

AVISON  
YOUNG

RICOH

215 GARRY STREET

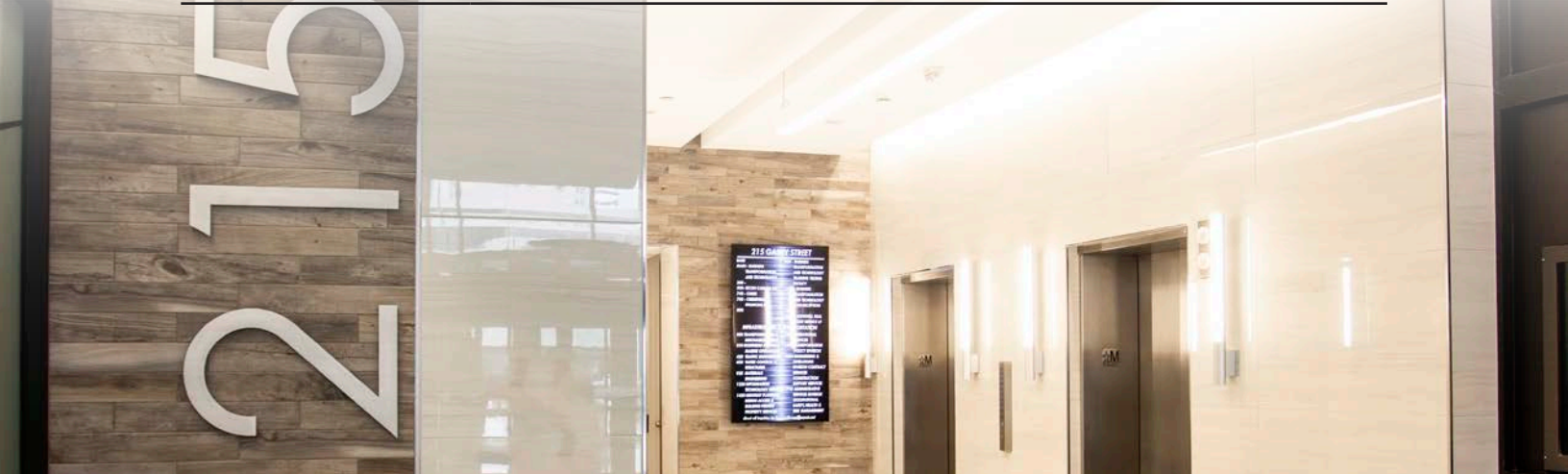
WINNIPEG, MB

OFFICE SPACE FOR LEASE

BUILDING NAMING RIGHTS NEGOTIABLE WITH FULL FLOOR TENANCY

# PROPERTY DETAILS

LOCATION	Located on the corner of St Mary's Ave and Garry St. One minute walk from the Graham Ave transit corridor and Skywalk system
DESCRIPTION	18 storey Class B office building with a total square footage of 162,872 sf with attached multi-level, secure and covered parkade. Inviting outdoor vista with seating and podium signage
PARKING	Private 6 storey attached covered rented on a 24/7 basis. Accessible from the 2nd - 6th floors. Ratio: 1 stall per 800 sf. Total stalls: 218
PARKING RATES	<b>COVERED:</b> \$220 per month plus GST <b>UNCOVERED:</b> \$210 per month plus GST
INTERNET	MTS Bell and SHAW serviced with fibre optics
LIFE SAFETY	Fully sprinklered building
BUILDING HOURS / SECURITY	<ul style="list-style-type: none"> <li>• Building is open for visitors from 7 am to 5 pm</li> <li>• After hour swipe card access for tenants</li> </ul>
ON-SITE AMENITIES	Attached secure parkade with bicycle corral, Men's and Ladies shower, locker room (each serviced with two showers, two toilets and lockers)
SIGNAGE	<ul style="list-style-type: none"> <li>• Exterior podium signage</li> <li>• Corporate branding: building naming right negotiable to full floor tenant</li> </ul>
HVAC	VAV with DDC system, fan unit on each floor
SPACE AVAILABLE	<p><b>SUITE 200:</b> 4,694 SF. Move-in ready - 8 private offices, kitchen with plumbing, oversized boardroom or open collaborative space. New carpet and paint. Private direct access to parkade. Floor to ceiling windows</p> <p><b>SUITE 500:</b> 5,040 SF</p> <p><b>SUITE 740:</b> 2,570 SF. Fully built-out - 5 private offices, boardroom, kitchenette</p> <p><b>SUITE 760:</b> 2,351 SF - Fully built-out - 5 private offices, large kitchen / storage area and open area work space</p> <p><b>SUITE 800:</b> 10,535 SF. <b>Tenant may qualify for Corporate branding with Building Naming Rights.</b> Full floor with private use of wash-rooms and corridor. Open space with panoramic views.</p> <p><b>SUITE 1801:</b> 1,843 SF. Multi-level space with 2 private offices, small meeting room, storage room and kitchenette.</p> <p><b>SUITE 1802:</b> 1,466 SF. \$19.00 PSF Gross</p>
NET RENT	Starting at \$13.00 psf / annum
OPERATING COSTS / TAXES / MGMT FEE	\$15.53 PSF / annum as per 2024 estimated budget includes management fee

