



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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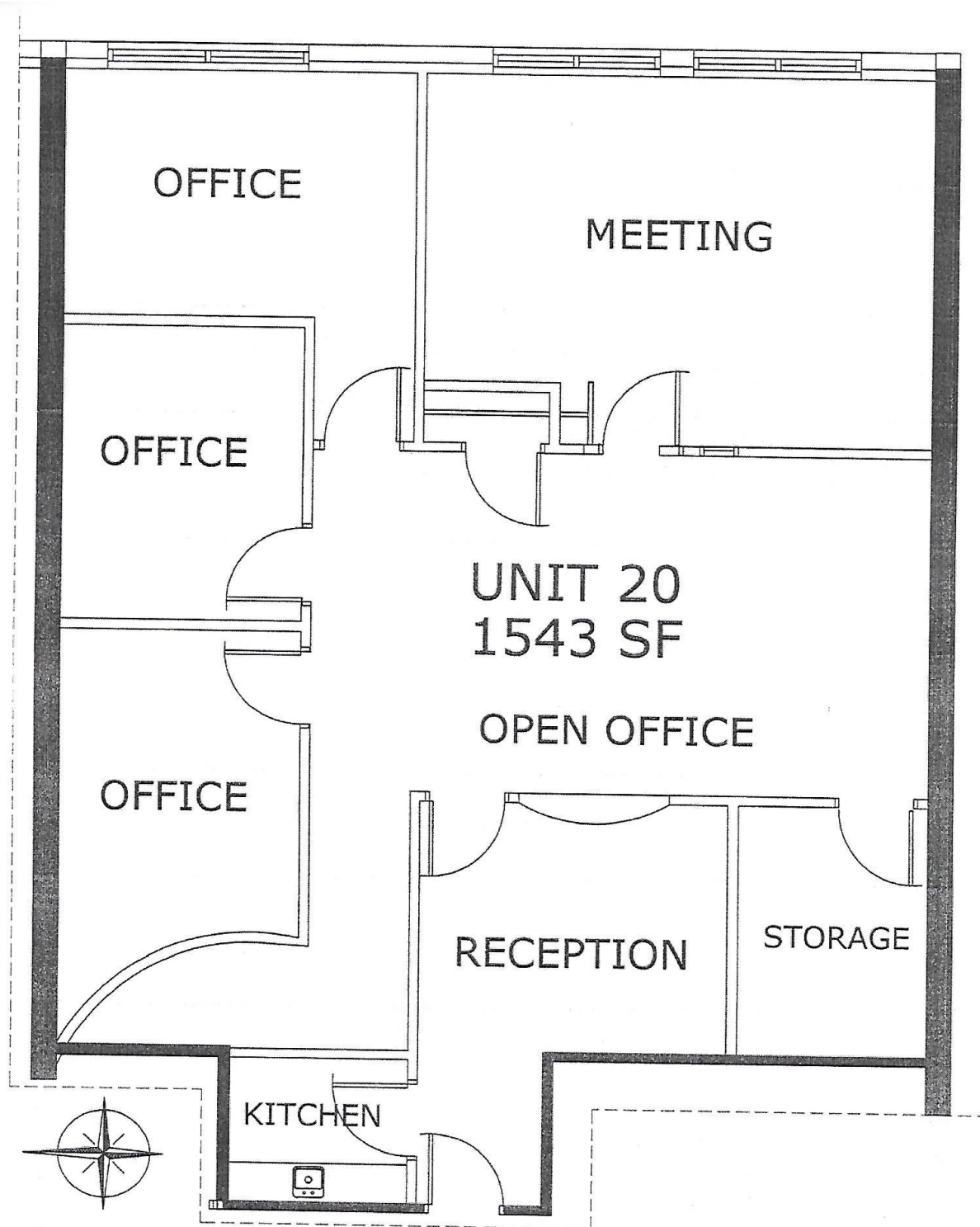


