

SECOND FLOOR OFFICE SPACE FOR LEASE



96 Sherbrook Street

WINNIPEG, MB



PROPERTY DETAILS

AREA AVAILABLE (+/-)

Unit 202:	2,300 sq. ft.
Unit 203:	1,018 sq. ft.
Unit 204:	743 sq. ft.
Unit 205:	776 sq. ft.
Unit 206:	1,285 sq. ft.

*Contiguous options available up to 7,134 sq. ft.

NET RENTAL RATE

\$12.00 per sq. ft.

ADDITIONAL RENT

\$8.16 per sq. ft. (inclusive of outdoor parking, electricity, water and natural gas)

PARKING

1stall/800 sq. ft.

FINANCIAL HIGHLIGHTS

- Financial incentives available for qualified offers
- Turnkey and design build options available for qualified offers

PROPERTY HIGHLIGHTS

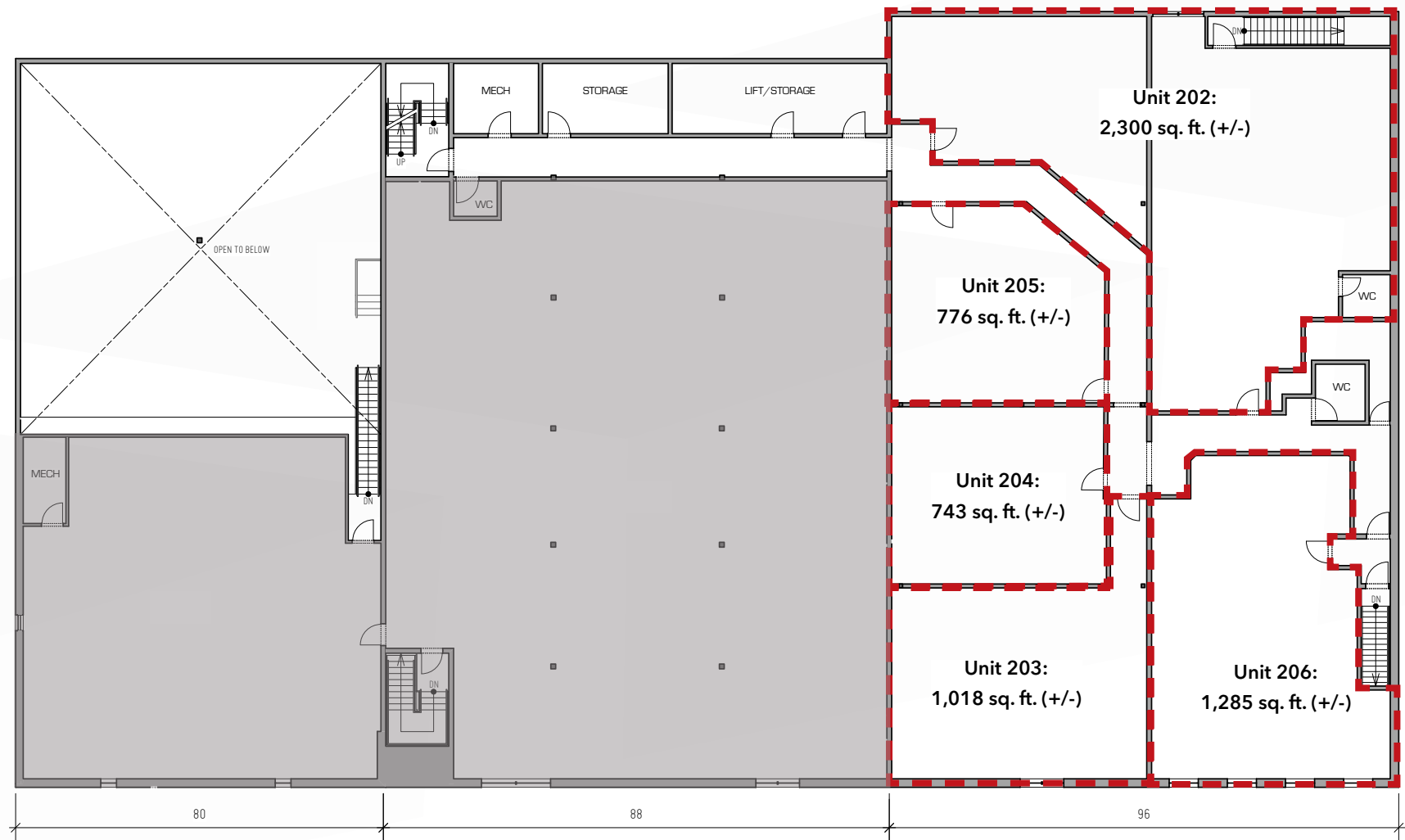
- Newly renovated facade
- Join South Sherbrook Health Centre & Pharmacy and other healthcare groups
- Lift available for accessible access to second floor
- Several size and demising options available
- Located in close proximity to the Misericordia Health Centre
- Easy access to the Maryland Bridge connecting West Broadway to the growing River Heights neighbourhood



