard
- Space features a mix of private office, open workspace, reception area, boardroom, lunchroom, washrooms, and skylight with exposure to the 5,336 sq. ft. developed lower level space
- Secured building access
- Tenant responsible for janitorial & utilities
- The building showcases contemporary facade featuring composite aluminum panel wall construction with insulok system, high ceilings and large windows providing an abundance of natural light
- Well-maintained building and landscaping, with abundant green space & patio for employees and visitors to enjoy
- The site provides unparalleled access to major transportation routes
- Positioned in a sought-after neighbourhood, tenants benefit from a proximity of retail amenities including include IKEA, Seasons of Tuxedo, Outlet Collection at Seasons, Kenaston Common, Grant Park Shopping Centre and more
- Adjacent to Mercedes Dealership, Pinnacle Collision Centre, Trans Canada Brewing and West Coast Kids
- Close to affluent residential communities including Lindenwoods, River Heights, Tuxedo, Charleswood and Whyte Ridge

Property Details

+/- 16,253 sq. ft.

SIZE

\$20.00/sq. ft.

NET LEASE RATE

\$5.64/sq. ft.

ADDITIONAL RENT (EST. 2024)

- PLUS MANAGEMENT FEE OF 4% NET RENT

\$2.83/sq. ft.

PROPERTY TAXES (EST. 2024)