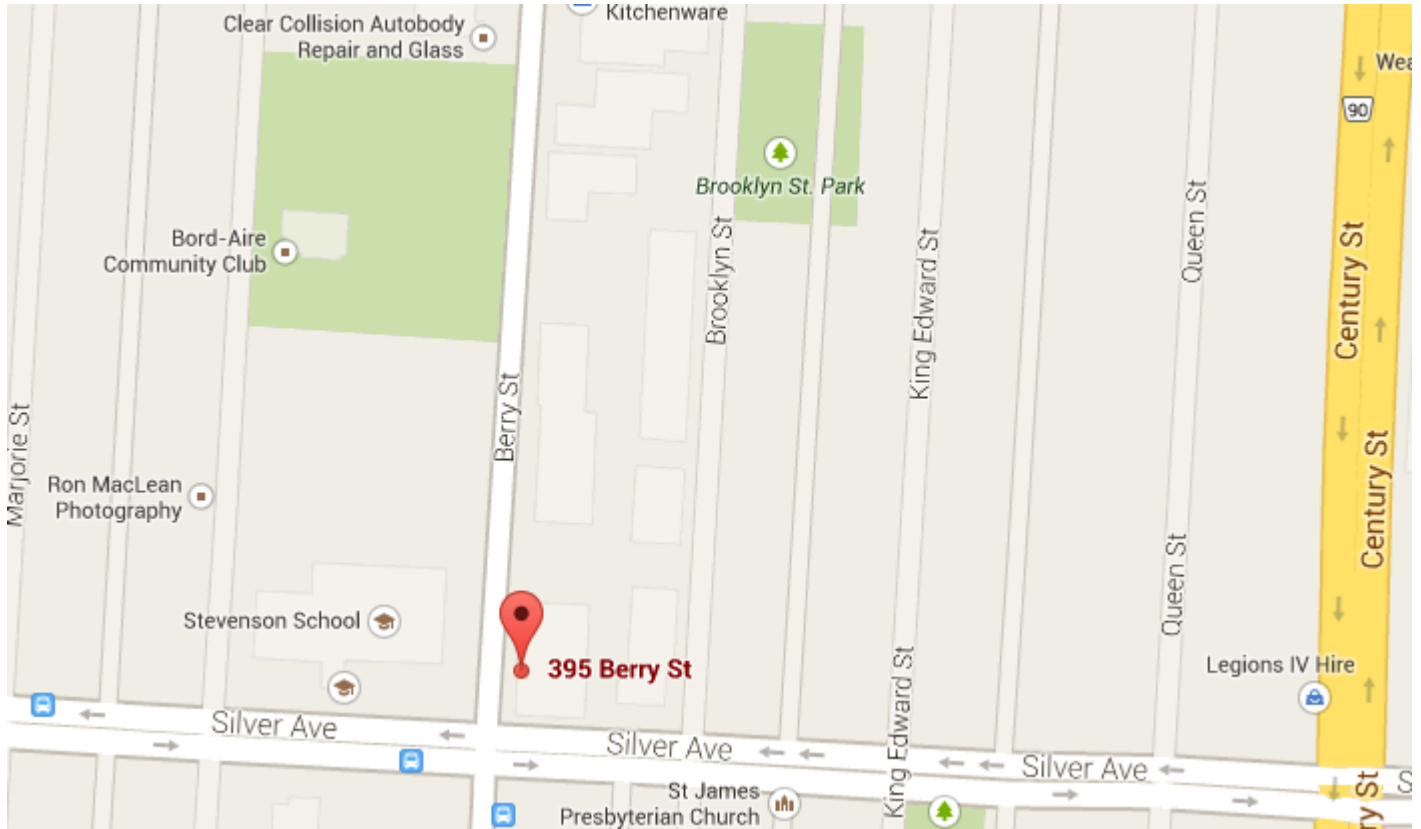
UNIT 20—395 BERRY STREET

LOCATION:	UNIT 20, 395 BERRY STREET
AREA:	Approximately 1,543 sq. ft.
ZONING:	M1
TENANT'S RESPONSIBILITIES:	Rent. Hydro. Janitor service & waste disposal Tax escalation costs over base year 2024 Operations Escalation costs over base year 2024 Normal maintenance and repair Lighting replacement Business Contents & Tenant's legal liability insurance Management & Supervisory Fee
LANDLORD'S RESPONSIBILITIES:	Heat. Water. Tax escalation costs to base year 2024 Operations escalation costs to base year 2024 Building insurance & extended coverage. Structural Repairs - roof deck, exterior walls (excluding all glass), floor (excluding floor covering), and building foundation.
LEASE TERM:	3 - 5 Years
POSSESSION:	To Be Arranged
RENTAL:	\$18.50 per sq. ft. per annum or \$2,378.79 per month semi-gross, plus GST
REQUIRED DEPOSIT:	3 months rent to be applied towards the first and last months rental plus one months damage deposit.
PARKING:	2 Non-Electric Stalls at \$20.00 per month
FEATURES:	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

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