SECOND FLOOR PLAN



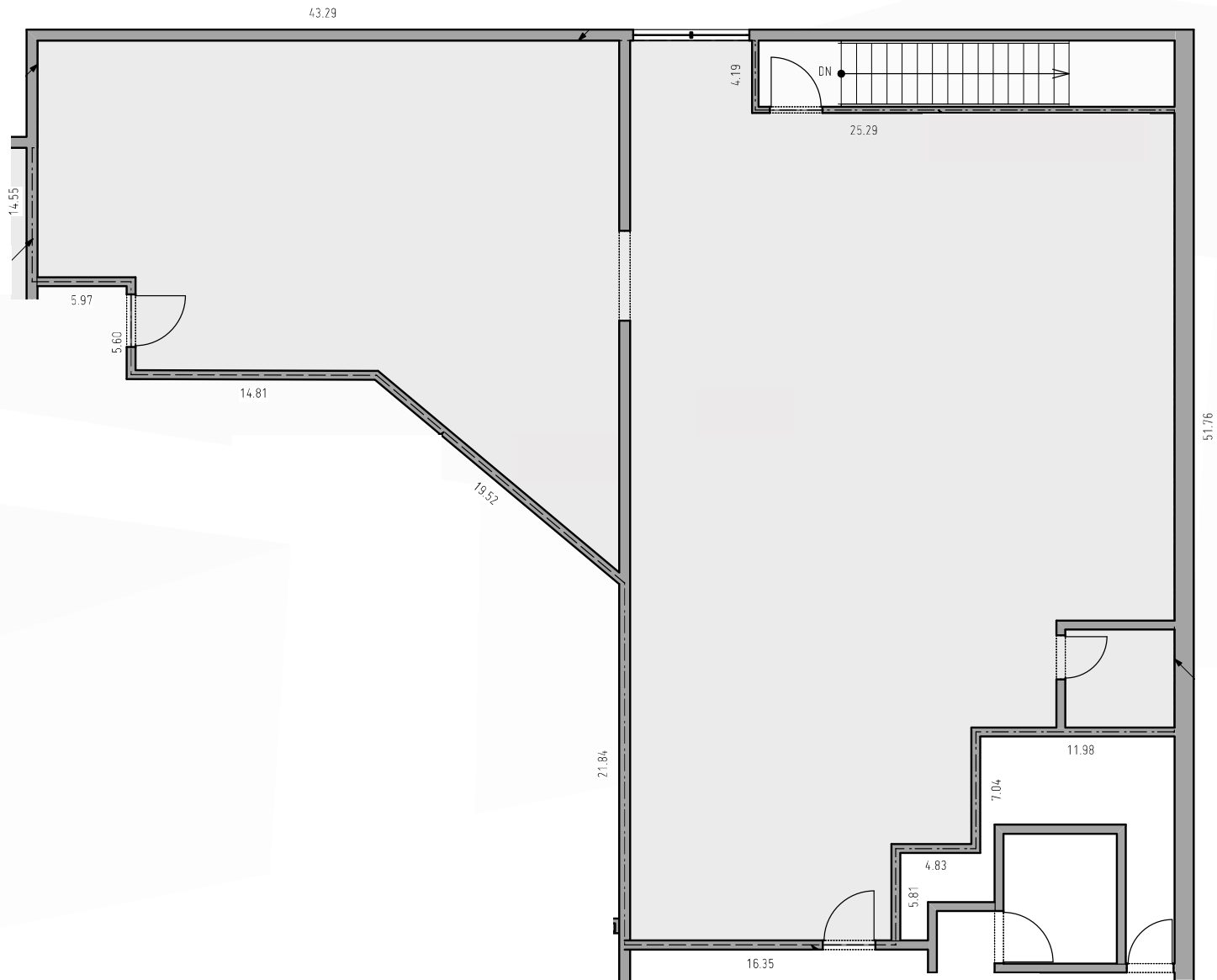
*Floor plans are provided for illustrative purposes only and do not reflect the existing office build-out