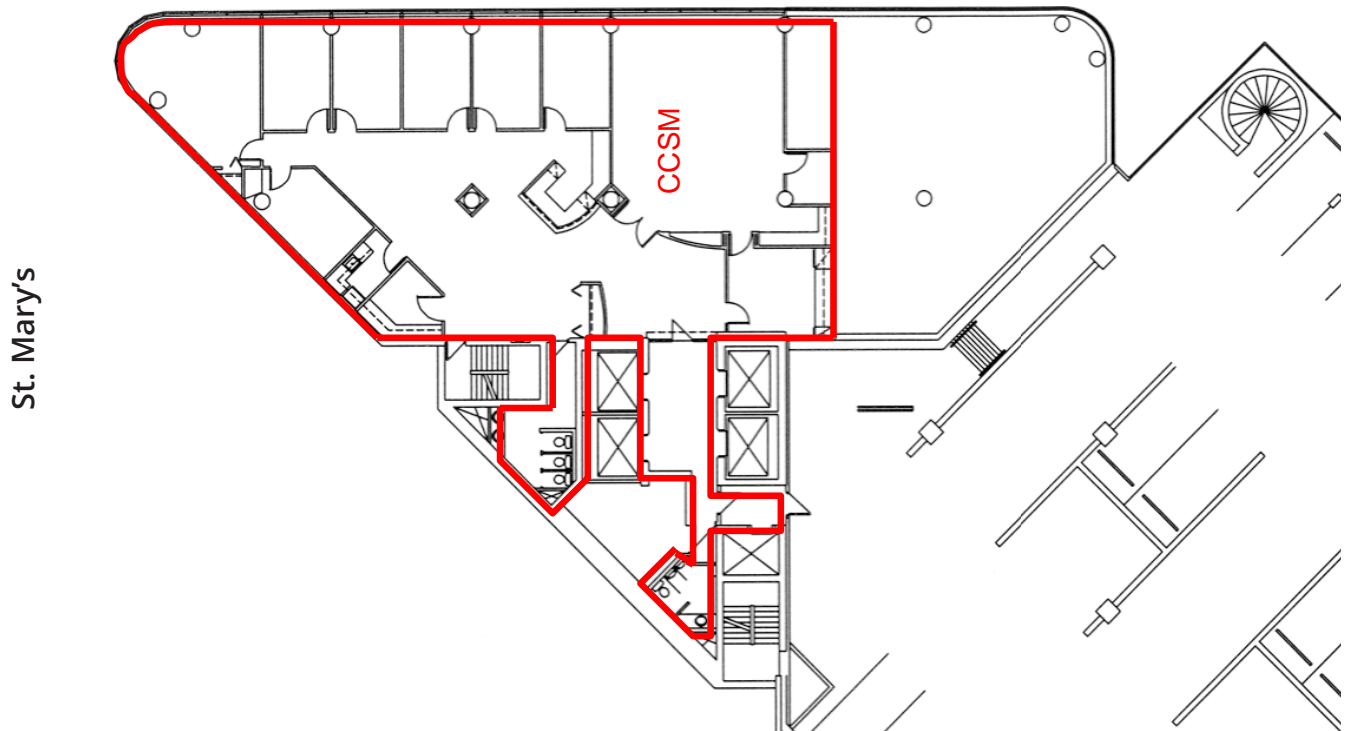


# 215 GARRY STREET

WINNIPEG, MB

SUITE 200: 4,694 SF

Garry St



**Get more  
information**

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SUITE 500: 5,040 SF



