



## FOR LEASE :: OFFICE SPACE

**Unit 20 - 395 Berry Street**  
Winnipeg, MB

**~1,543 sq. ft.**

**M1 Zoning**

**\$18.50/sq. ft.** per annum or  
**\$2,378.79** per month SEMI-GROSS  
(plus Goods & Services Taxes (GST) )

For more information:

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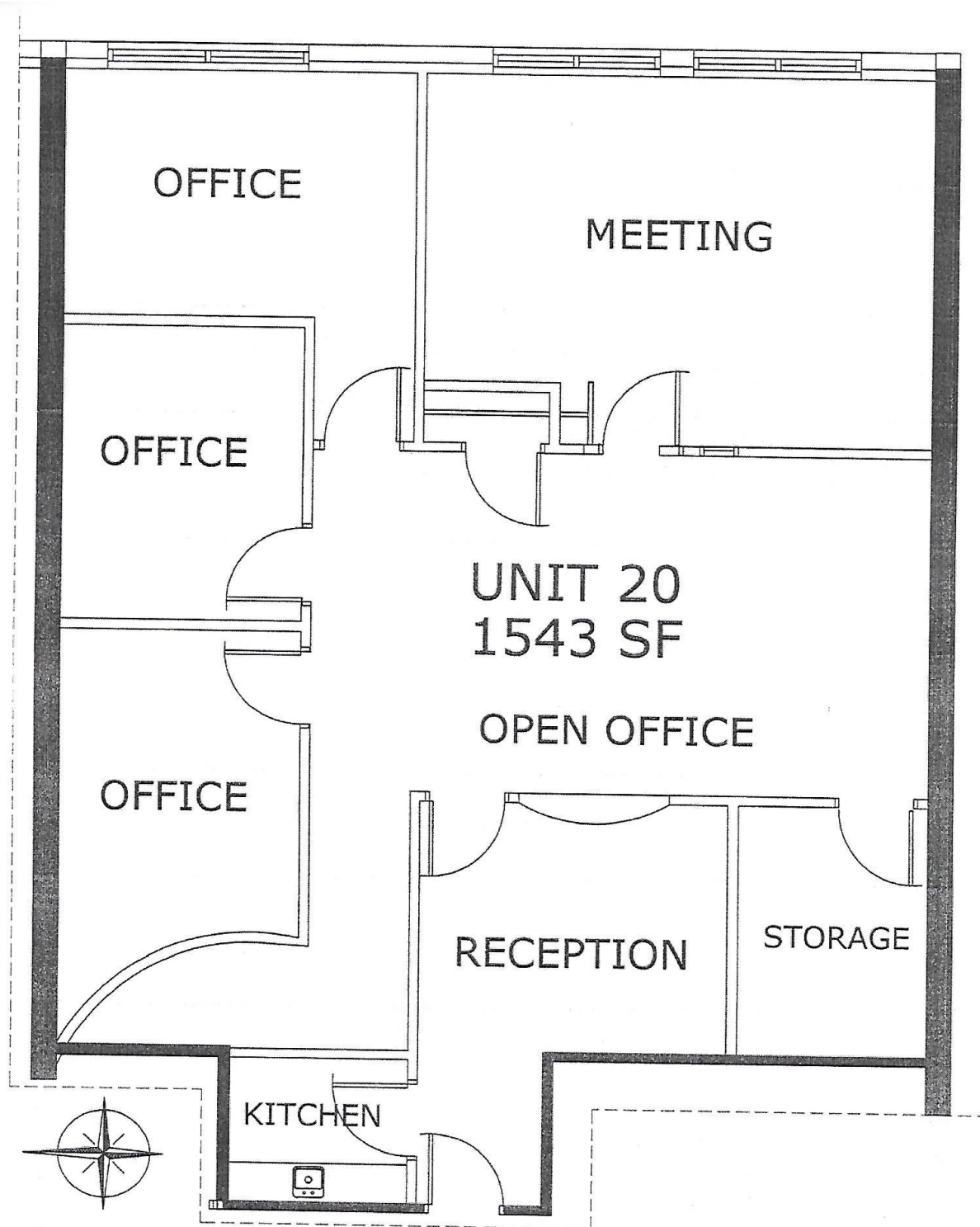


