



PROFESSIONAL OFFICE SPACE **FOR LEASE**



A MODERN **PROFESSIONAL HUB** IN THE HEART OF NORTH WINNIPEG



Frank Lisanti

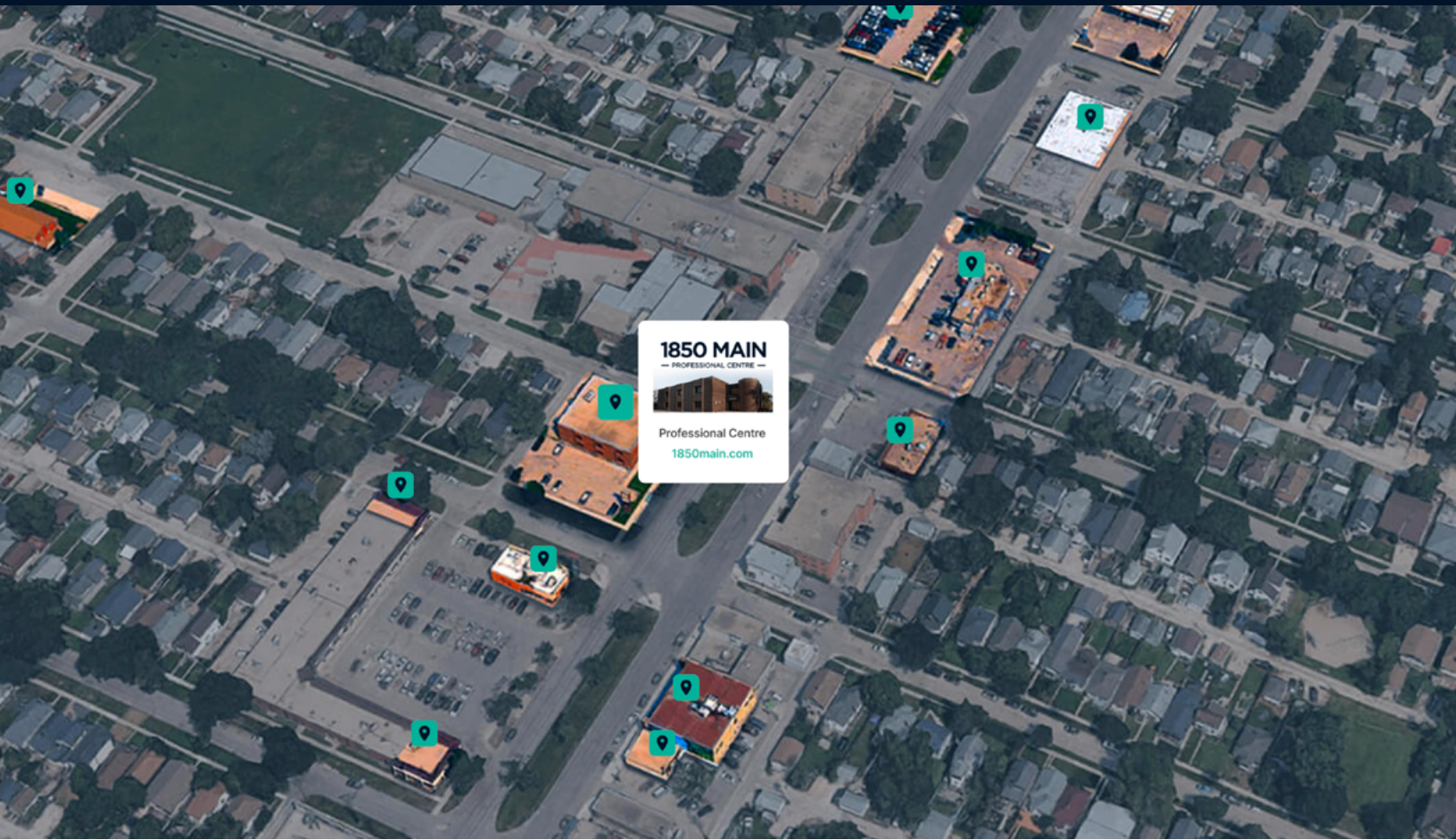
Commercial Real Estate Specialist

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PRIME NORTHWEST LOCATION

1850 MAIN ST, WINNIPEG, MB R2V 3J4



Location

- Located on Main Street in North Winnipeg, offering excellent visibility and direct access from one of the city's primary thoroughfares.
- Easily accessible from Chief Peguis Trail, connecting tenants and clients quickly to all areas of Winnipeg.
- Situated within the West Kildonan community, a well-established residential and business neighbourhood.
- Served by multiple transit routes directly along Main Street.
- Convenient access to nearby restaurants, retail, banking, and daily services.
- Minutes from Kildonan Park and Kildonan Park Golf Course, providing nearby green space and amenities.
- Central North Winnipeg location allows for short commute times for staff and clients.
- Surrounded by a stable and growing residential population supporting local professional services.