St. Mary's Ave

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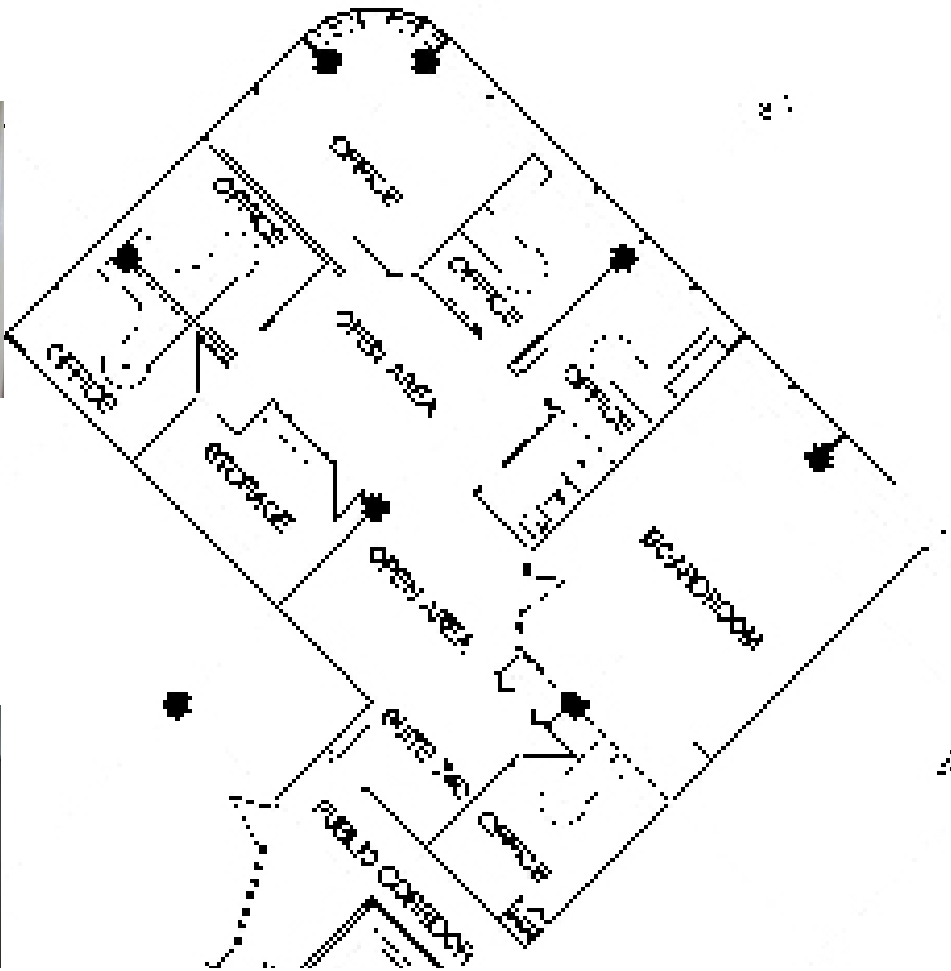
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SUITE 740: 2,570 SF



