



FOR LEASE

SUBURBAN OFFICE SPACE WITHIN THE POLO PARK RETAIL NODE

Prudential Business Park

530 CENTURY STREET, WINNIPEG, MB

Prudential Business Park is well situated between the James Armstrong Richardson International Airport as well as the amenities of the Polo Park Retail Node. The site consists of three multi-tenant office / industrial buildings totaling 130,234 sq. ft. and features excellent access and exposure from Route 90.

PROPERTY HIGHLIGHTS

- 292 on-site parking stalls
- Average daily traffic count of 49,500 vehicles (2015 City of Winnipeg Traffic Flow Map)
- Fully developed office space
- Easy access to downtown from either Ellice Avenue or Portage Avenue

For more information please contact:

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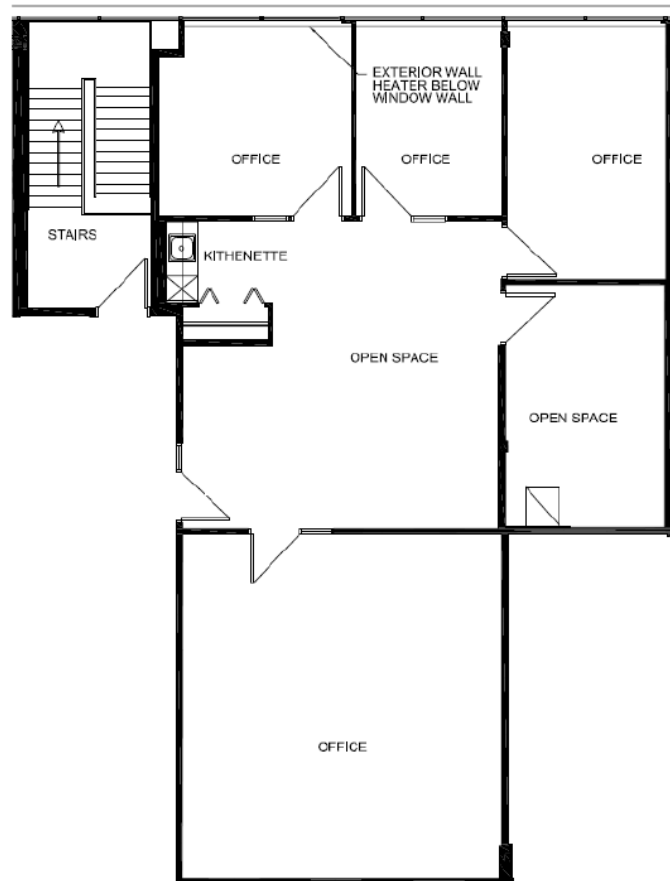
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PROPERTY DETAILS

530 CENTURY STREET

AREA AVAILABLE	Unit 222: 1,517 sq. ft.
PARKING	3 reserved parking stalls
AVAILABILITY	November 1, 2017
BASE RENT	\$13.50 per sq. ft. net
ADDITIONAL RENT	\$10.58 per sq. ft. <i>(inclusive of CAM, taxes, mgmt fee, utilities, janitorial, and garbage removal)</i>

UNIT 222 FLOOR PLAN



PROPERTY PHOTOGRAPHS



SITE AERIAL



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