



## FOR LEASE

**445 EGESZ Street**

**Unit 2**

**Winnipeg, MB**

**~Approximately 4,000 Sq. Ft.**

**Approx. 600 Sq. Ft. Office Space**

**\$6.95 / Sq. Ft. per annum NET**

**Or \$2,316.67/ Mnth NET**

**Plus Goods and Services Tax (GST)**

For more information:

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## FOR LEASE

**LOCATION:** UNIT 2, 445 EGESZ STREET

**AREA:** Approximately 4,000 square feet

**TENANT'S RESPONSIBILITIES:** Rent. Hydro. Heat. Water.  
Janitor service & waste disposal.  
Pro rata share of grounds maintenance & snow removal.  
Pro-rata share of all realty taxes.  
Normal maintenance & repair.  
Pro-rata share of Building insurance & extended coverage  
Lighting replacement.  
Management & Supervisory Fee.

**LANDLORD'S RESPONSIBILITIES:** **Structural Repairs** - roof deck, exterior walls (excluding glass), floor (excluding floor covering), and building foundation.

**RENTAL:** \$6.95 per sq. ft. per annum net or \$2,316.67 per month net, plus **Goods and Services Tax (GST)**.

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

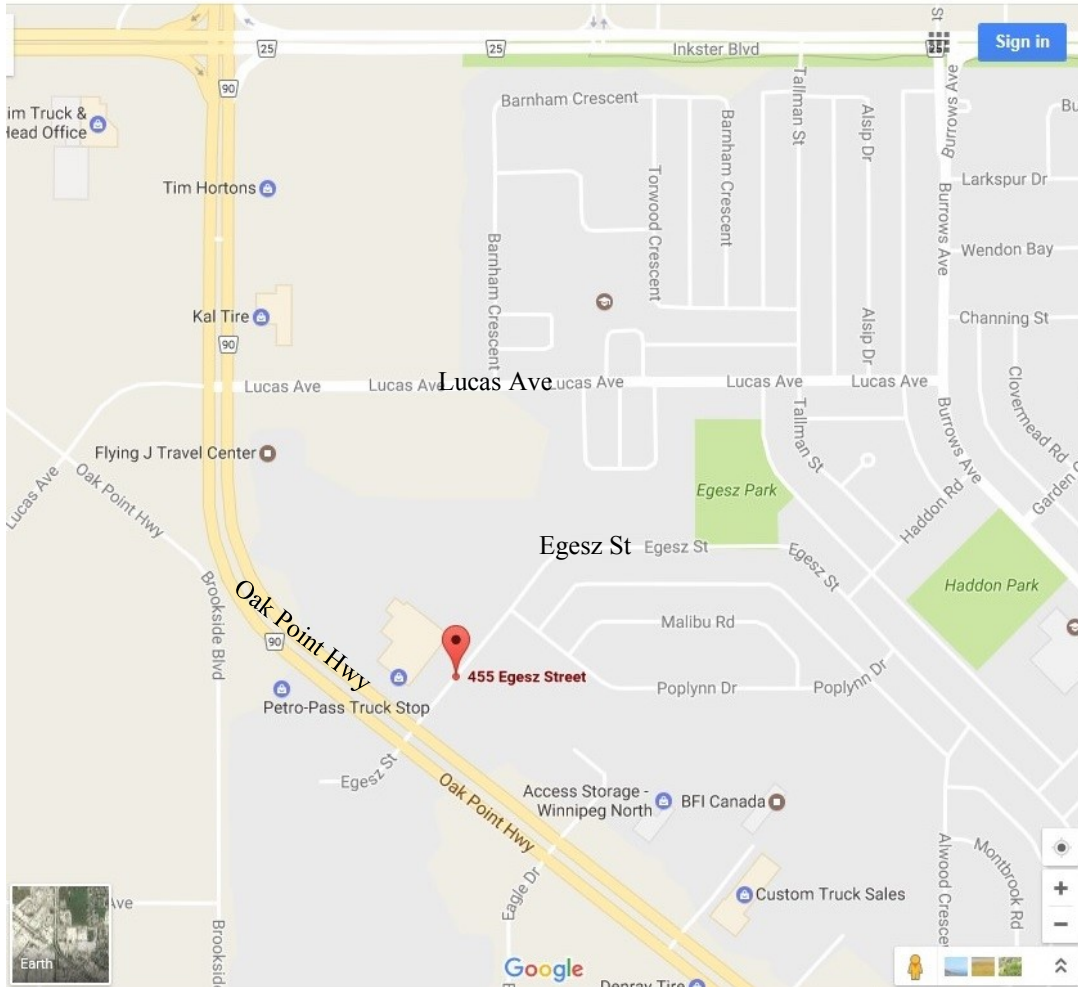
**LEASE TERM:** 5 Years

**POSSESSION:** Arranged

**ZONING:** M1



## 445 Egesz Street for Lease



### FEATURES:

Ideal office warehouse of 4,000 sq. ft. with approximately 600 sq. ft. office consisting of two (2) private offices, staff room and washroom with mezzanine of 600 sq. ft. above. 40 ft. clear span, 20 ft. ceiling, 12' X 14' OH door. Floor drain. Heavy duty power. Fenced compound.

**PARKING:** Front (3) & rear

The information contained herein has been derived from data supplied by the Owner, the municipality or city, and other such sources deemed to be reliable. However, G.T. Rowswell Realty Leasing Co., does not guarantee the adequacy or accuracy and assumes no responsibility for errors or omissions. You are relying on your own enquiries and inspection. The information has been received and is being provided in good faith. There is no warranty, either expressed or implied by the Owner or G.T. Rowswell Realty Leasing Co., in any regard whatsoever, including but not limited to any soil or subsurface conditions and the absence of all toxic materials including but not limited to UFFI and asbestos. Prospective buyers should consult their legal counsel, accountant or other advisors on matters related to the Property and this information. This submission is made subject to prior lease, sale, exchanges, change in price or terms, or withdrawal from sale without notice.