



309 McDermot Avenue, Winnipeg, Manitoba

Join Winnipeg's Historic Exchange District

For Lease



Property Details

+/- 1,495 sq. ft.

+/- 2,948 sq. ft.

+/- 4,443 sq. ft.

UNIT 301 AVAILABILITY

+/- 1,237 sq. ft.

+/- 6,853 sq. ft.

+/- 8,090 sq. ft.

UNIT 402 AVAILABILITY

\$19.00/sq. ft.

GROSS RENT

C - Character

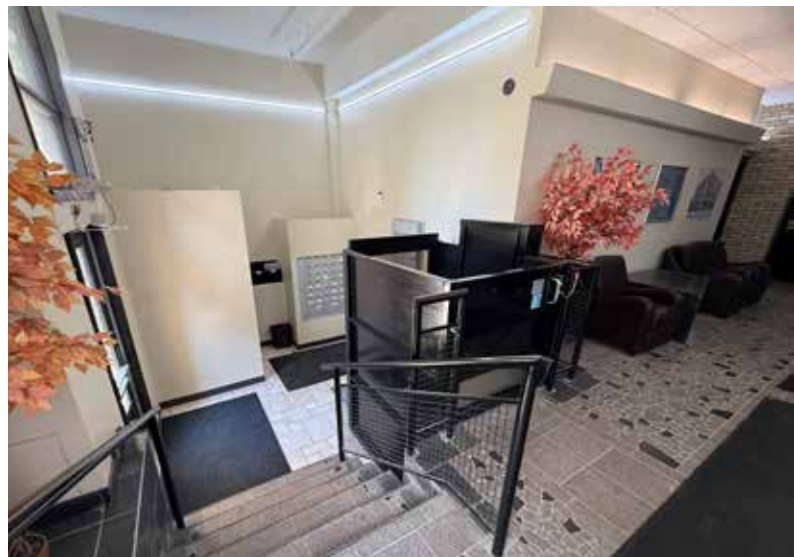
ZONING

Ample Parking Stalls for Rent

PARKING

Features

- Turnkey space with a well-maintained, professional build-out
- Existing professional office configuration, ready for immediate occupancy
- Forced-air heating and cooling system
- Interior and exterior security system in place
- Fully accessible building and unit
- Prominent signage opportunities available
- 3rd Floor: Storage units available up to 213 sq. ft.
- 4th Floor: Additional storage units available up to 288 sq. ft.; neighbouring unit also available, providing the opportunity for up to 10,847 sq. ft. of contiguous space across the full floor



