

FOR LEASE

OFFICE / RETAIL / INDUSTRIAL

ERIN SQUARE

601 – 629 Erin Street
Winnipeg, MB



LEASE RATES

Net Rent: \$12.00/SF/annum – Unit 613

CAM/Tax: \$5.20 (est. 2018) + Mgmt. Fee

UNITS AVAILABLE	Unit 613 3,191 SF Plus 922 SF Mezzanine
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ZONING	M1
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PROPERTY DESCRIPTION

Industrial-style building located at the intersection of Portage Avenue & Erin Street offering attractive Office/ Retail/Warehouse space.

TENANTS

A good mix of retail and office tenants, including: MTS Inc., Molson, Rogers Communications, Manitoba Institute of Trades and Technology, Flea Whiskey's, Learning Disabilities Association of Manitoba, Bookmates Inc., Compass Accounting, Bell Canada and Office Innovations Inc.

SITE HIGHLIGHTS

- Fully sprinklered
- Ample on-site parking
- Pylon and building signage available
- 8' x 8' grade level loading door
- Centrally located on main transit routes
- Professionally managed and maintained

CONTACT US

204-947-2835

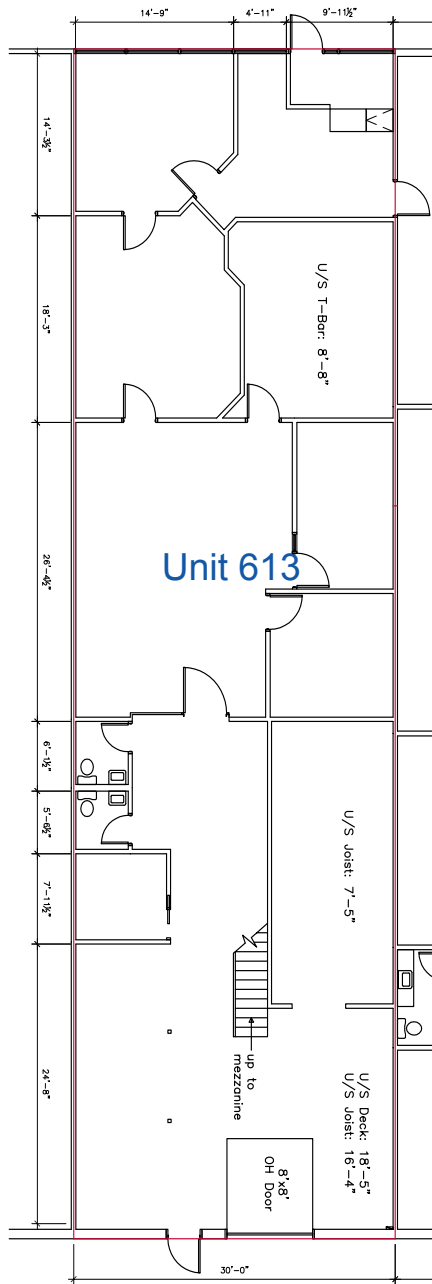
800 – 240 Graham Avenue
Winnipeg, MB R3C 0J7