FLOOR PLAN

UNIT 202

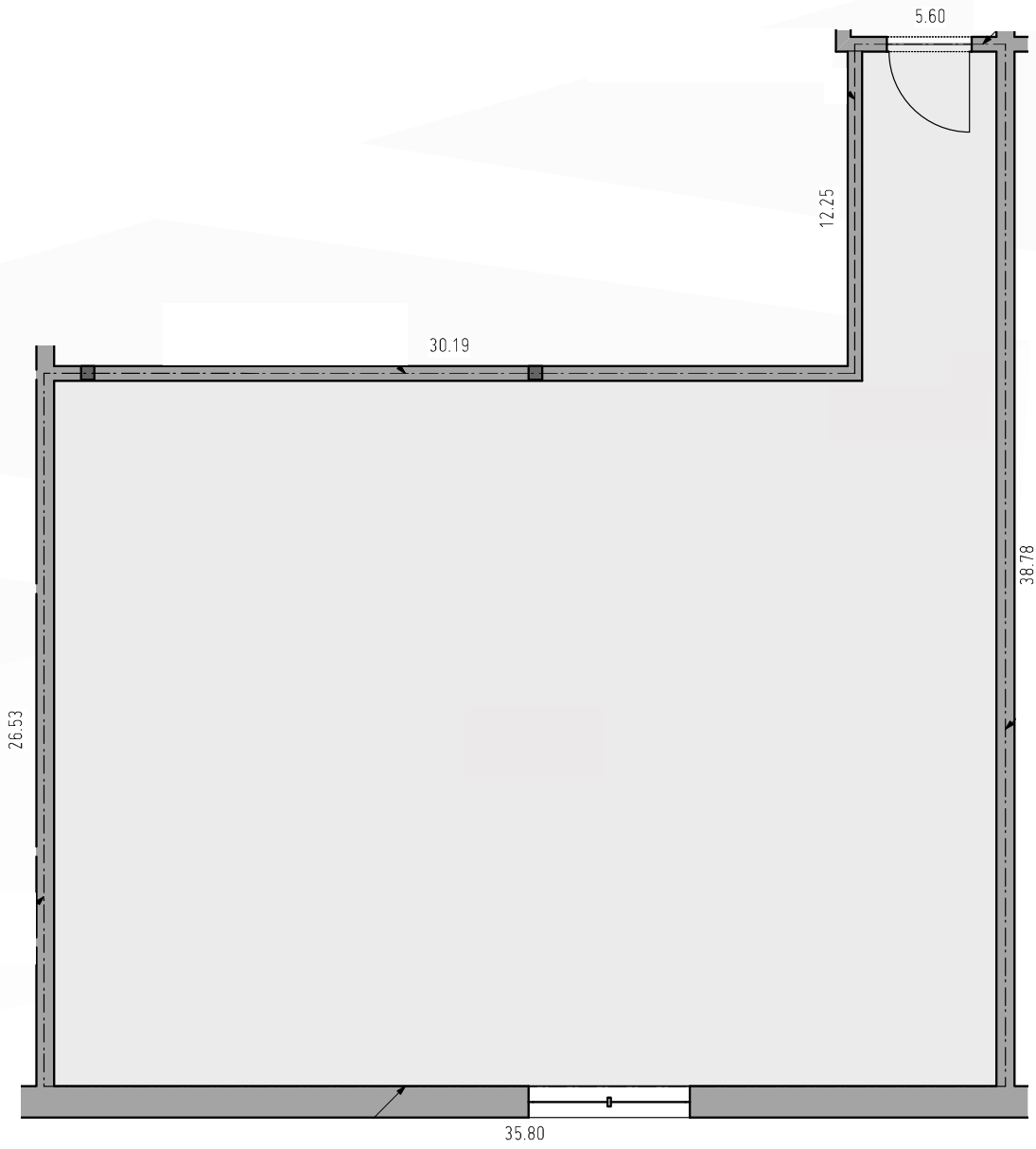
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FLOOR PLAN

