



OFFICE SPACE FOR LEASE

Unit 205 - 377 Henderson Hwy
Winnipeg, MB.

~1,190 sq. ft.

C2 Zoning

\$1,487.50 SEMI-GROSS Rent Plus GST

For more information:

Graeme T. Rowswell
President

G.T. Rowswell Realty Leasing Co.
Suite 300, 460 Main Street
Winnipeg, MB. R3B 1B6
(office) 204.957.1834
(mobile) 204.981.7455
(fax) 204.943.8696
rowswell@mymts.net
www.rowswellrealty.com



205 - 377 HENDERSON HWY

LOCATION:	205 - 377 HENDERSON HWY.
AREA:	Approximately 1,190 square feet
TENANT'S RESPONSIBILITIES:	Rent Janitor service & waste disposal Pro rata share of grounds maintenance & snow removal Tax escalation over Base Year 2019 Operations escalation over Base Year 2019 Lighting replacement Management & Supervisory Fee
LANDLORD'S RESPONSIBILITIES:	Hydro. Heat. Water. Tax escalation to Base Year 2019 Normal maintenance & repair, including replacement Maintenance of air conditioning Building insurance & extended coverage Operations escalation to Base Year 2019 Structural Repairs - roof deck, exterior walls (excluding glass), floor (excluding floor covering), and building foundation.
RENTAL:	\$1,487.50 per month semi-gross, plus GST
REQUIRED DEPOSIT:	3 months base rent to be applied towards the first and last months rental plus one months damage deposit.
LEASE TERM:	3 - 5 Years
POSSESSION:	Immediate
FEATURES:	Nicely appointed air conditioned office premises containing 2 large offices (13' x 16') plus 2 smaller offices (~10' x 12 '), storage room & general office.
PARKING:	Scramble at rear.