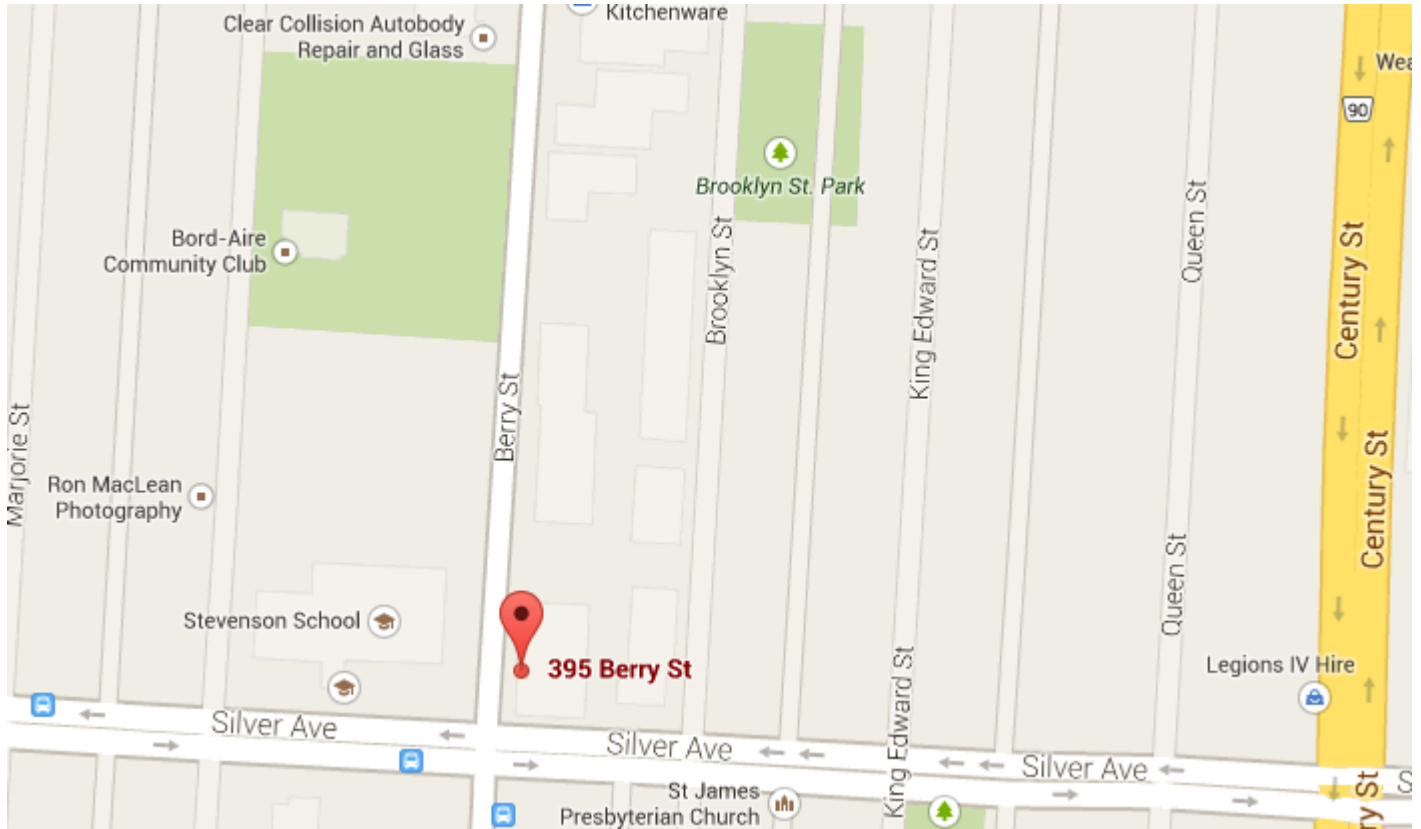
## UNIT 20—395 BERRY STREET

<b>LOCATION:</b>	<b>UNIT 20, 395 BERRY STREET</b>
<b>AREA:</b>	Approximately <b>1,543</b> sq. ft.
<b>ZONING:</b>	<b>M1</b>
<b>TENANT'S RESPONSIBILITIES:</b>	Rent. Hydro. Janitor service & waste disposal Tax escalation costs over base year <b>2023</b> Operations Escalation costs over base year <b>2023</b> Normal maintenance and repair Lighting replacement Business Contents & Tenant's legal liability insurance Management & Supervisory Fee
<b>LANDLORD'S RESPONSIBILITIES:</b>	Heat. Water. Tax escalation costs to base year <b>2023</b> Operations escalation costs to base year <b>2023</b> Building insurance & extended coverage. <b>Structural Repairs</b> - roof deck, exterior walls (excluding all glass), floor (excluding floor covering), and building foundation.
<b>LEASE TERM:</b>	3 - 5 Years
<b>POSSESSION:</b>	To Be Arranged
<b>RENTAL:</b>	\$18.50 per sq. ft. per annum or <b>\$2,378.79</b> per month semi-gross, plus GST
<b>REQUIRED DEPOSIT:</b>	3 months rent to be applied towards the first and last months rental plus one months damage deposit.
<b>PARKING:</b>	2 Non-Electric Stalls at \$20.00 per month
<b>FEATURES:</b>	2nd Floor office space consisting of 4 office areas, reception storage space, meeting room and small kitchen. Hydro approximately \$175.00/ month.



**FLOOR PLAN**  
Unit 20 - 395 Berry Street





### Features: **Unit 20 - 395 Berry Street**

- :: 2nd Floor office area consists of Four (4) private office, plus reception, storage space, meeting room and small kitchen.
- :: Bright, clean modern premises.
- :: Hydro approximately. \$175.00 per month.
- :: Parking: Two (2) stalls (without power) @ \$20/stall per month plus GST

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.