



# FOR LEASE

## 3227 Roblin Boulevard

**Winnipeg, Manitoba**

### Prime Roblin Boulevard Lease Opportunity



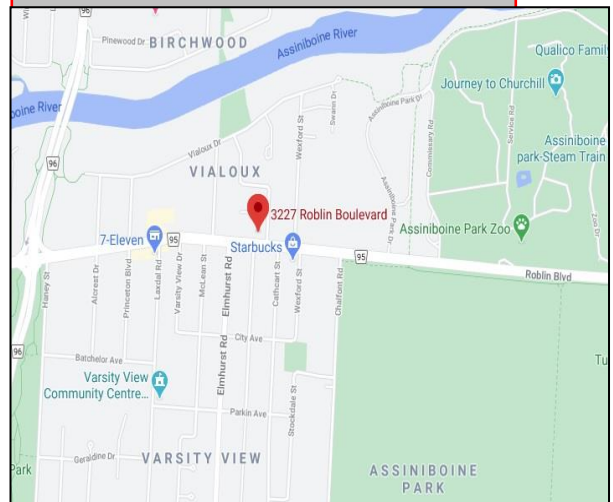
Up to **9,900** Sq. Ft.

**Main Floor 6,900 sq. ft.**

**Lower Level 3,000 sq. ft.**

**Total 9,900 sq. ft.**

### SITE LOCATION



### Contact Information:

Jim Rose, CPA, CMA, CPM® ([jrose@mckeag.ca](mailto:jrose@mckeag.ca))

**McKeag Realty Ltd.**

Suite 505-386 Broadway  
Winnipeg, MB R3C 3R6

Phone: (204)774-2505

Fax: (204)783-4262



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**Winnipeg, Manitoba**

### *Building Facts*

Address:	3227 Roblin Boulevard, Winnipeg, Manitoba R3G 0M8
Owner:	Richlynn Properties Inc.
Leasing Contact/Property Manager:	Jim Rose (204) 774 - 2505, jrose@mckeag.ca
Building Area:	9,900 sq. ft. of Rentable Area
Average Floor Plate Size:	6,600 sq. ft.
Parking Ratio:	1 per 367 sq. ft.
Parking Cost:	Included in rent
Location of Parking:	27 stalls on Surface Lot.
Public Transportation:	Major bus routes located within one block of the building

### *Available Space*

6,900 sq. ft.	Main Floor
3,000 sq. ft.	Lower Level

### *Leasing Information*

Term of Lease:	Variable	
Basic Rent:	All Floors	\$19.95 net

### **Estimated 2020 Operating Costs**

Property Taxes	Operating Expenses	Total
\$3.33/sq.ft./annum	TBD	\$3.33/sq.ft./annum

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**Telephone: (204) 774 – 2505 Fax: (204) 783 – 4262**