UNIT 203

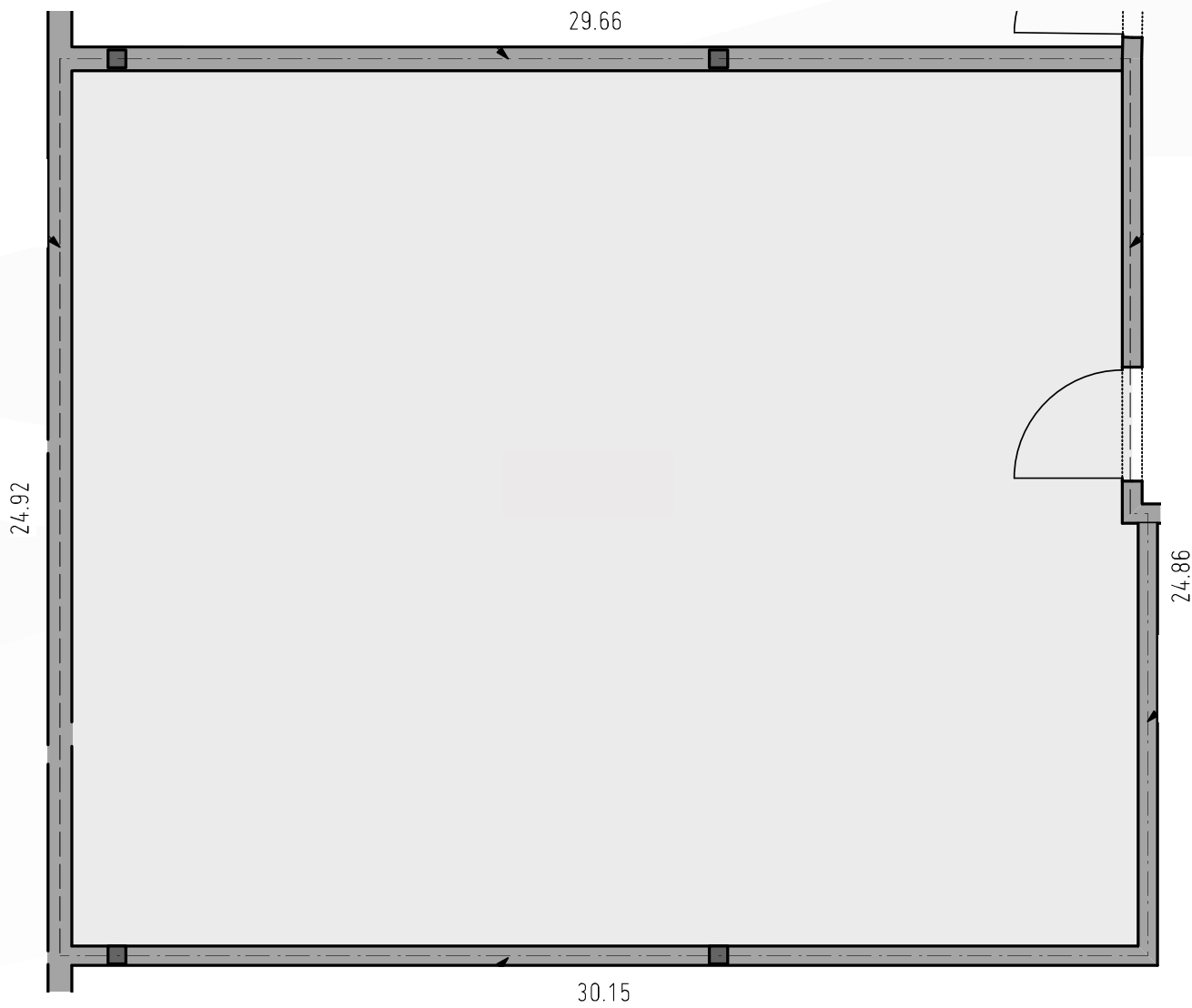
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FLOOR PLAN

