



301 Nassau Street North

Office / Retail Space

- Location:**
- Located on Nassau Street North just off of Pembina Highway
 - Excellent exposure from Pembina Highway and minutes away from downtown Winnipeg

Available:

Floor	Size SF	Available
Main Floor	(+/-) 1,000 sf	2 months notice
Main Floor	(+/-) 2,150 sf	2 months notice
Lower Level	(+/-) 336 sf	2 months notice
Lower Level	(+/-) 665 sf	2 months notice

- Highlights:**
- Located on major bus routes
 - Assigned parking negotiable plus street parking

- Zoning:**
- Zoned C15

- Lease Rate:**
- \$17.00 psf Gross (2009 base year)



Len Westwood

Sales & Leasing Associate, Broker
len.westwood@dtzbarnicke.com

Direct Tel: 204 928 5008

DTZ Barnicke Winnipeg Ltd.

Sterling Lyon Business Park
 Unit 5 - 986 Lorimer Boulevard
 Winnipeg, Manitoba R3P 0Z8

Tel: 204 928 5000

Fax: 204 928 5010

www.dtzbarnicke.com