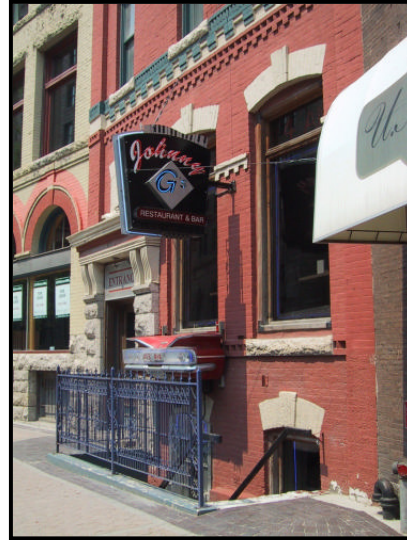


Office Property for Lease



177 McDermot Avenue / Winnipeg, MB

Affordable Office

Total Size: 2,500 SF

Zoning: Downtown

Location Description: East Exchange District, immediately of Winnipeg's downtown, just off the Main and Portage, as well as Waterfront Dr.

Gross Rent: \$9.95 per SF

Additional Rent: Included

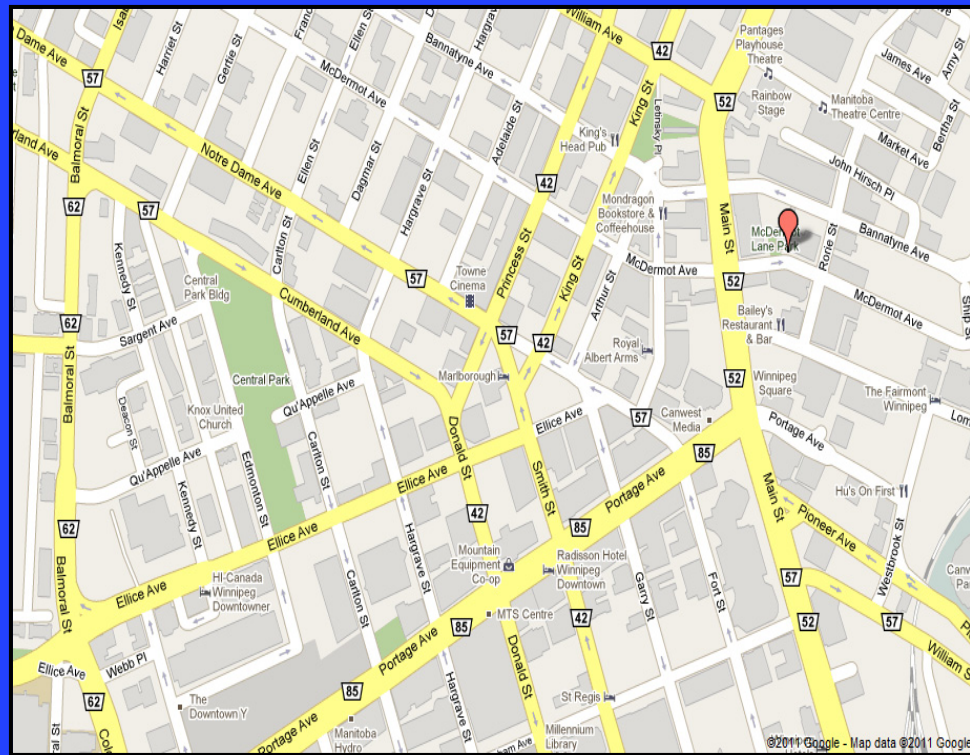
Property Taxes: Included

Utilities: Included

Property Description: Rare find in desirable Exchange District east of Main Street.

- Second floor walk-up.
- Johnny G's Restaurant located on main floor.
- Heritage style open beam construction.
- Currently built out offices including large reception area and boardroom.
- Ample parking available in area.





Nearby attractions include:

- The Forks Market
- CanWest Global Park



For more information, please contact:

Mark Thiessen

Phone: (204) 957-0500

Fax: (204) 452-4359

Email: markthiessen@remax.net

Dave Bergman

Phone: (204) 957-0500

Fax: (204) 452-4359

Email: davidbergman@remax.net

www.thecommercialteam.ca

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