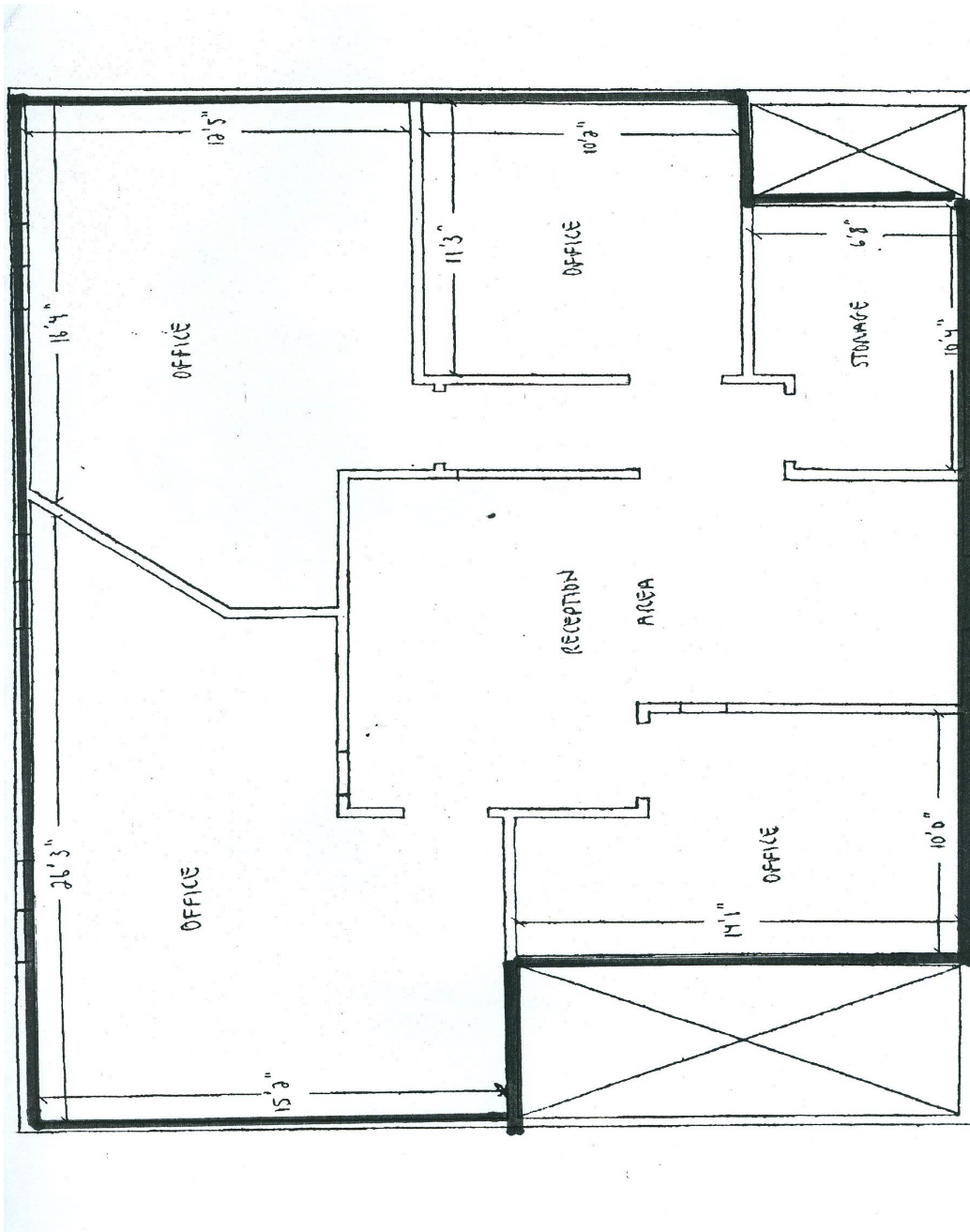
CTC 9Jul19

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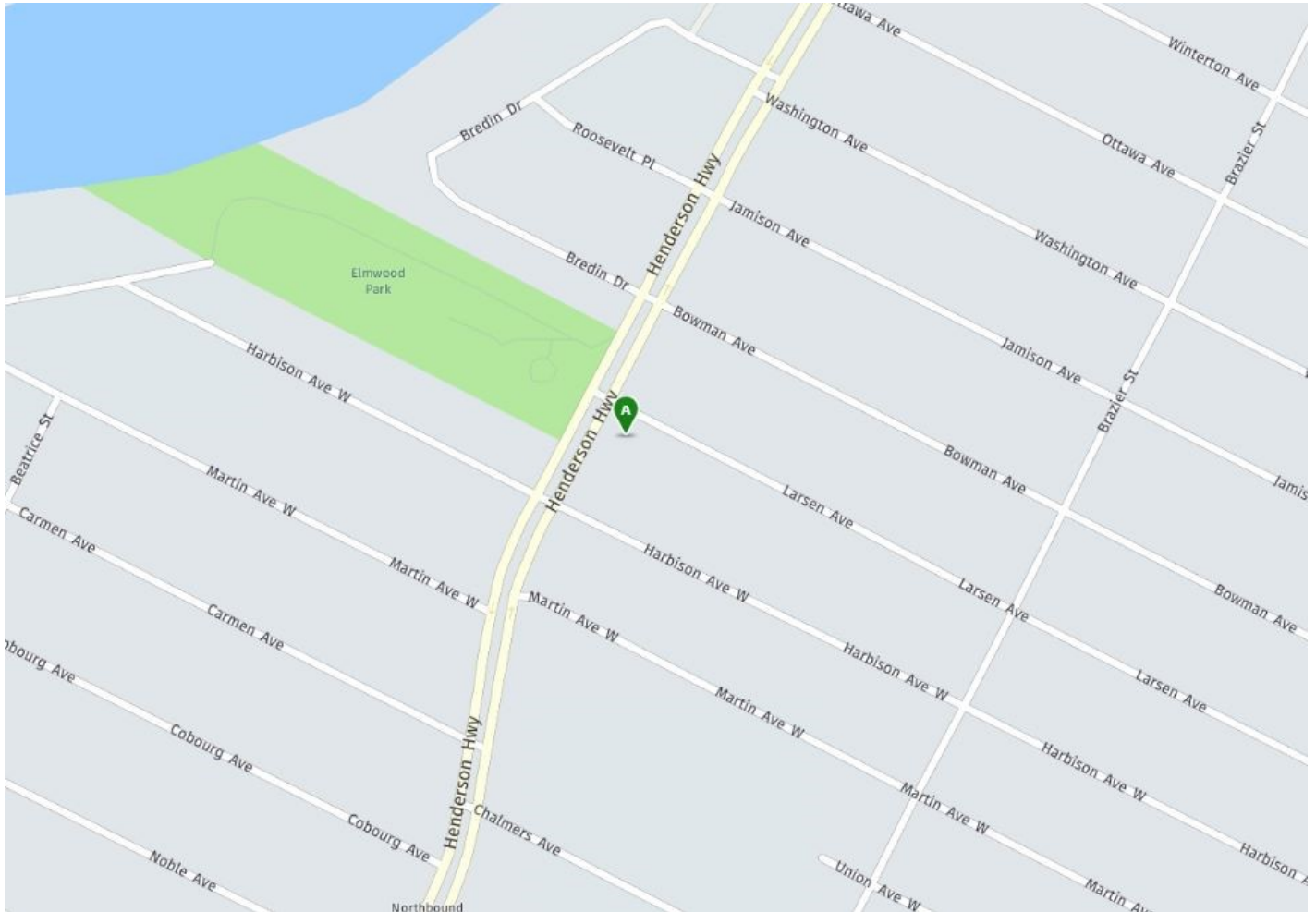
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Schedule "A"

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FEATURES:

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