UNIT 204

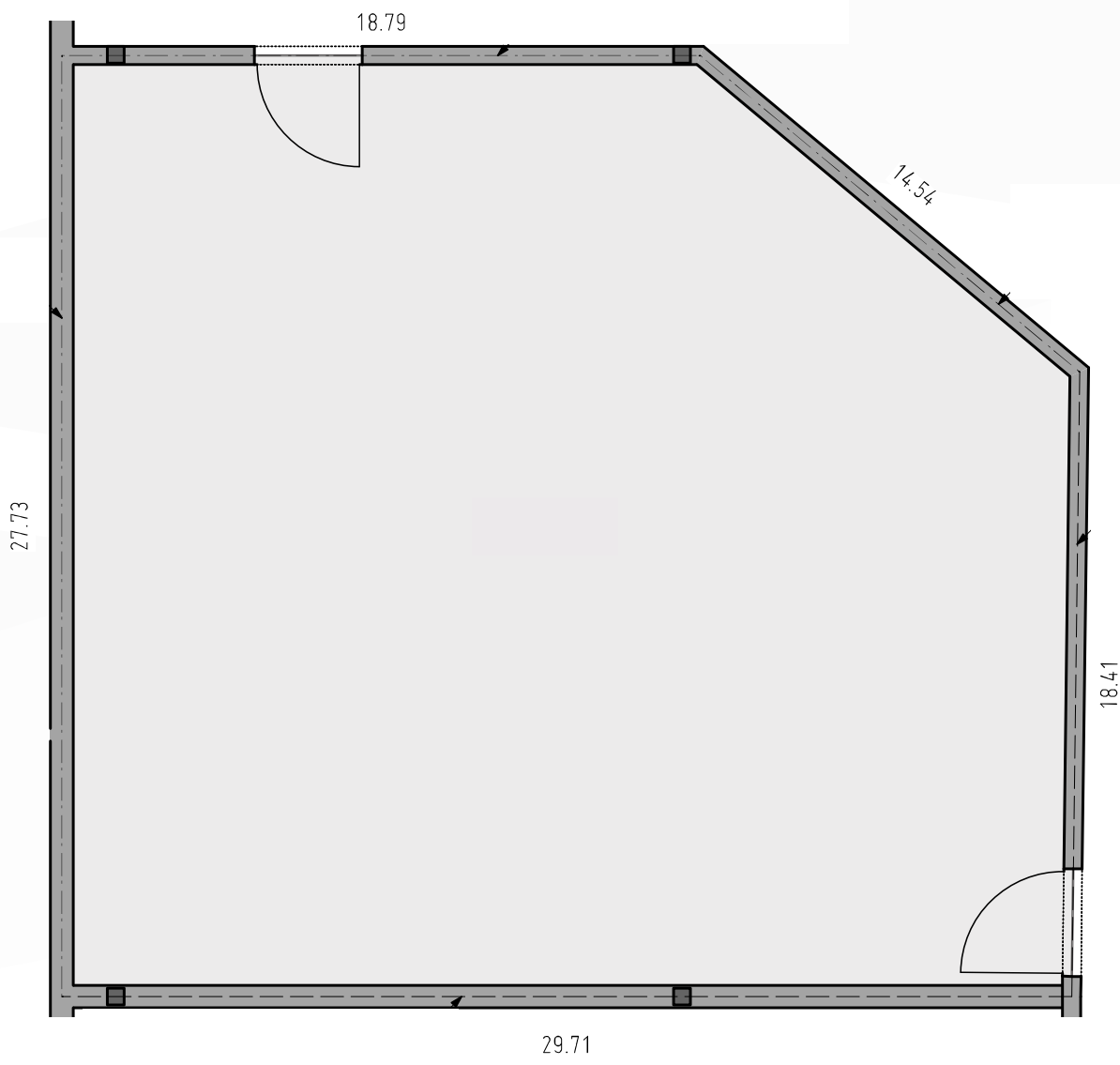
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FLOOR PLAN

