

RE-INTRODUCING 155 SMITH ST AT YORK

155 SMITH STREET



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SPACE FOR LEASE

the
opportunity

Main floor	4,400 sq ft
2nd floor	1,200 sq ft
Parking	+/- 28 - 30 parking stalls on site
Lot Size	100' frontage x 120' deep = +/- 12,000 sq ft
Zoning	Downtown bylaw 100/2004 M - Multiple Use with Property Use Code CMRRE - Restaurant
Signage	Electrified Pylon
Net Rent	\$18.00 net/sq ft
Property Taxes	\$4.24 /sq ft (\$23,759.00 2014)
Other	• Customizable building shell enhancement allowance • Generous T.I. allowance available



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POWERED BY RE/MAX COMMERCIAL

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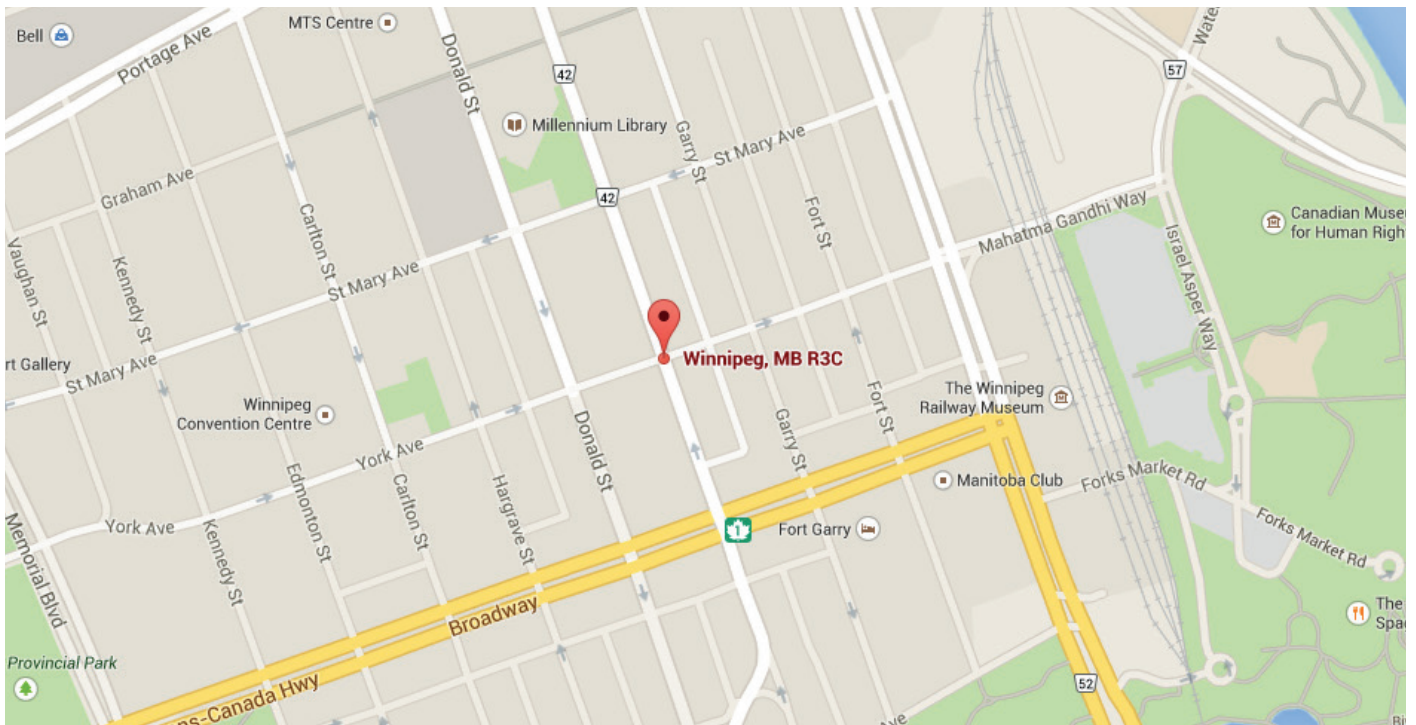
for lease

155 SMITH STREET



incredible retail/office opportunity downtown

- Highly visible corner lot
- Primary North & East bound corridor through downtown
 - 13,300 cars/day on York Avenue
 - 17,500 cars/day pm Smith street
 - Total of 30,800 cars/day combined (City of Winnipeg 2012)
- Highly visible electrified pylon signage
- Building shell nearing completion (February 2015)
- Opportunity for your client to customize balance of base building work - see next page
- 4,400 sq ft Main Floor & 1,200 sq ft Second Floor for a total of +/- 5,600 sq ft
- +/- 28 - 30 Parking stalls on site
- Available for Fixturing March 1st 2015



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original building shell details

- All improvements removed - clean shell condition
- Steel posts & beams
- Steel roof deck (main floor replaced 2015)
- Independent main & 2nd floor HVAC
- Exterior construction: concrete block & brick
- Steel roof joists (web & beam)
- Grease interceptors in place
- upgraded R20 roof insulation - 2nd floor

upgraded building shell details

Brand new base building shell condition (main floor) including:

- Brand new roof (January 2015) including
 - Brand new steel roof deck
 - Brand new roof insulation - R28 Main floor
 - Brand new roof membrane, tar & gravel
- Brand new glazing (February 2015)
- Concrete floor, smooth, ready to receive finish
- Upgraded exterior walls - New drywall, ready for finishing - R20 insulation (February 2015)
- Brand new entry/exit doors (February 2015)

allowance for further customizable shell enhancements

The landlord has additional funds available to complete base building work to suit tenants specific requirements, including:

- Lighting to suit tenant
- 3 Phase electrical capacity to suit tenant
- Washrooms to suit tenant
- Main floor HVAC size to suit tenant
- Fire/life safety to code
- Exterior facade to suit tenant