52 electrified stalls

PARKING

June 1, 2025

AVAILABLE



Highlights



Prime Location

IN THE HEART OF
SOUTHWEST WINNIPEG



Pylon

SIGNAGE OPPORTUNITIES



Great Access

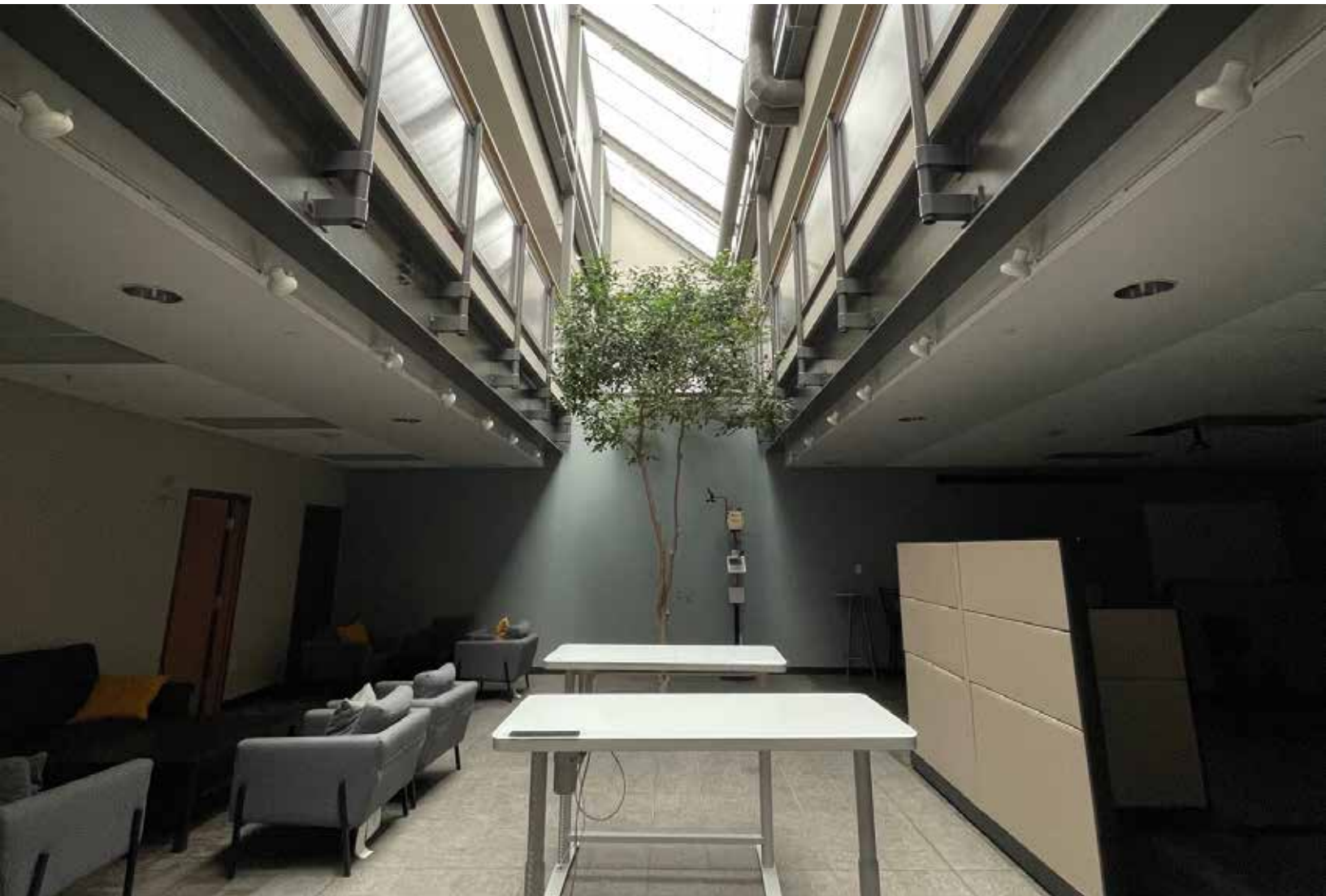
TO PUBLIC TRANSIT



Excellent On-Site

PARKING



