

FOR LEASE
INDUSTRIAL

PRUDENTIAL BUSINESS PARK

WINNIPEG, MB



STARTING FROM:

\$7.95-\$13.00 PER SF

117 KING EDWARD STREET & 530-550 CENTURY STREET

PROPERTY HIGHLIGHTS

- Well situated in west Winnipeg's St. James Industrial Park
- In close proximity to major trucking routes and the James A. Richardson International Airport
- Easy access to the retail amenities of the Polo Park Area
- Ample on-site parking
- Easy access from Century Street and King Edward Street
- Office and industrial space available for lease

CAM HILDEBRAND

Vice President
C +1 204 797 2565
T +1 204 500 5008
cam.hildebrand@cbre.com

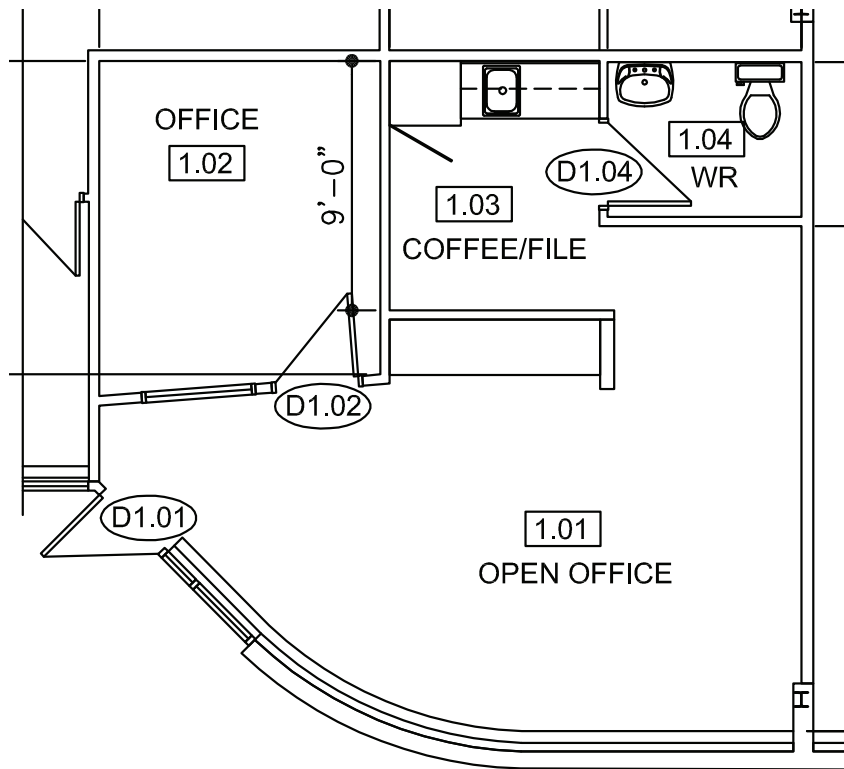
PAUL KORNELSEN

Vice President
C +1 204 792 1158
T +1 204 500 5009
paul.kornelsen@cbre.com

CBRE



**530 CENTURY STREET
UNIT 100
646 SF AVAILABLE**





PROPERTY DETAILS

Size (Unit 100)	646 SF
Net Rent	\$13.00/SF net
Additional Rent	\$11.28/SF (2022 est.) + 5% mgmt fee on gross rent
Zoning	M1: Industrial
Parking	1 reserved stall plus common area parking
Available	Immediately

PRUDENTIAL BUSINESS PARK

King Edward Street

Century Street

- Route 90:
King Edward Street
Century Street
- Ellice Ave
- St. Matthews Ave

ST. JAMES INDUSTRIAL

LONG PLAIN
MADISON
INDIAN
RESERVE NO. 1

POLO PARK

KENSINGTON

KING EDWARD





CONTACT:

CAM HILDEBRAND

Vice President

C +1 204 797 2565

T +1 204 500 5008

cam.hildebrand@cbre.com

PAUL KORNELSEN

Vice President

C +1 204 792 1158

T +1 204 500 5009

paul.kornelsen@cbre.com

CBRE Limited
201 Portage Avenue
18th Floor
Winnipeg, MB R3B 3K6

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.