Highlights



Located

IN WINNIPEG'S HISTORIC
EXCHANGE DISTRICT



On-site Storage

AVAILABLE



Great access

TO PUBLIC TRANSIT



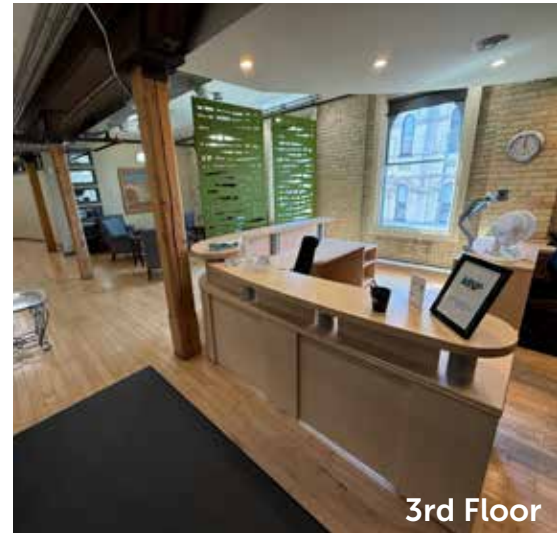
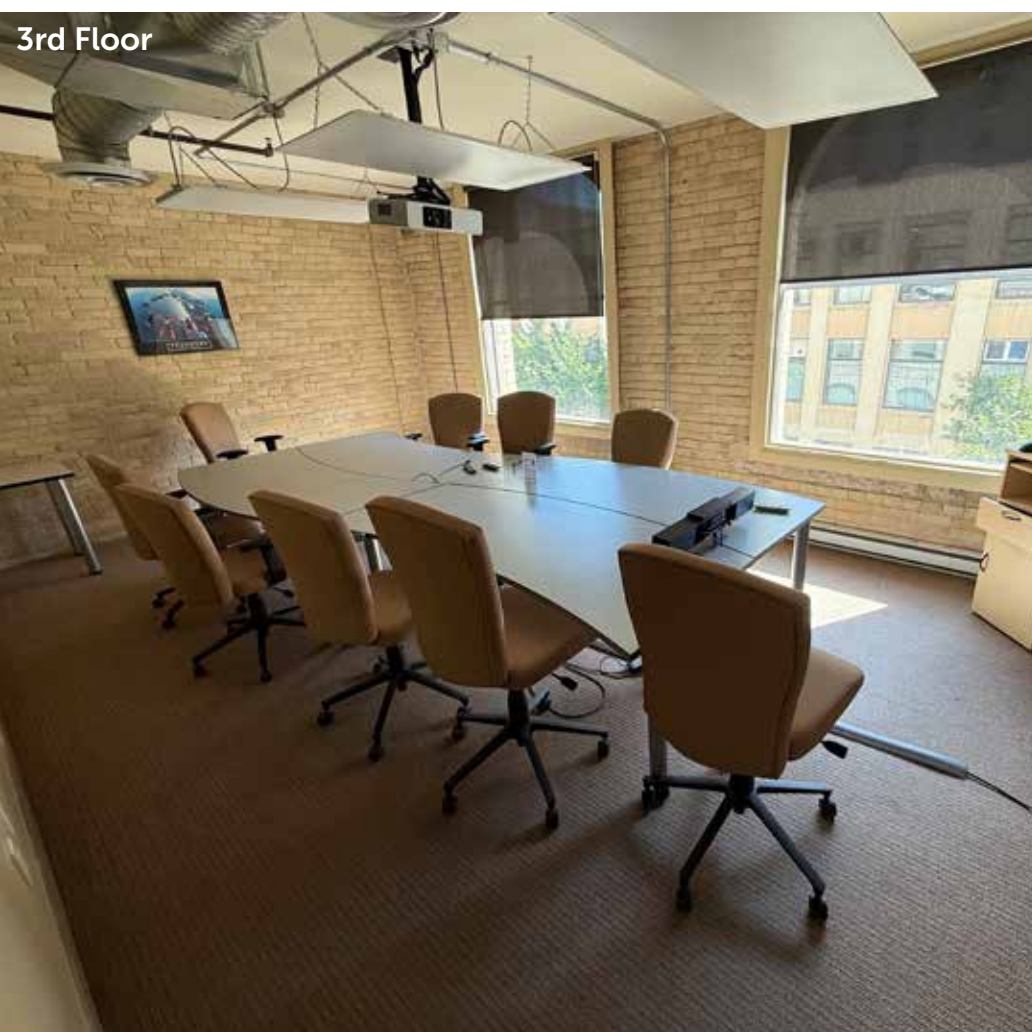
Convenient

