



## FOR LEASE

200—395 STAFFORD STREET  
Winnipeg, MB

~3,272 Sq. Ft. includes

C1 Zoning

\$3,272.00 per month net  
(plus applicable taxes)

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





## FOR LEASE

- LOCATION:** 395 STAFFORD STREET  
2nd Level
- AREA:** Approximately 3,272 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:** \$12.00 per sq. ft. per annum net or \$3,272.00 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:** C1
- FEATURES:** Finished office premises with 5 private offices, Board Room, Reception  
area, storage, staff room and washrooms. Corner location with great  
signage possibility. Common Area Cost estimated at \$9.00 per sq. ft.  
per annum based on 2021 costs or \$2,454.00 per month.
- PARKING:** 10 on site.





Reception



Meeting Room off Open Area

Private Office (Room 3)



Private Office (Room 4)





Board Room



Board Room

Open Landscape Office Area (North Facing)



Open Office Area (South Facing)







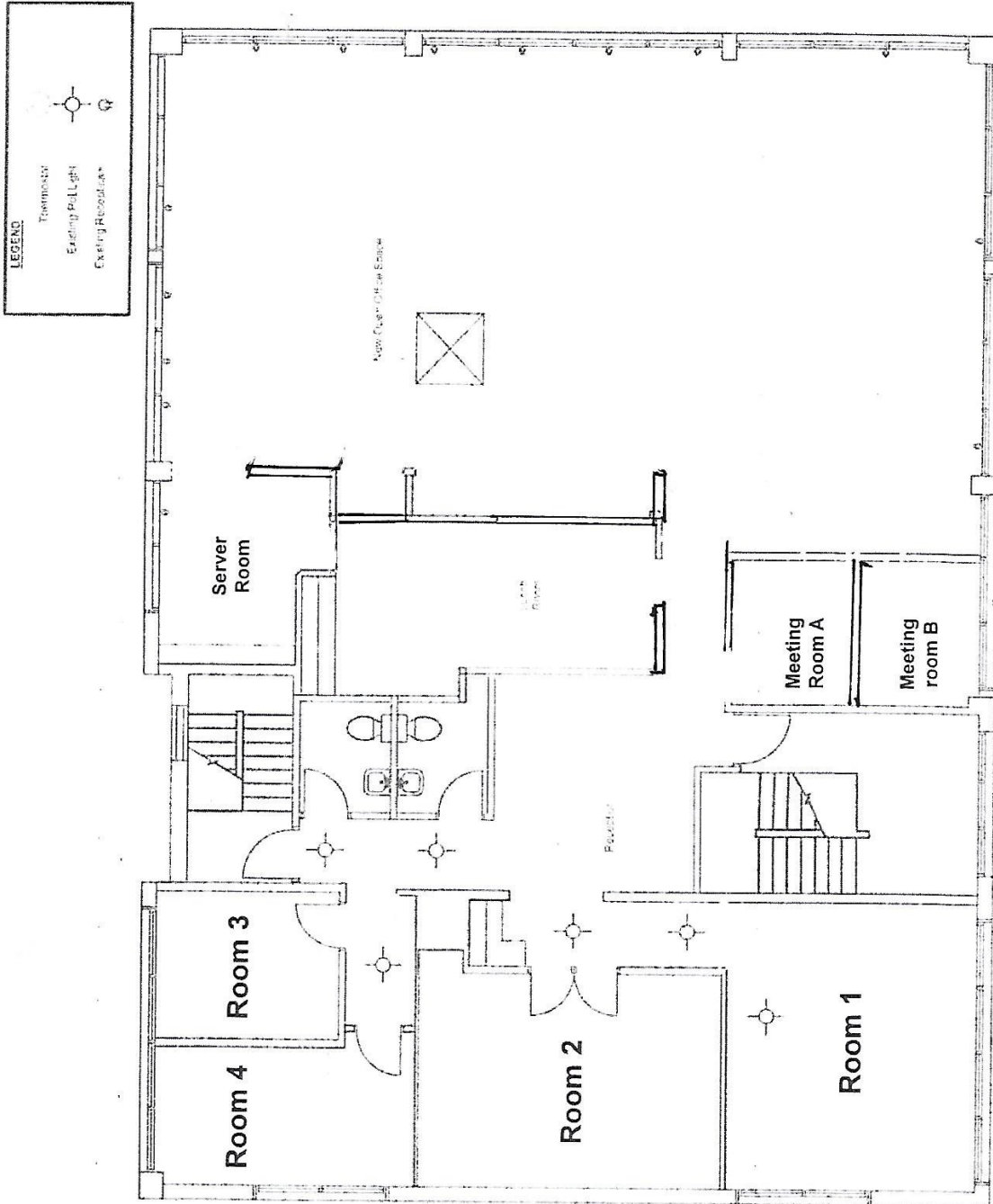
Staff Room/Kitchen



Server Room

Parking Lot









## FEATURES:

Finished office premises with 5 private offices, Board Room, Reception area, storage, staff room and washrooms.

Corner location with great signage possibility.

Common Area Cost estimated at \$9.00 per sq. ft. per annum based on 2021 costs or \$2,454.00 per month.

CTC 29JMar.19

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.