



Unit 200 - 4 Fort Street, Winnipeg, Manitoba

Downtown Office Space in a Highly Accessible Location

For Lease



Property Details

+/- 4,319 sq. ft.

AVAILABLE SPACE

\$34.00/ sq. ft.

GROSS RENT

Ample parking in attached parkade

PARKING



Features

- Well-appointed second-floor office space, suitable for a wide range of professional and service-oriented users.
- Prominent corner premises with windows on multiple elevations, providing abundant natural light throughout the workspace.
- Private entrance and full wheelchair accessibility provide a professional, convenient and inclusive experience for employees and visitors.
- Direct connection to the attached parkade provides convenient all-weather access and ample parking for employees and guests.
- Tenant improvement allowance available, providing flexibility to customize the layout and finishes to suit specific operational requirements.
- Ideally located just off Broadway in downtown Winnipeg, with excellent access to the central business district and major transportation routes.
- Surrounded by restaurants, cafés, fitness facilities and everyday amenities, with attractive greenspace located immediately adjacent to the property.
- Well suited for legal, accounting, engineering, consulting, healthcare, government and administrative office users.

Highlights



Prime Location

IN THE HEART OF
DOWNTOWN WINNIPEG



Excellent Accessibility

AND WHEELCHAIR ACCESS



Public Transit

IN THE IMMEDIATE AREA

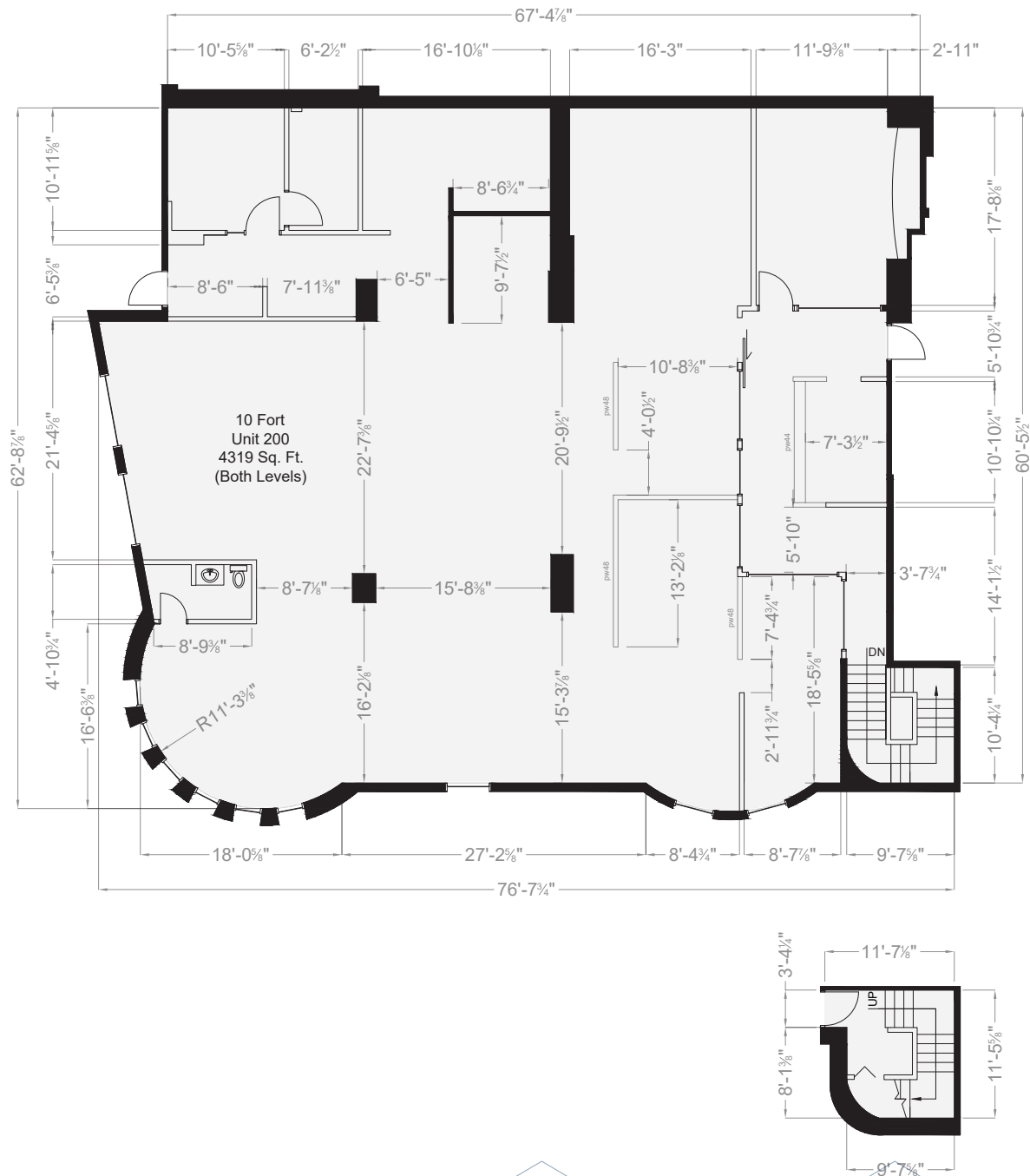


Parking Available

IN ATTACHED PARKADE



Floor Plan





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LEGEND

1. The Forks
2. Canadian Muesum for Human Rights
3. Blue Cross Park
4. Via Rail
5. The Manitoba Club
6. The Fort Garry Hotel
7. Canada Life Centre
8. True North Square
9. RBC Convention Centre

Connect with us today!

iciproperties.com

Jared Kushner*

VICE PRESIDENT

jkushner@iciproperties.com

204-294-1087

Danica Onsworth

ASSOCIATE

donsowich@iciproperties.com

204-232-6676

Brennan Pearson

EXECUTIVE VICE PRESIDENT, PARTNER

bpearson@iciproperties.com

204-291-5003

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