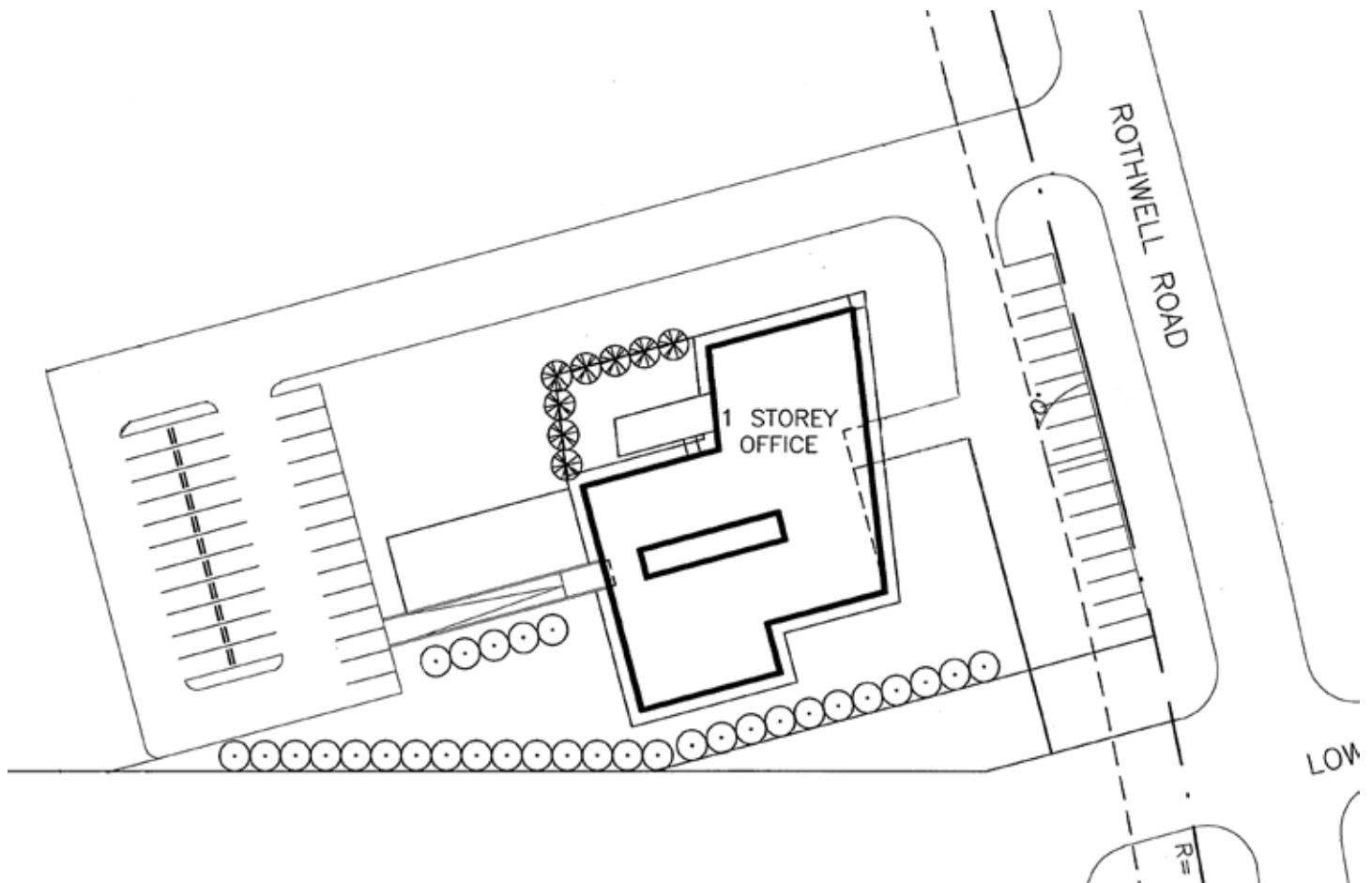




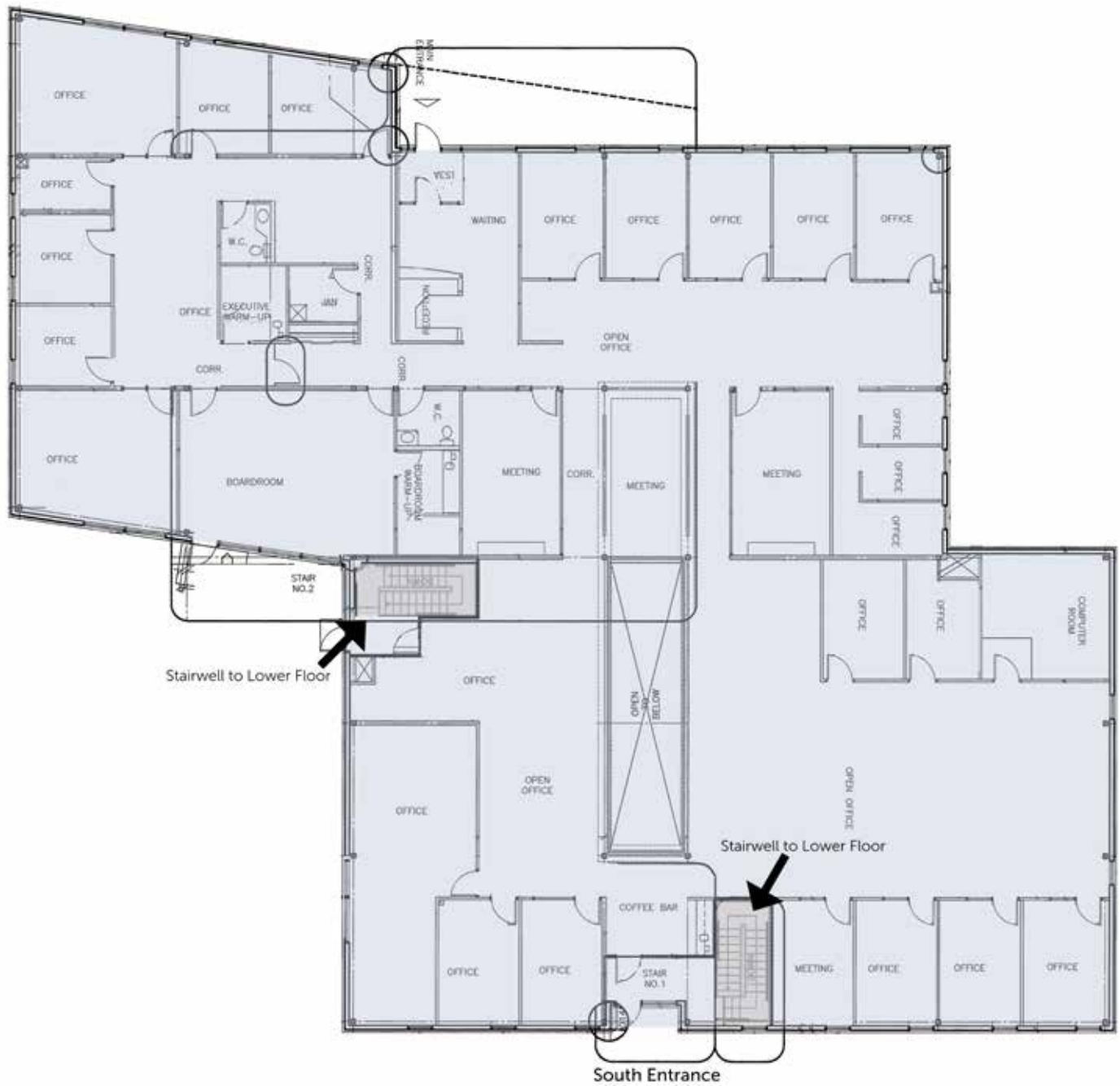
Aerial



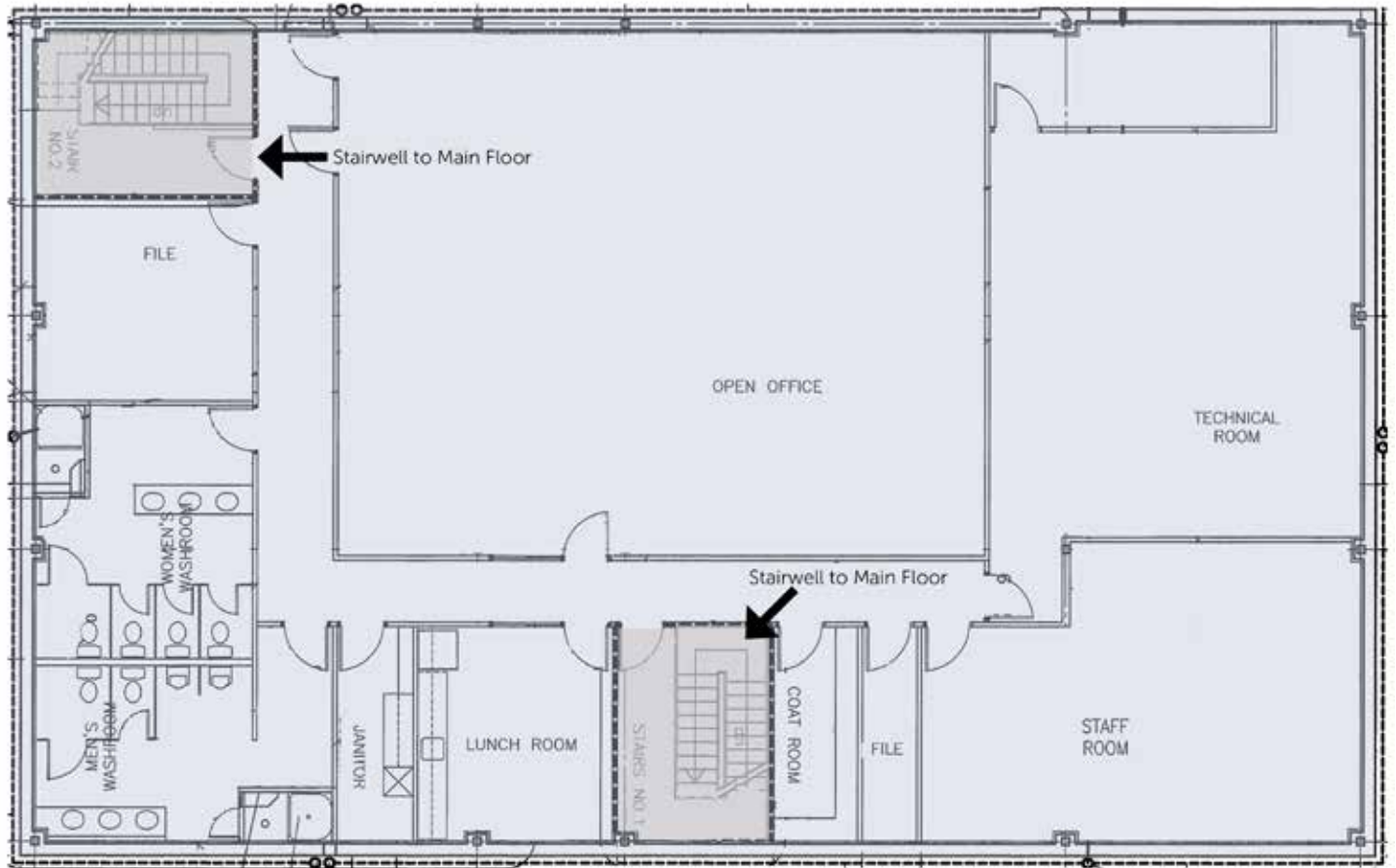
Site Plan