UNIT 205

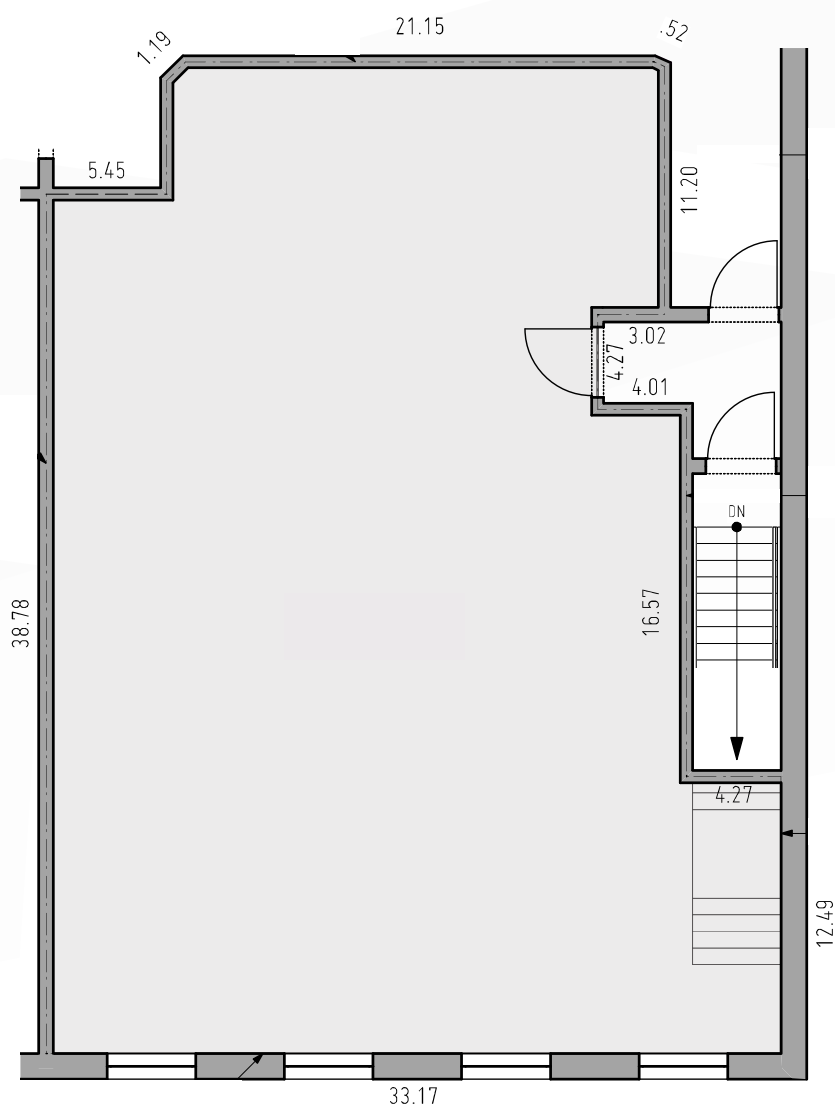
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FLOOR PLAN

