

Signature Office Building for Lease



185 Provencher Blvd. | Winnipeg, MB

Signature Office Building for Lease

Total Size: **4,266 SF**
(Main Floor),
4,709 SF
(Second Floor),
4,272 SF
(Lower Level),
13,247 SF
(Total Area)

Zoning: C2

Location Description: Prime location amidst thriving Boulevard Provencher.

Net Rental Rates: **\$20.00** per SF per annum (Main)

\$15.00 per SF per annum (Second)

\$8.00 per SF per annum (Lower)

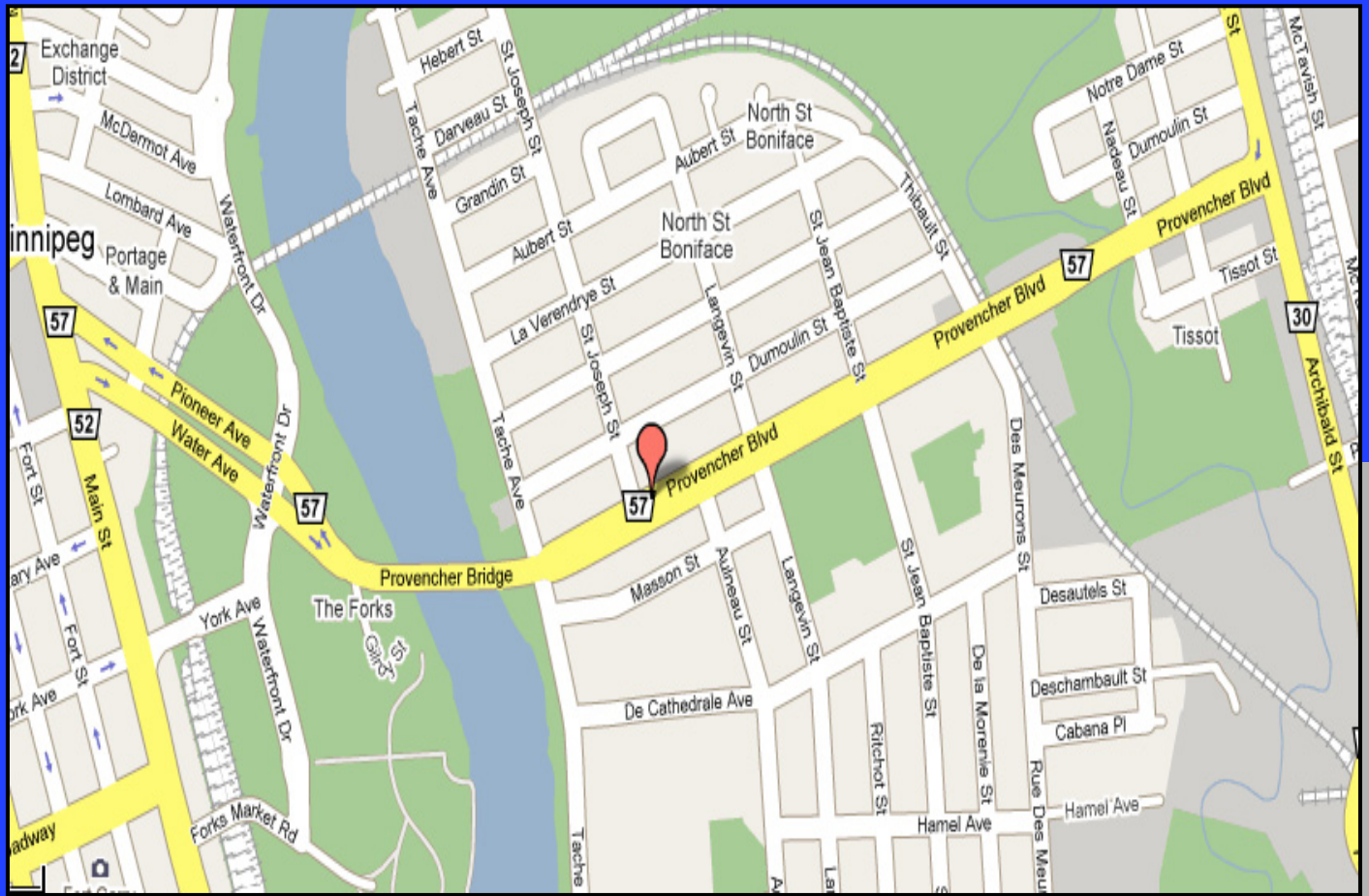
CAM & Tax: \$7.47 (2012 Estimate)

Property Description: – This two-storey Signature Office building was originally constructed in 1974.

- The exterior masonry structure has a concrete panelled stucco and the building features a flat roof and rolled metal canopy extending over the front elevation.
- The parking lot is asphalt and has easy access from the rear lane.
- The second floor is comprised of executive offices which were which are laid out in an effective manner.
- The main floor is suitable for office purposes but would also accommodate a host of retail uses.
- Second Floor and Lower Level are well suited to accommodate tenants of smaller size than a full floor.

Approximate Availability December 1, 2011





For more information, please contact:

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