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# 215 GARRY STREET

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SUITE 760: 2,351 SF



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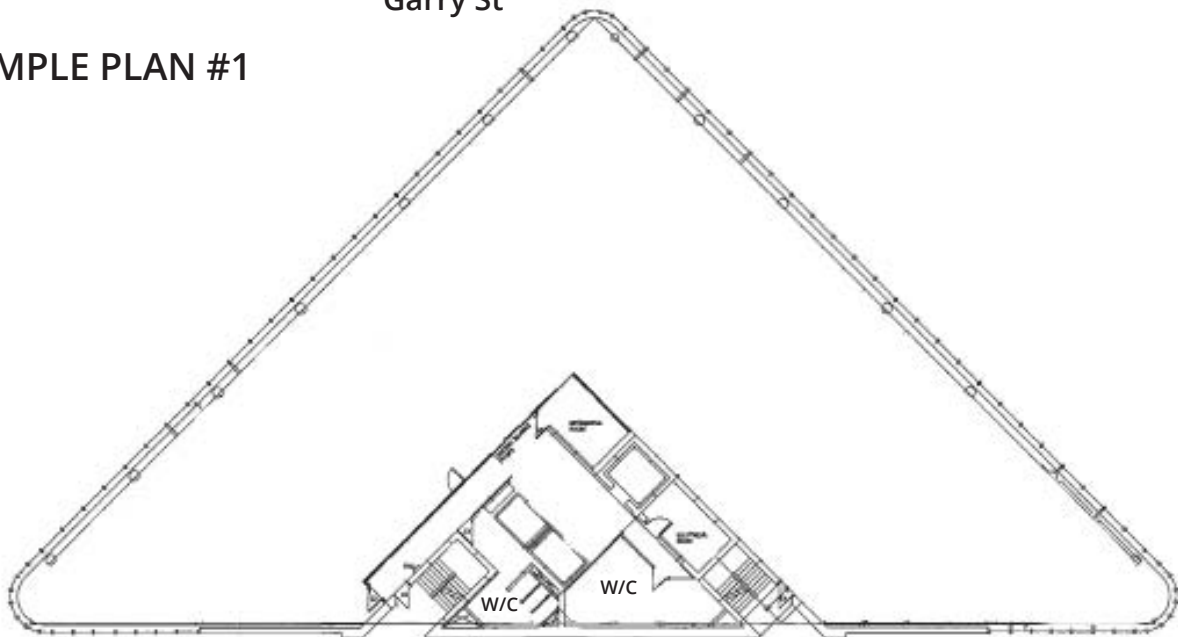
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SUITE 800: 10,535 SF (Base Building Condition)

Garry St

SAMPLE PLAN #1

St. Mary's



SAMPLE PLAN #2



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SUITE 1801: 1,843 SF

SUITE 1802: 1,466 SF

Garry St



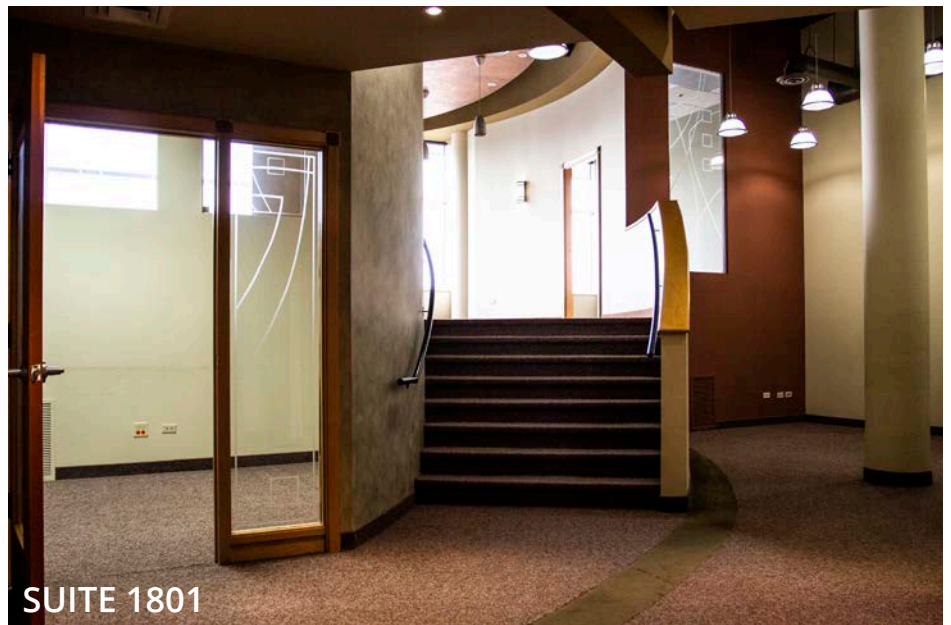
St. Mary's



SUITE 1801



SUITE 1802



SUITE 1801

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# 215 GARRY STREET

WINNIPEG, MB



**92 Transit Score**  
World-class public transportation



**99 Walk Score**  
Daily errands do not need a car



**Parking**  
Stalls available in close proximity to a Parkade



**Space Available**  
1,471 usable square meters available



**Population**  
Over 70,000 people work downtown



**Investments**  
Over \$3 billion dollars has been invested into downtown since 2005



Steps from great dining, shopping and entertainment – just minutes away from the front door of 215 Garry Street:





**LINDA CAPAR**

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