UNIT 206

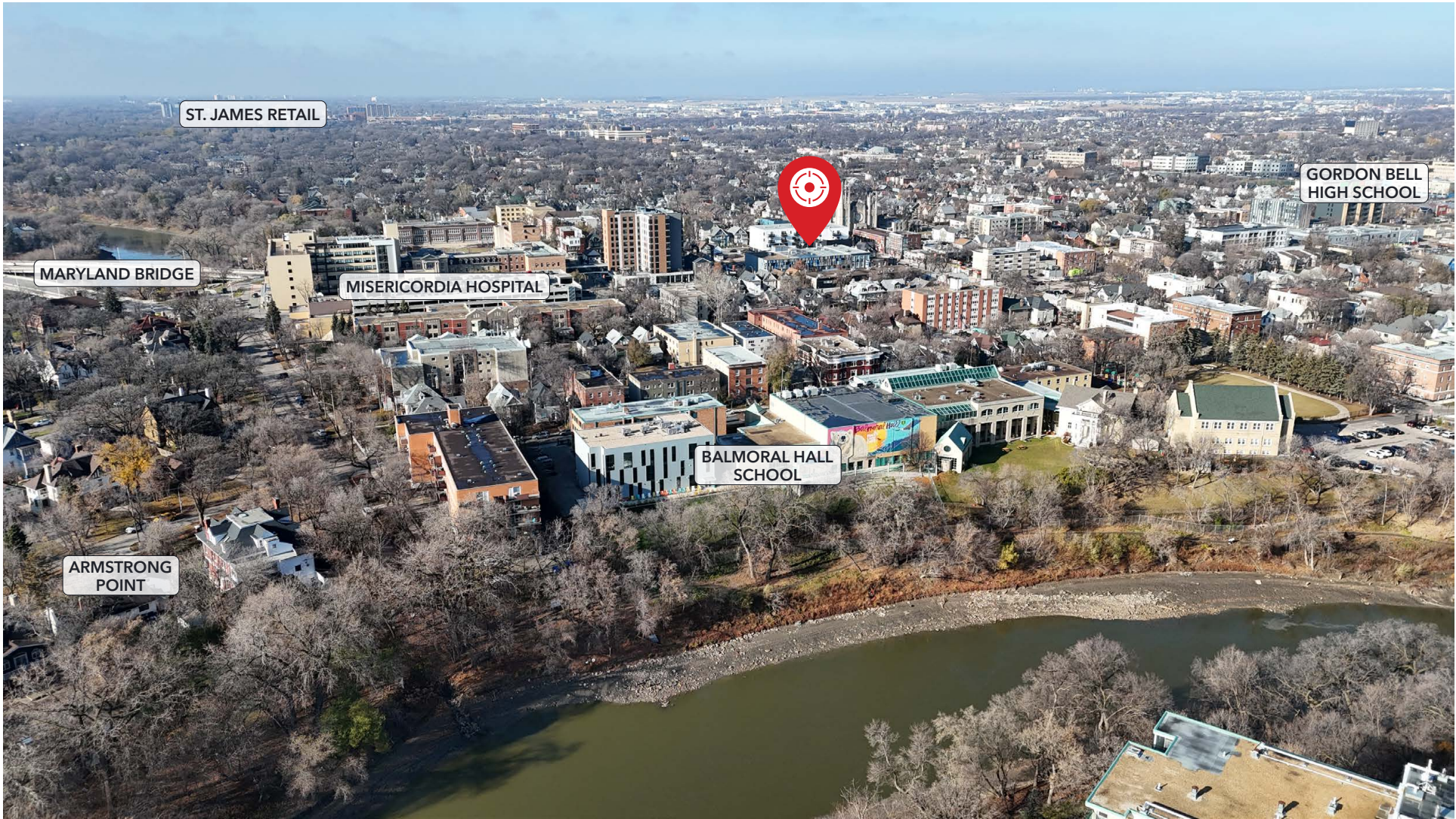
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INTERIOR PHOTOGRAPHS



AREA OVERVIEW



DEMOGRAPHIC ANALYSIS



POPULATION

Total Population

1 km	3 km	5 km
20,643	133,717	242,548

Projected Population (2030)