1850 MAIN PROFESSIONAL CENTRE

A WELL-MAINTAINED, MULTI-TENANT PROFESSIONAL OFFICE BUILDING



Property

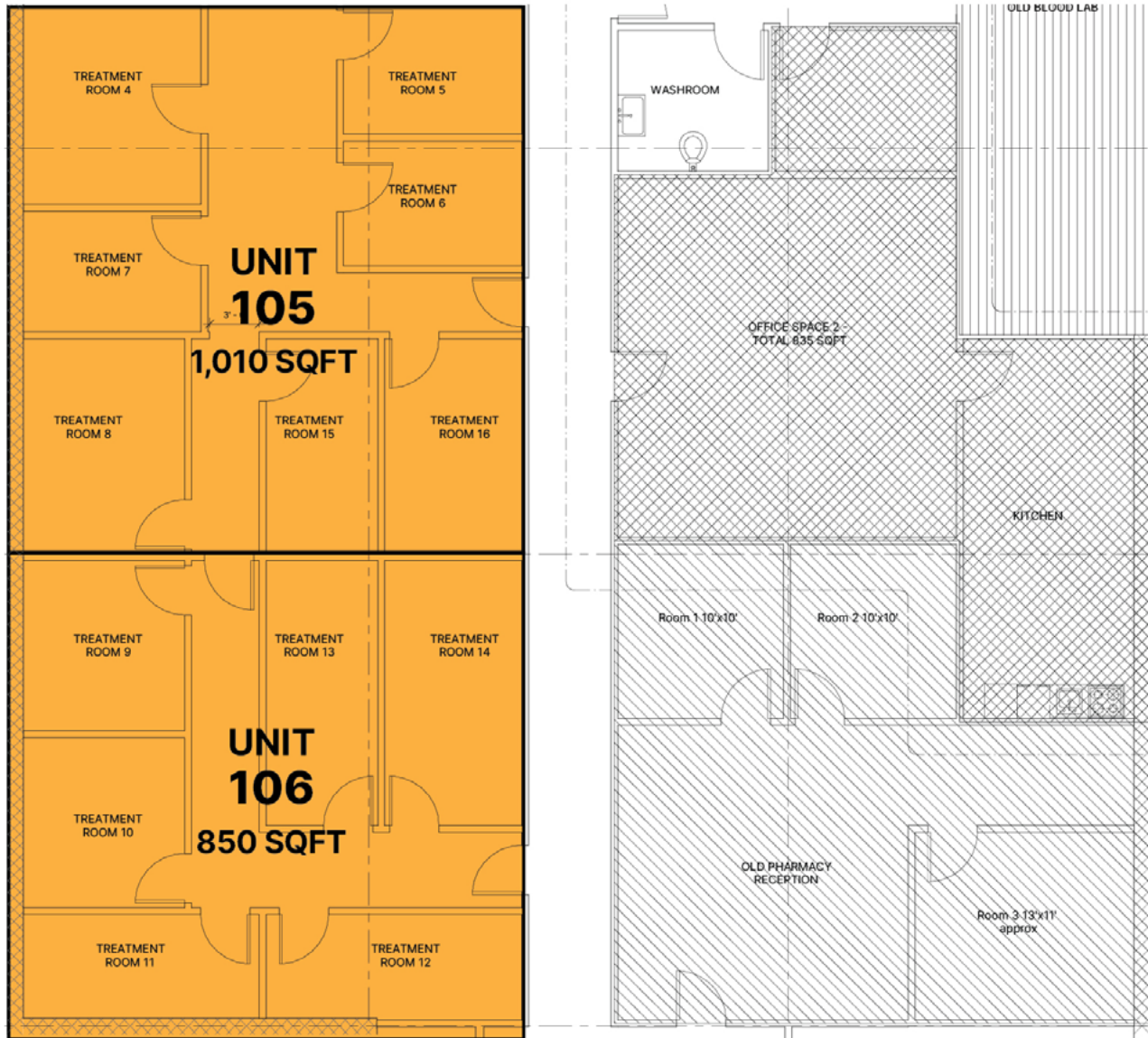
Total Building Area	± 13,592 SF (approx.)
Number of Floors	2 storeys
Typical Floor Plate	± 6,796 SF per floor
Zoning	C2
Construction	Masonry construction
Parking	On-site electrified parking available

Features

- Flexible office layouts suitable for medical, legal, and professional services
- Combination of private offices, suites, and shared common areas
- Central building lobby with access to stairs and washrooms
- Existing infrastructure supporting medical / clinic-style layouts
- Units can be combined to accommodate larger space requirements
- Pylon signage opportunity facing Main Street
- Professionally maintained building with long-term tenants

UNIT 105 & 106

FLEXIBLE PROFESSIONAL OFFICE SUITE



FOR MORE INFORMATION, PLEASE CONTACT:



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