

Shared Office Building for Lease

Located at 620 Centennial Street, Winkler

\$20/sq ft Triple Net



DETAILS

- Opportunity to lease in a shared office environment, with use of all common areas included. Common areas include the lobby, printer area, lunchroom, and 2 washrooms (see floorplan).
- This office building is in an excellent location with great curb appeal and visibility from 1st Street.
- The entire space is fully furnished including kitchen with appliances, boardroom with table and chairs and TV, front lobby furniture, and built-in desks for the offices.
- Exclusive areas include the accounting office/reception, boardroom, file storage, 2 private offices, and 1 large office area with 2 separate workstations.
- Available for possession Sept 1st, 2025

Estimated CAM is \$12.09/sq ft and includes: Building insurance, property taxes, snow removal, garbage removal, utilities, weekly office cleaning, management



Winkler Office

507 Main Street
Winkler, Manitoba
Box 130 R6W 4A4
T 204.325.4715

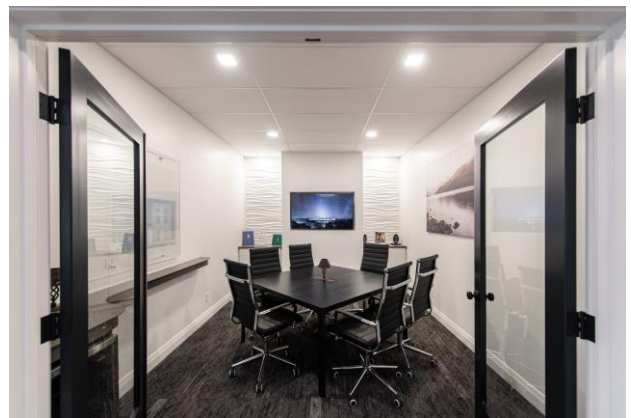
Altona Office

2 - 306 Centre Ave E
Altona, Manitoba
R0G 0B3
T 204.324.5900

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Shared Lobby



Shared Boardroom



Shared Lunchroom



Accounting Office/Reception



Office 1



Office 3 & 4



Winkler Office

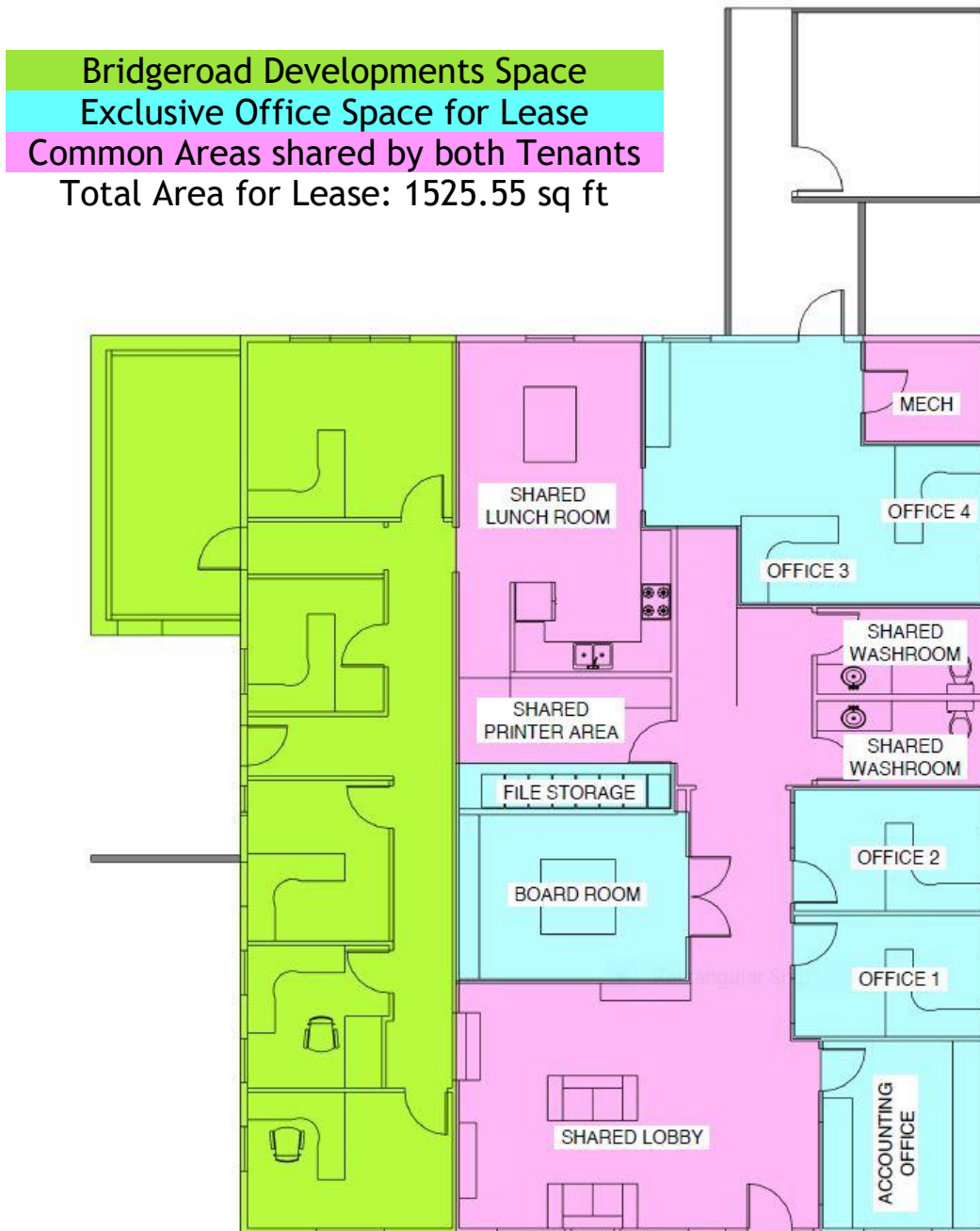
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Floor Plan



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LOCATION