PARKING AVAILABLE
FOR RENT

For Lease



309 McDermot Avenue, Winnipeg, Manitoba
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4th Floor



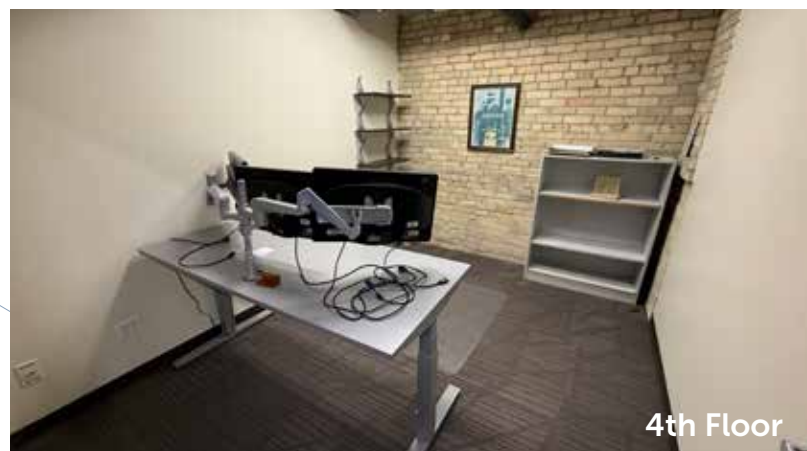
4th Floor



4th Floor



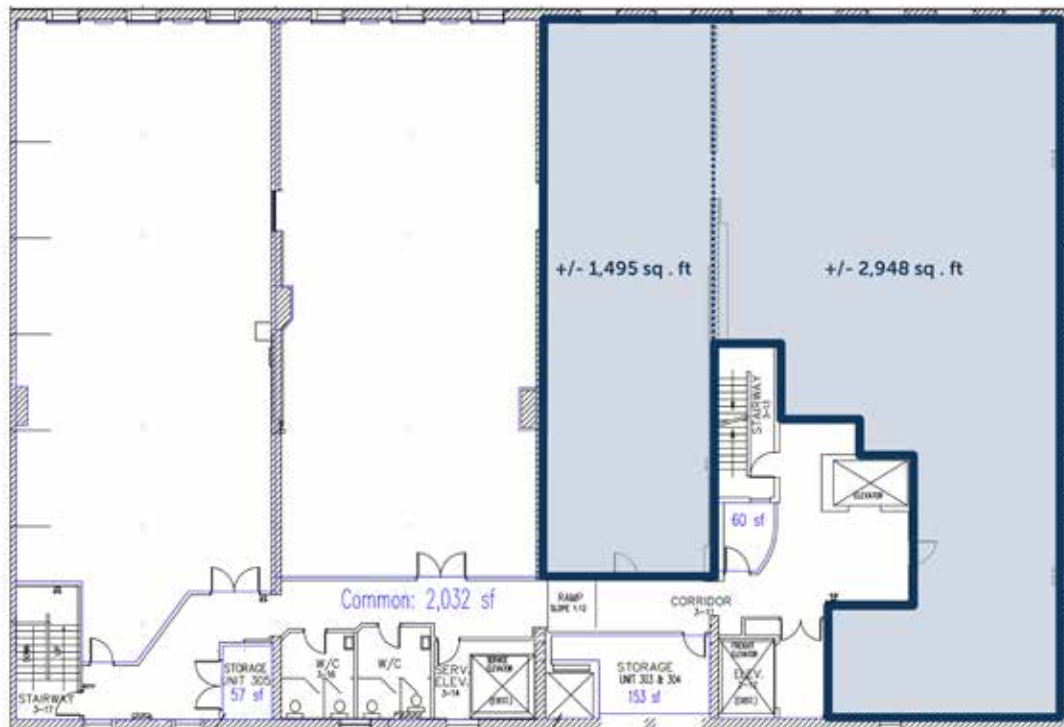
4th Floor



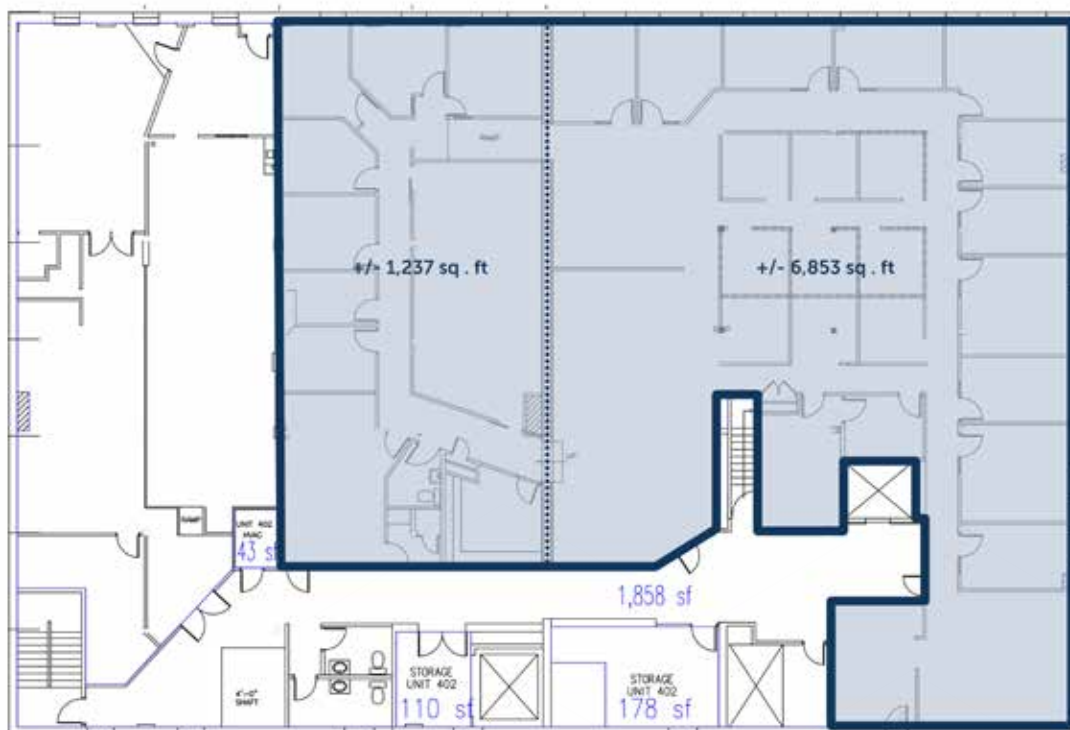
4th Floor



3rd Floor Plan



4th Floor Plan





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