



## OFFICE FOR LEASE

563/565 Selkirk Avenue  
Winnipeg, MB

~Approximately 1362 Sq. Ft. Main Floor  
Plus approximately 1,000 Sq. Ft.  
finished basement.

**\$1,800.00 per month SEMI-GROSS,**  
Plus Goods and Services Tax (GST)

For more information:

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President

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**LOCATION:** 563/565 Selkirk Avenue

**AREA:** Approximately 1362 square feet  
And basement of approximately 1,000Sq. Ft.

**ZONING:** C2

**LEASE TERM:** 3 -5 Years

**POSSESSION:** Immediate

**RENTAL:** \$1,800.00 per month **SEMI-GROSS**  
Plus **Good and Services Tax (GST)**

**REQUIRED:** **Three (3)** months base rent to be applied towards the first and last months rental plus one months damage deposit.

**TENANT'S RESPONSIBILITIES:**

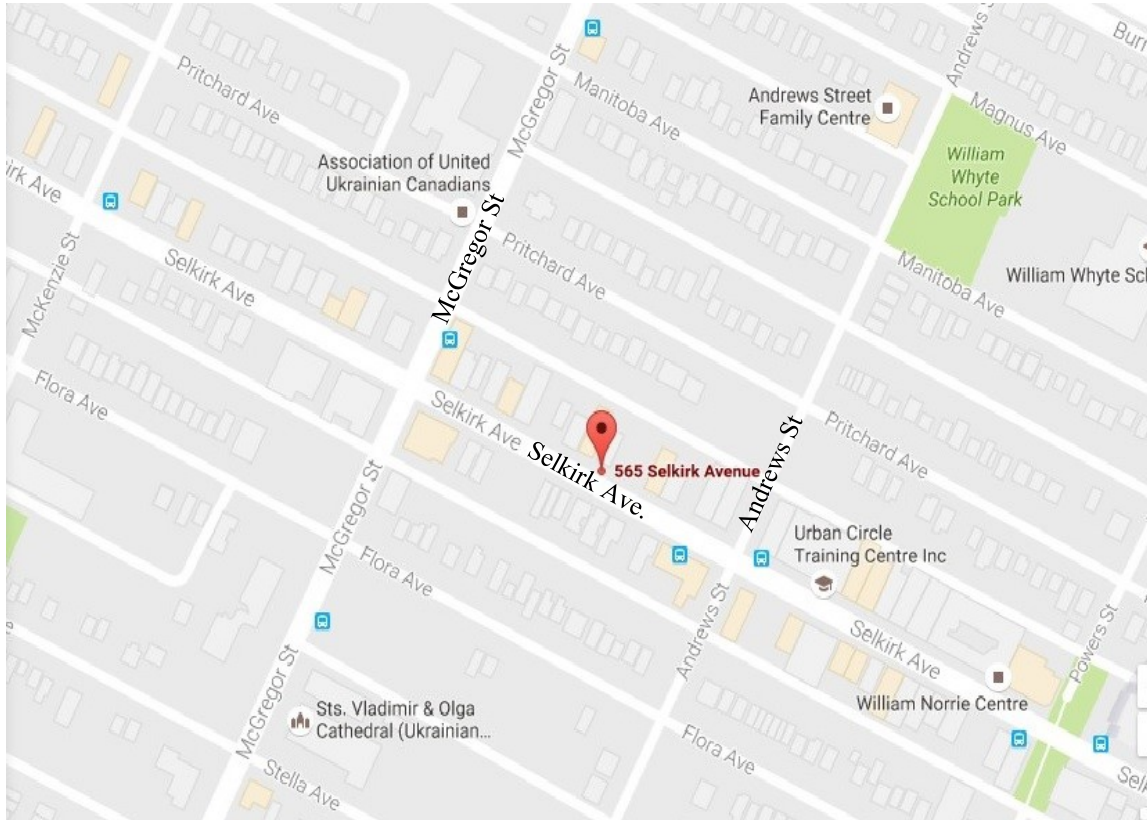
Rent.  
Janitor service & waste disposal  
Snow Removal & Ground Maintenance.  
Taxes to the Base Year 2015.  
Lighting replacement  
Operations escalation costs over base year 2015  
Management & Supervisory

**LANDLORD'S RESPONSIBILITIES:**

Hydro, Heat, Water.  
Tax escalation costs over base year 2015  
Building insurance & extended coverage.  
Operations Escalation Costs to the Base Year 2015  
**Structural Repairs** - roof deck, exterior walls  
(excluding all glass), floor (excluding floor covering),  
and building foundation.



## 563/565 Selkirk Avenue



### **FEATURES::**

Entire Main Floor 563 Selkirk being open area.

565 Selkirk being developed as Air Conditioning Office Premises.  
Also includes basement area of approximately 1,000 Sq. Ft. with another finished washroom with shower.

Parking: 2 at Rear.

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