www.royalcan.com

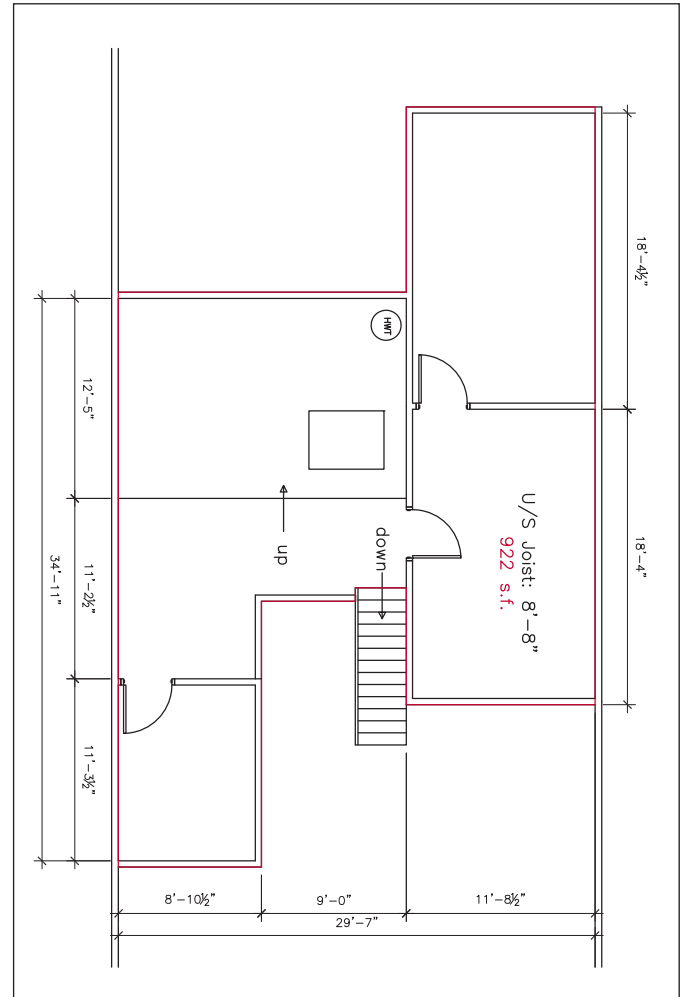
QUALITY PROPERTIES
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FLOOR PLAN



Mezzanine



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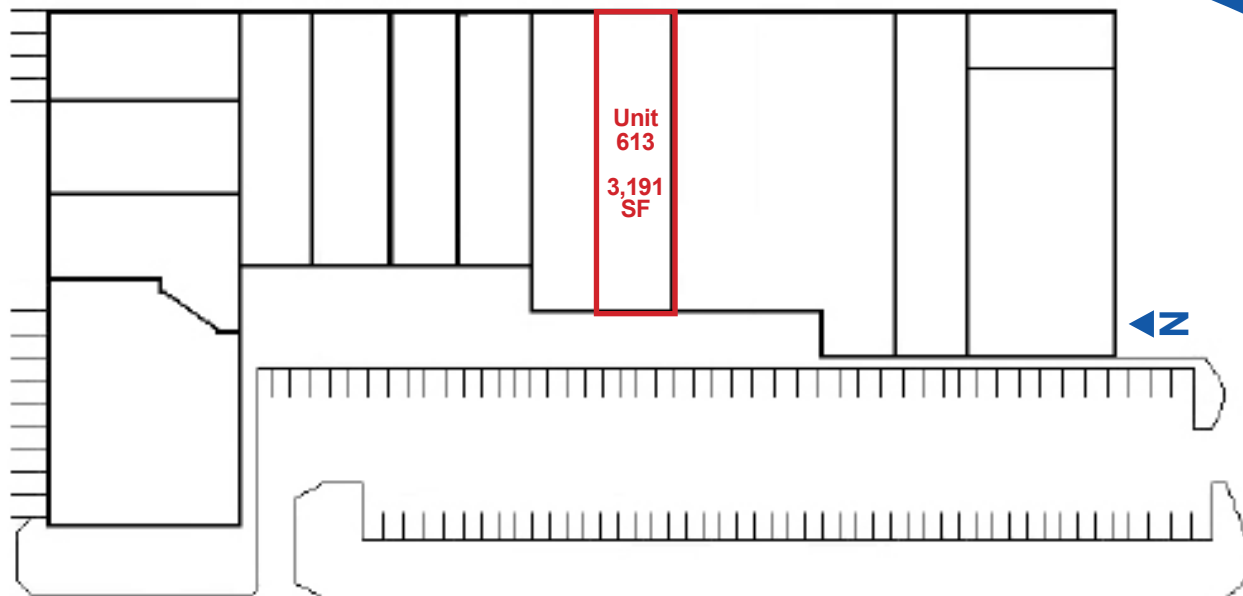
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SITE PLAN & LOCATION MAPS



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