1 km	3 km	5 km
21,600	139,509	251,872



MEDIAN AGE

Median Age

1 km	3 km	5 km
36.8	36.5	37.3



HOUSEHOLD INCOME

Avg. Household Income

1 km	3km	5km
\$81,462	\$91,220	\$97,211

Proj. Household Income (2030)

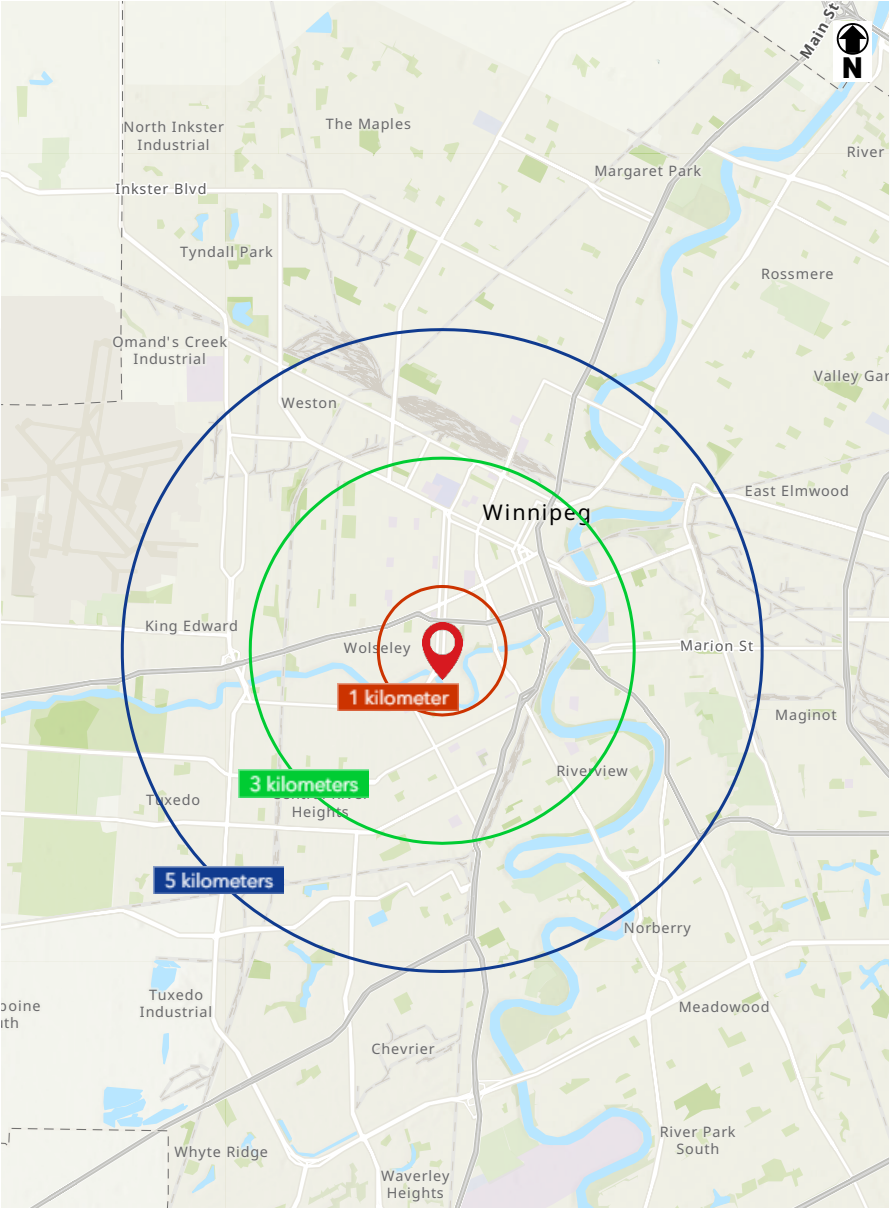
1 km	3km	5km
\$94,517	\$105,117	\$112,264



HOUSEHOLDS

Total Households

1 km	3 km	5km
10,714	61,752	106,412





**COMMERCIAL REAL ESTATE
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