

**FOR LEASE**

# **620 KING EDWARD ST**

**OFFICE/SHOWROOM OPPORTUNITY**



## **BUILDING HIGHLIGHTS**

- M2 Zoning
- Unit size: 6,500 sq.ft. ±
- 3 Phase Power
- Grade Level OH Door
- 15 Parking Stalls
- Paved Lot
- Pylon Sign
- High traffic exposure
- Minutes to the Airport
- Available Immediately

## **LOCATION OVERVIEW**

The building is located in Central St. James, in close proximity to the Winnipeg International Airport and just minutes from Polo Park Shopping Centre. It is a prime location for new or expanding businesses in Winnipeg's fast-growing retail node. An excellent advertising opportunity with incredible exposure and heavy drive-by traffic. Available immediately.

## **PROPERTY DETAILS**

Building size:	Main floor	5,000 sq.ft. ±
	2nd floor	1,500 sq.ft. ±
	Total Area	6,500sq.ft. ±

Property Area: 11,400 sq.ft. ±

Base Rent: Call for Price

Additional Rent: Property taxes, utilities, CAM, and management fee extra

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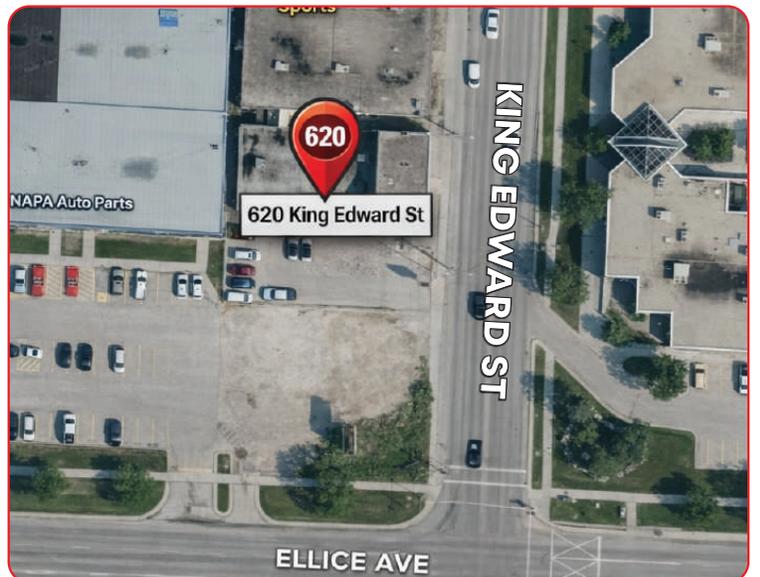
**CONTACT**

**TONY BATISTA**

Phone (204) 952-1970

Email [plusproperties@gmail.com](mailto:plusproperties@gmail.com)

Web [www.batproperties.com](http://www.batproperties.com)



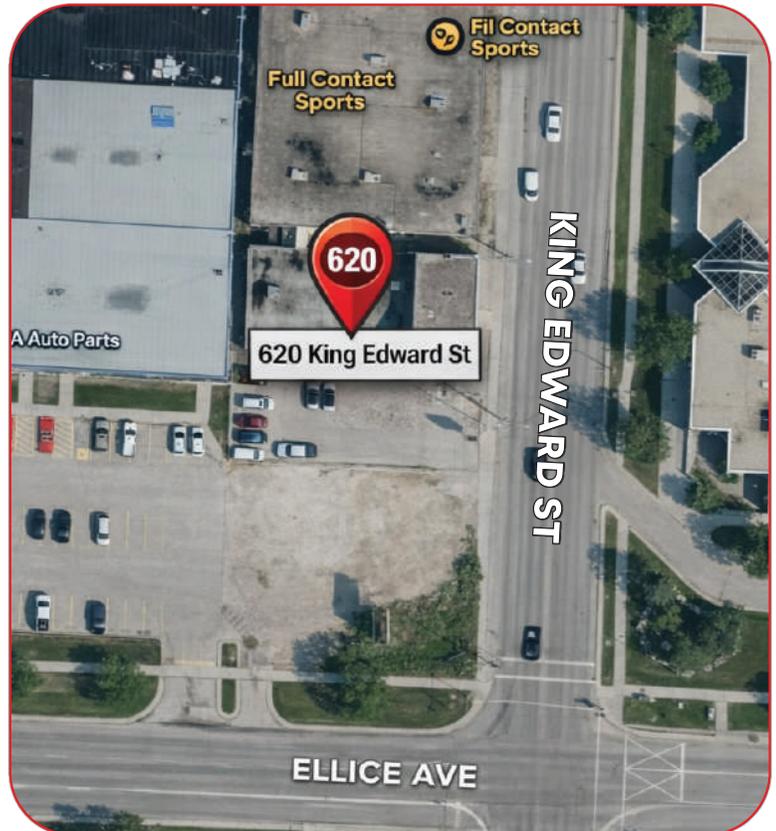
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# 620 KING EDWARD ST

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## BUILDING HIGHLIGHTS

- M2 Industrial Zoning
- Building 50 x 100
- Unit size: 6,500 sq.ft. ±
  - Main floor 5,000 sq.ft. ±
  - 2nd floor 1,500 sq.ft. ±
- 3 Phase Power
- Grade Level OH Door
- 15 Parking Stalls
- Property Area 11,400 sq.ft. ±
- Paved Lot
- Pylon Sign
- High traffic exposure
- Minutes to the Airport
- Available Immediately



## CONTACT

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Phone (204) 952-1970  
Email [plusproperties@gmail.com](mailto:plusproperties@gmail.com)  
Web [www.batproperties.com](http://www.batproperties.com)