



Starting at  
**\$15.00**  
PSF

**WAYNE SATO**

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

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**FOR LEASE | 1648 DUBLIN AVENUE**

## 3,100 SF! Former Scotia Bank Branch!

High traffic location at the corner of Dublin Avenue and Border Street

- Great office or retail location.
- Lots of windows, natural light
- Abundant parking
- Landlord will remove all leaseholds if desired



Scan QR code to  
view website

**RE/MAX  
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3-1919 Henderson Hwy

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# Property Highlights



## Professional Office Space in St James Industrial

If your needs include ample parking, Border Place has one of the largest parking ratios in the St James area at 1 stall for every 225 square feet of rented office space. Staff and visitors will enjoy free parking at Border Place and many stalls have plug in availability.

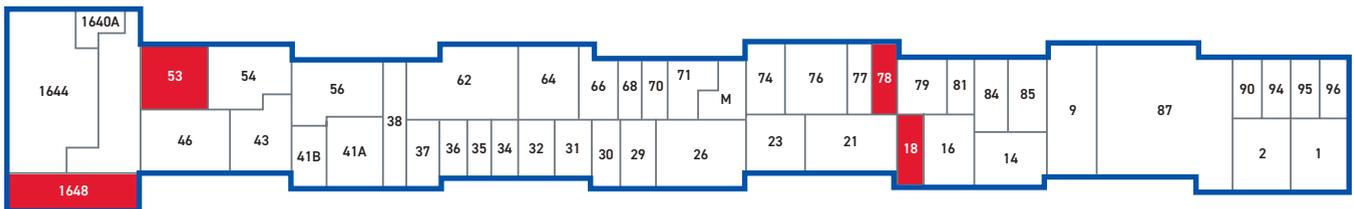
Access to and from Border Place is convenient for both drivers and users of public transit.

- Flexible terms
- 276 parking stalls on site
- On-site restaurant
- Professional space planning available
- Good Winnipeg Transit connection. Express route stops in front of building

# Units & Site Plan

SUITE	SQUARE FEET (±)	LEASE RATE	CAM & Tax (2022 est.)	AVAILABILITY DATE
16	2,200	\$12.50	\$10.16	LEASED
18	1,100	\$12.50	\$10.16	Immediate
21	3,128	\$12.50	\$10.16	LEASED
23	2,025	\$12.50	\$10.16	LEASED
53	2,375	\$12.50	\$10.16	Immediate
68	855	\$12.50	\$10.16	LEASED
71	1,380	\$12.50	\$10.16	LEASED
76	2,676	\$12.50	\$10.16	LEASED
77	1,128	\$12.50	\$10.16	LEASED
78	990	\$12.50	\$10.16	Immediate
79	1,725	\$12.50	\$10.16	LEASED
**81	921 Unit can be combined for a total of 3,122 SF	\$12.50	\$10.16	LEASED
1640-A	960	\$12.50	\$10.16	LEASED
1648	3,100	See Agent	\$10.16	See Agent

\*Management fee of 5% of total net rent



○ Leased    ● Available

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# The Area



Convenient location



Food and Drink within nearby



Groceries and Shopping



Amenities nearby



Some bike infrastructure



Excellent bus service





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