



Net rent:

To Be Negotiated



Amenity rich location



Excellent Parking Available

For Lease

1605 Regent Avenue, Winnipeg, MB

Modern office in the heart of Regent shopping hub

Prominent office building located between Regent and Lagimodiere Boulevard offering attractive and functional premium leasehold improvements

The property offers an excellent first impression experience for both tenants and guests, featuring a bright and spacious reception and guest waiting area complete with coffee bar.

- Fully built out modern office space presents an attractive turn-key opportunity amidst rising construction costs
- Multiple private office spaces and large boardrooms, comfortable booth style lunchroom seating & kitchen
- On-site parking for tenants & visitors, accessible washrooms, wide hallways, and numerous windows allow light to extend throughout the entire office

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Property Overview

Address:	1605 Regent Avenue
Zoning:	C2
Parking:	20+ reserved electrified stalls
Available:	Unit 200 - 8,125 SF
Net Rent:	To be negotiated
Additional Rent:	\$11.44/SF (utilities, janitorial, general maintenance excluded) plus management fee of 5% of gross rent



Key Highlights



Access to public transit stops



Numerous surrounding restaurants



Wheelchair Accessible



Located within Regent Ave shopping hub



Bike Score
75



Walk Score
82

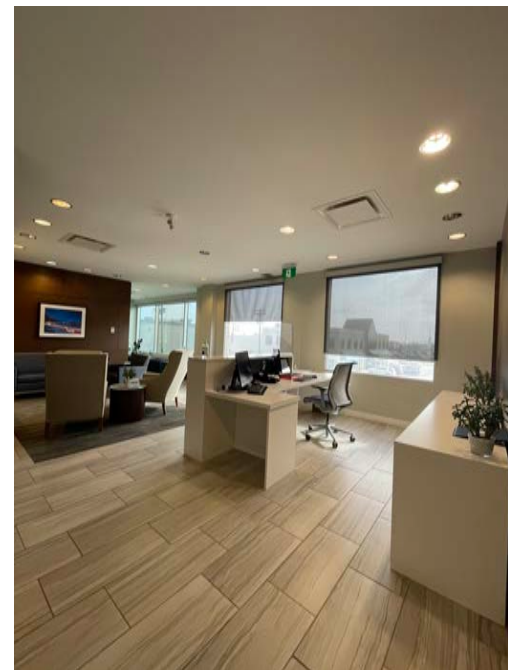


Transit Score
75

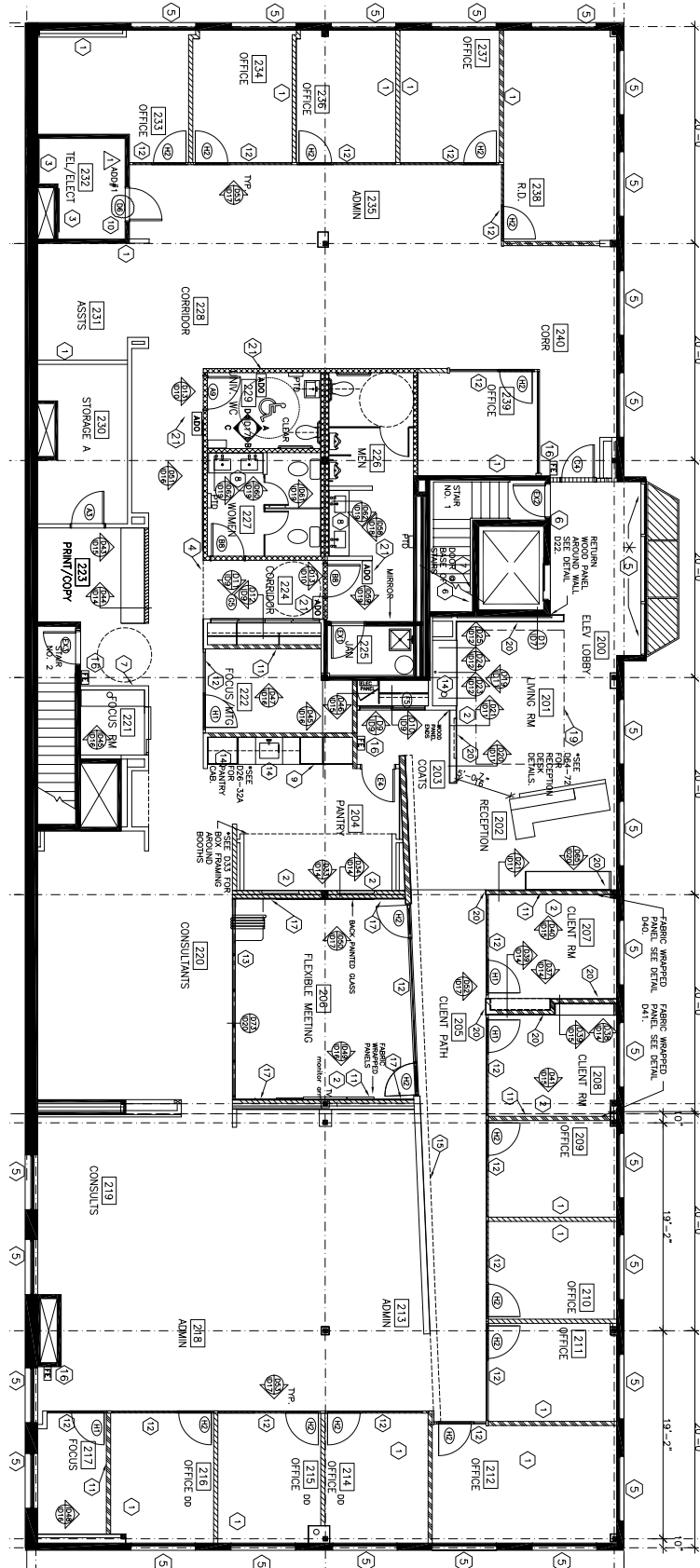
Siteplan



Property Overview



Floor Plan



Surrounding Amenities





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