

**For Lease**
Office / (+/-) 3,600 SF**Location:**

Centrally located in Winnipeg's historic Exchange District. In close proximity to Portage Avenue & Main Street.

Lease Rate:**\$8.50 psf Net****CAM & Taxes:**

\$4.69 (2012 est.)
(Hydro separately metered)

Gail Auriti

Broker, Sales & Leasing Associate
gail.auriti@dtzbarnicke.com

Direct Tel: 204.928.5007

Highlights:

- Newly renovated shell office space available
- Third floor contains (+/-) 3,600 sf
- Reserved on-site parking at market rates
- Ample street parking
- High ceilings
- Landlord to provide standard commercial grade carpet from its standard selection and distribute HVAC based on an open concept
- Landlord shall also provide some fluorescent lighting

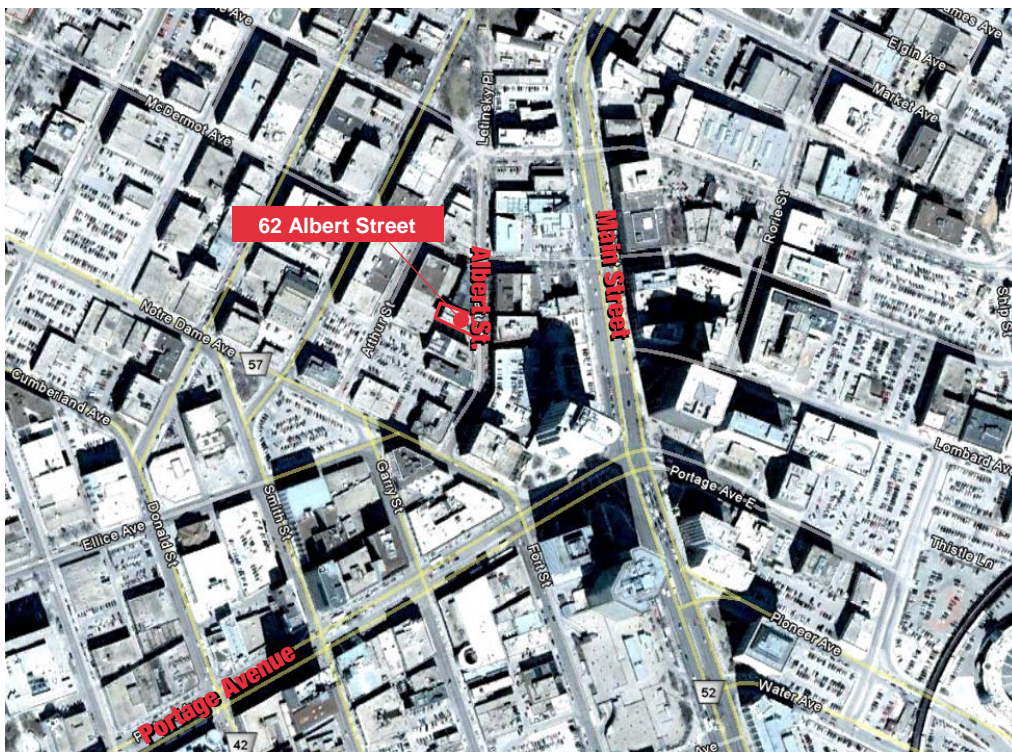
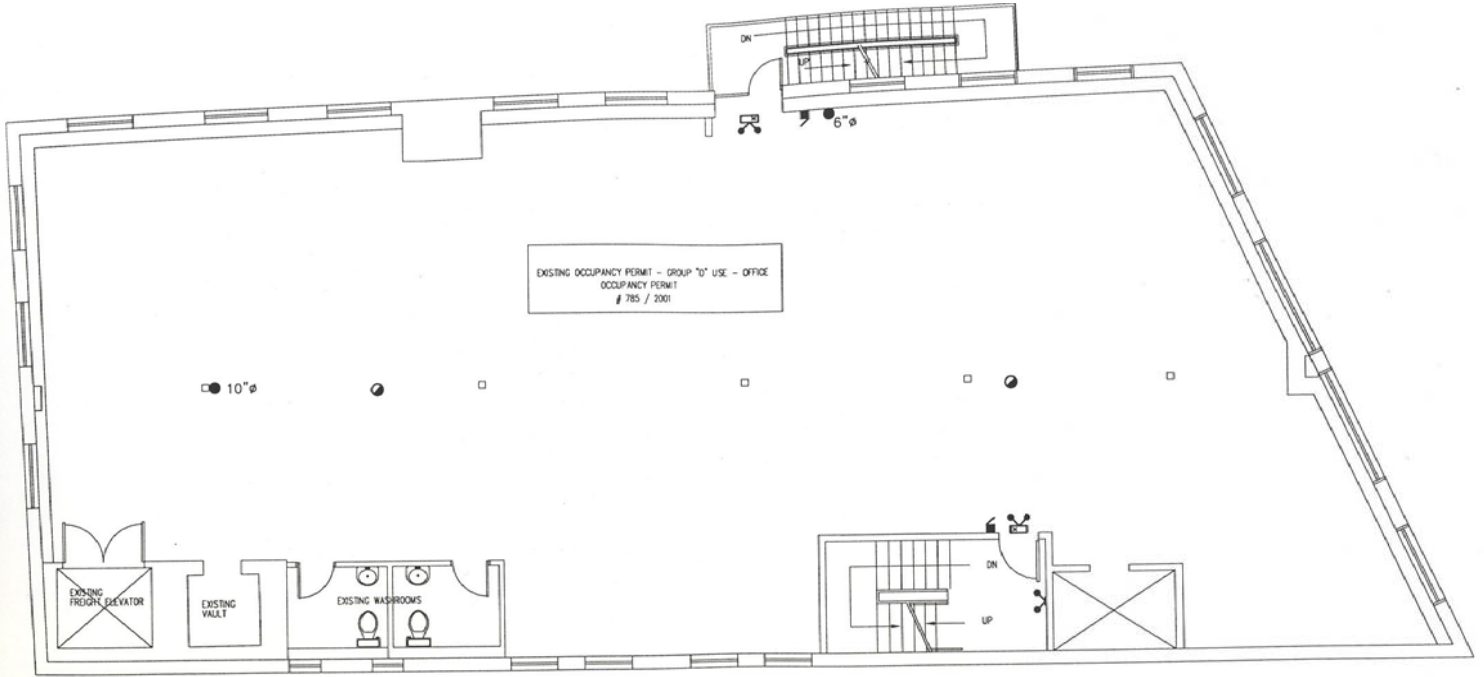
DTZ Barnicke Winnipeg Ltd.

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