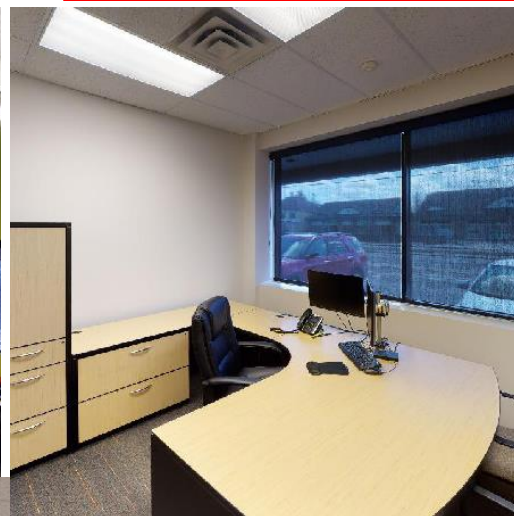
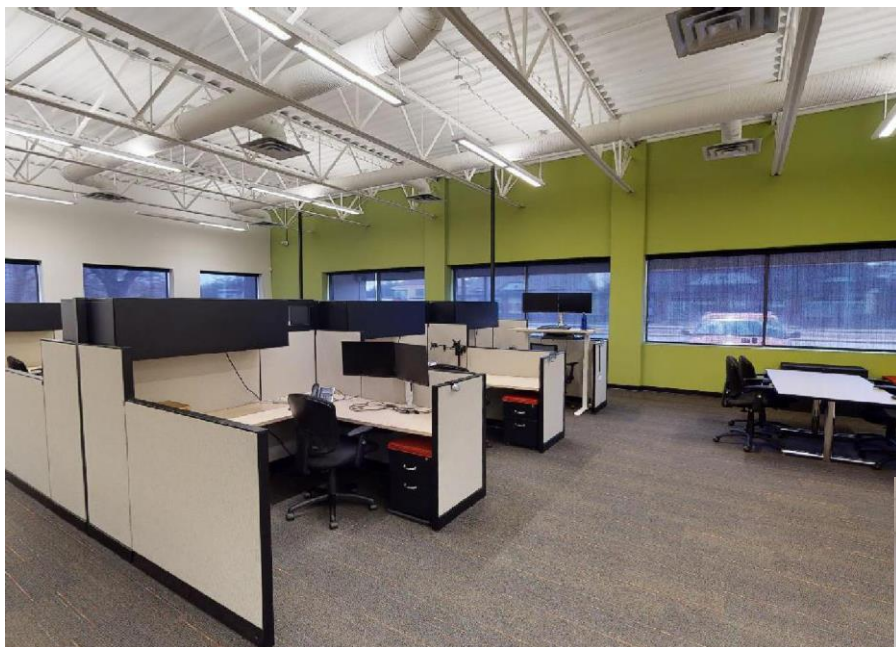
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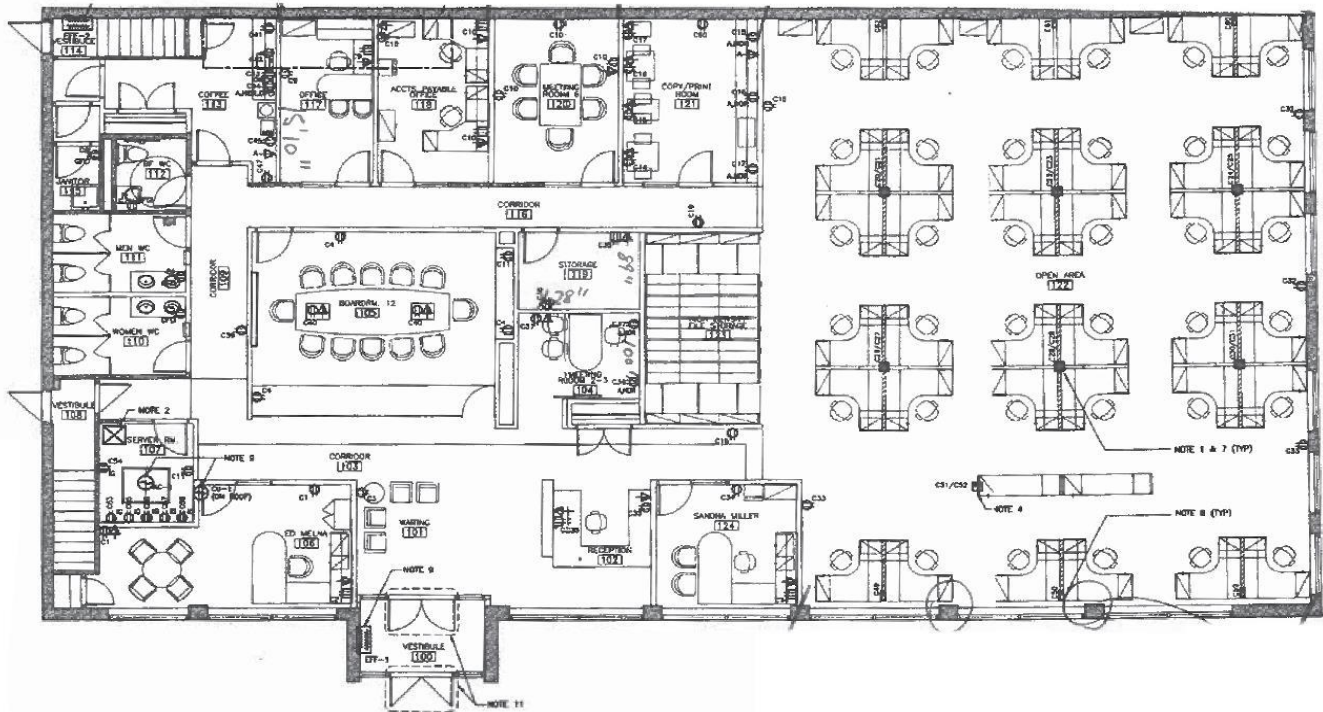


# FOR LEASE

730 Taylor Avenue

Winnipeg, Manitoba

Main Floor



Lower Level



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