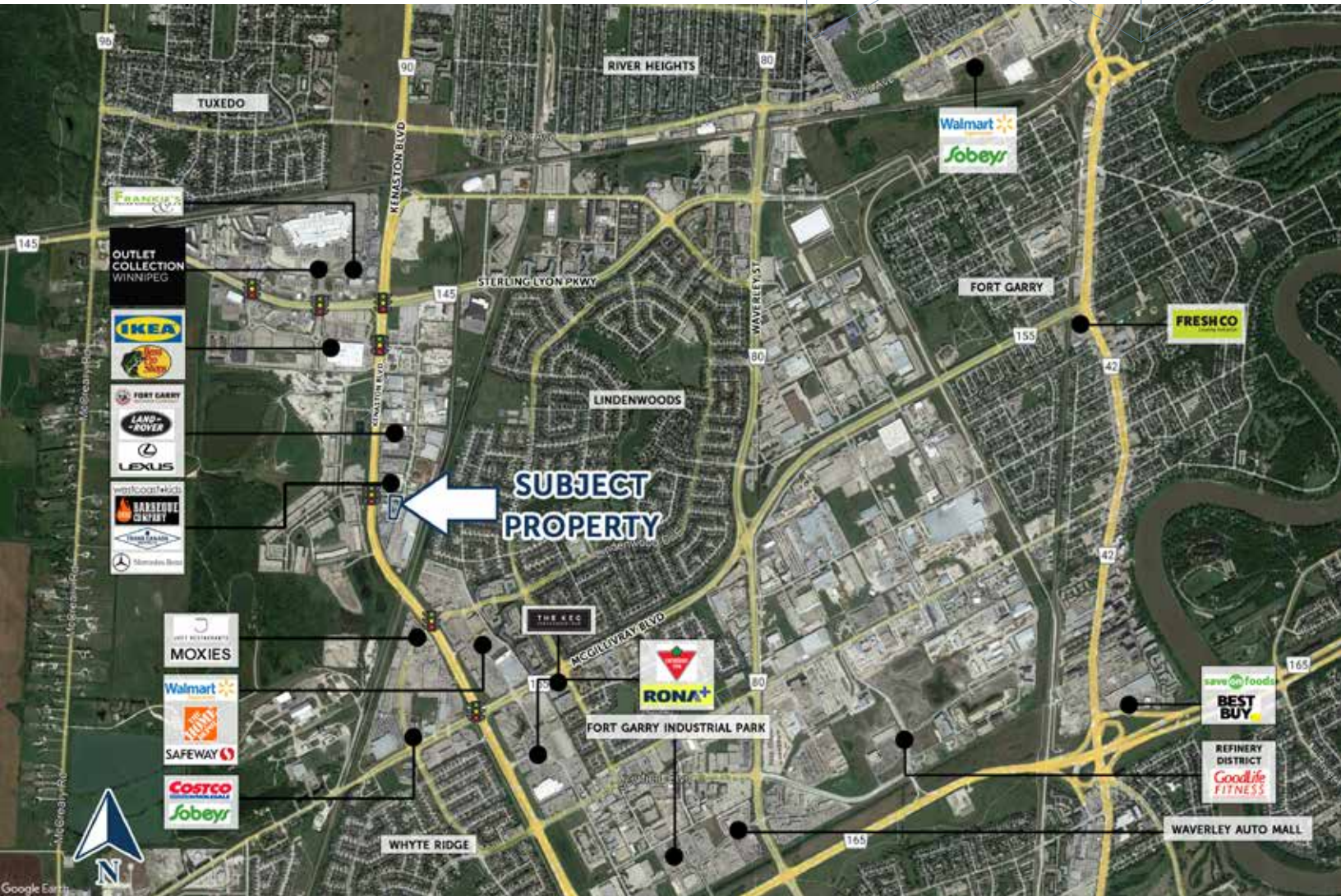


Main Floor Plan



Lower Level Floor Plan





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