



FOR LEASE

174C Scott Street
Winnipeg, MB

~Approximately 1,000 Sq. Ft.

M1 Zoning

\$14.00 per sq. ft. per annum Net or
\$1,166.67 per month Net,
Plus Goods and Services Tax (GST)

For more information:

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President

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174C Scott Street For Lease

LOCATION:	174C Scott Street
AREA:	Approximately 1,000 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 (including heating and A/C). 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:	\$14.00 per sq. ft. per annum net or \$1,166.67 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.
ADDITIONAL COSTS:	Realty tax, Building Insurance, Grounds Maintenance, and management approximately \$7.00 per sq. ft. or \$583.33 per month.
LEASE TERM:	3 - 5 Years
POSSESSION:	To Be Arranged
ZONING:	M1
FEATURES:	Comprises of general office, one private office (11' X 14') and large meeting room with kitchen set up. This unit has its own front and rear door. Common Washroom in hall with 174A Scott Street.
PARKING:	2 Stalls

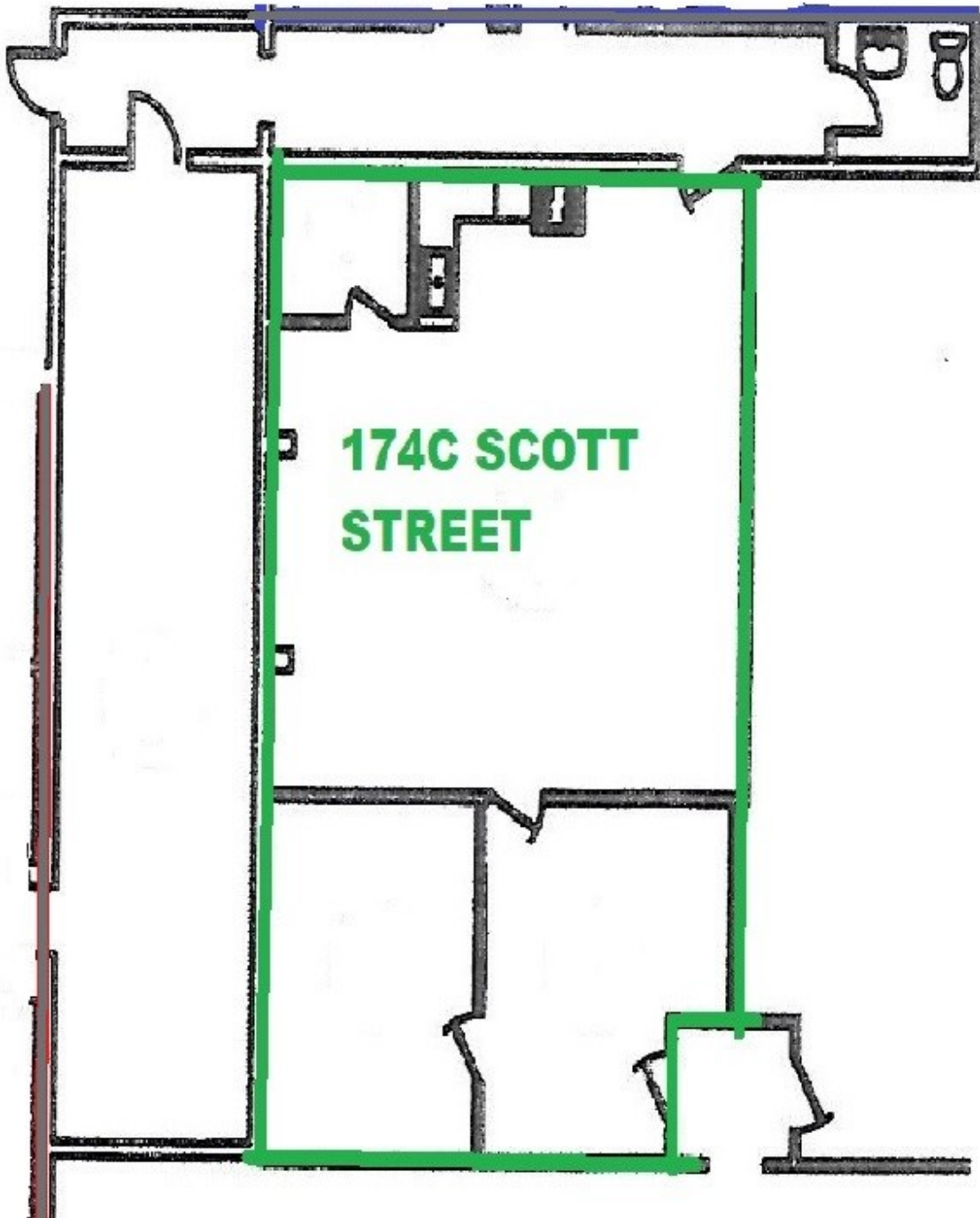


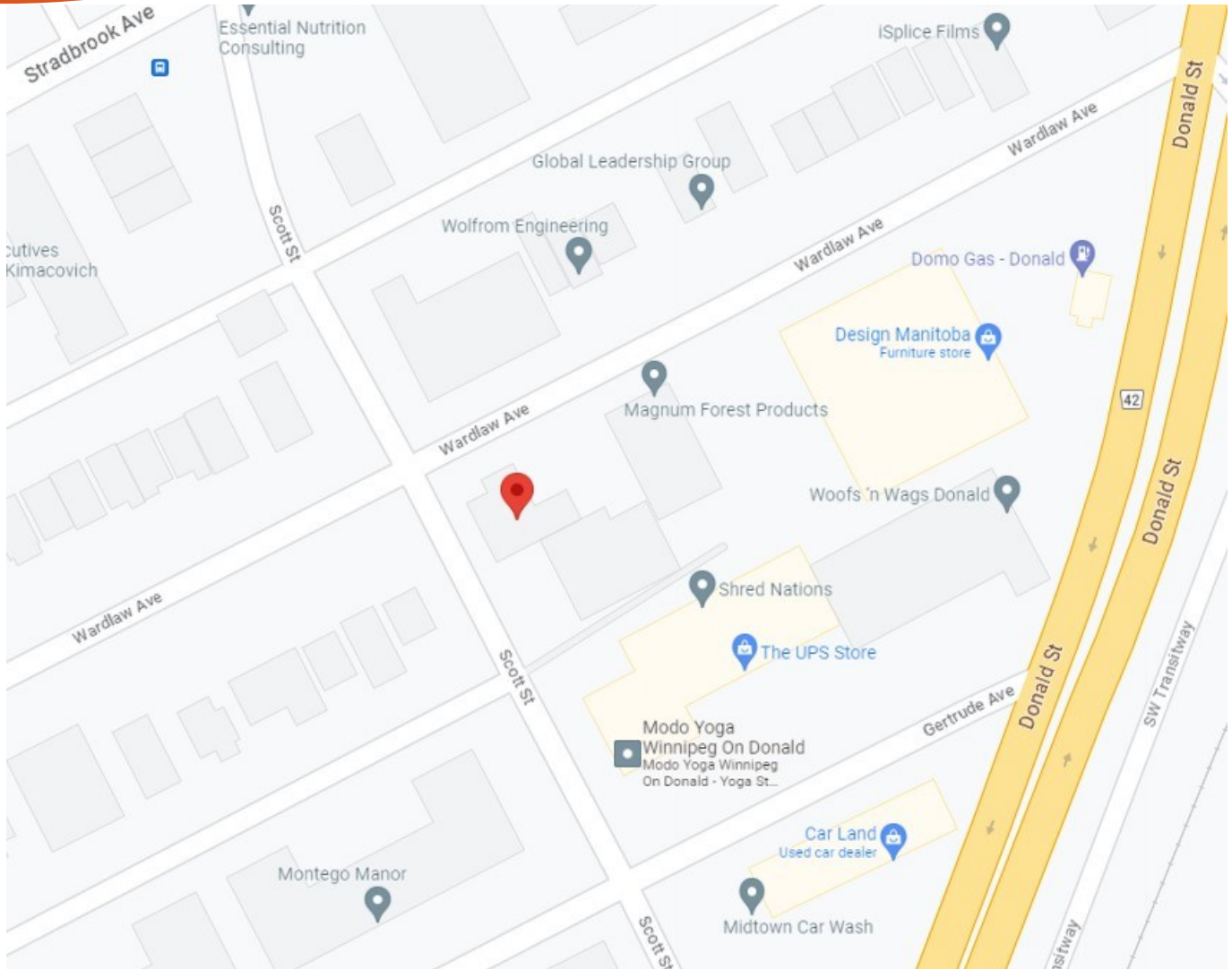
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Common Washroom in hall with 174A Scott Street.

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.