

FOR LEASE

Unit 6 & Unit 7 353 Provencher Blvd

High Traffic Office/Retail Opportunity

Stephen Sherlock

Vice President

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 **CUSHMAN &
WAKEFIELD**
Winnipeg

 **Stevenson**

FOR LEASE UNIT 6 & 7

353 Provencher Boulevard



(+/-) 853 sf & 1,520 sf Available

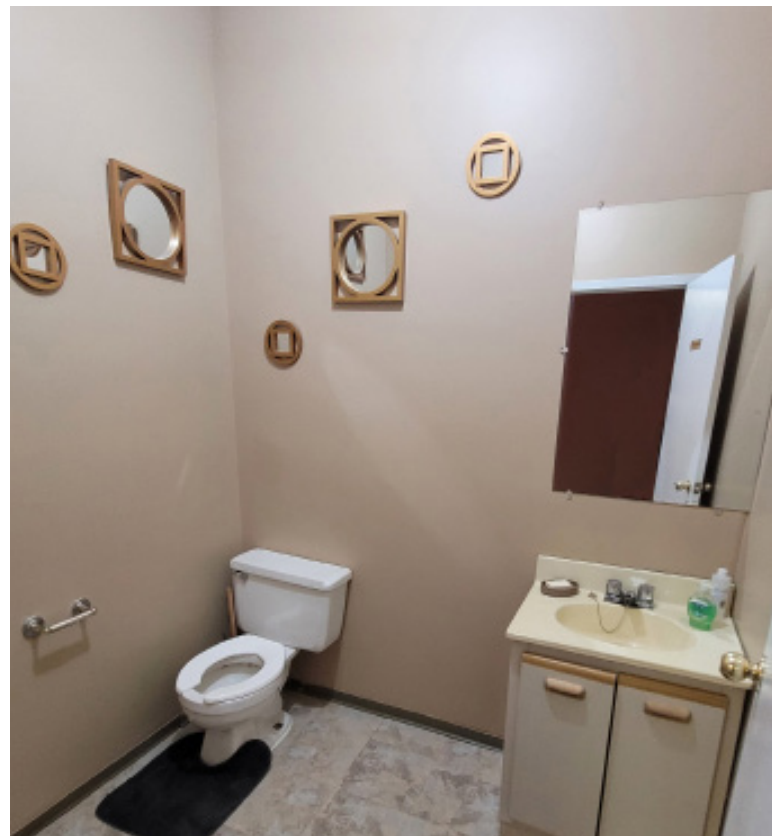
PROPERTY HIGHLIGHTS

- Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface
- Pylon signage opportunities
- (+/-) 27,400 cars pass by per day (City of Winnipeg)
- Zoned: C2

UNIT	SQ FT (+/-)	LEASE RATE	CAM & TAX	AVAILABILITY
6	853	\$14.95	\$12.94 (2024 EST.)	IMMEDIATELY
7	1,520	\$14.95	\$12.94 (2024 EST.)	IMMEDIATELY

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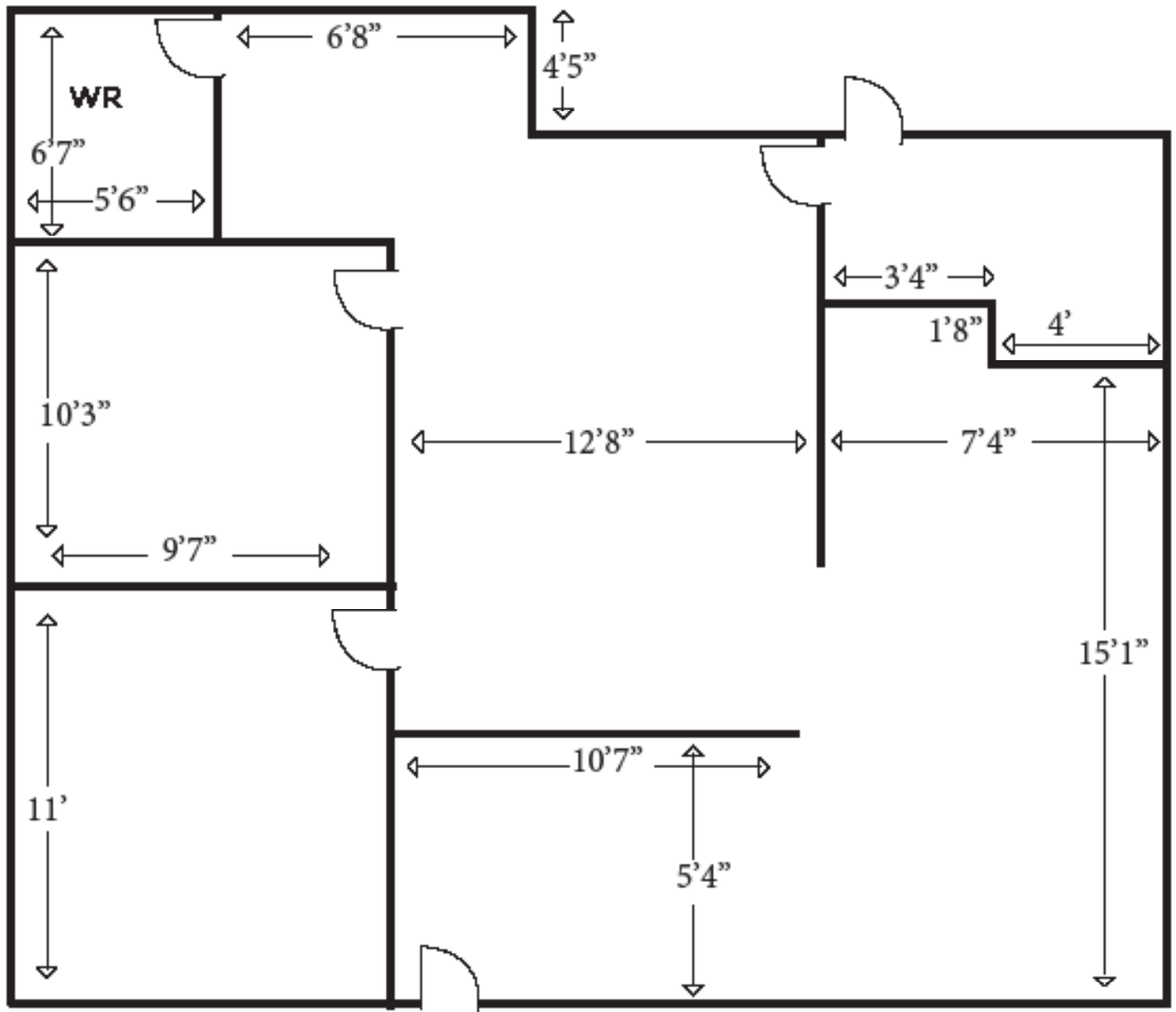
Unit 6 - 353 Provencher Blvd



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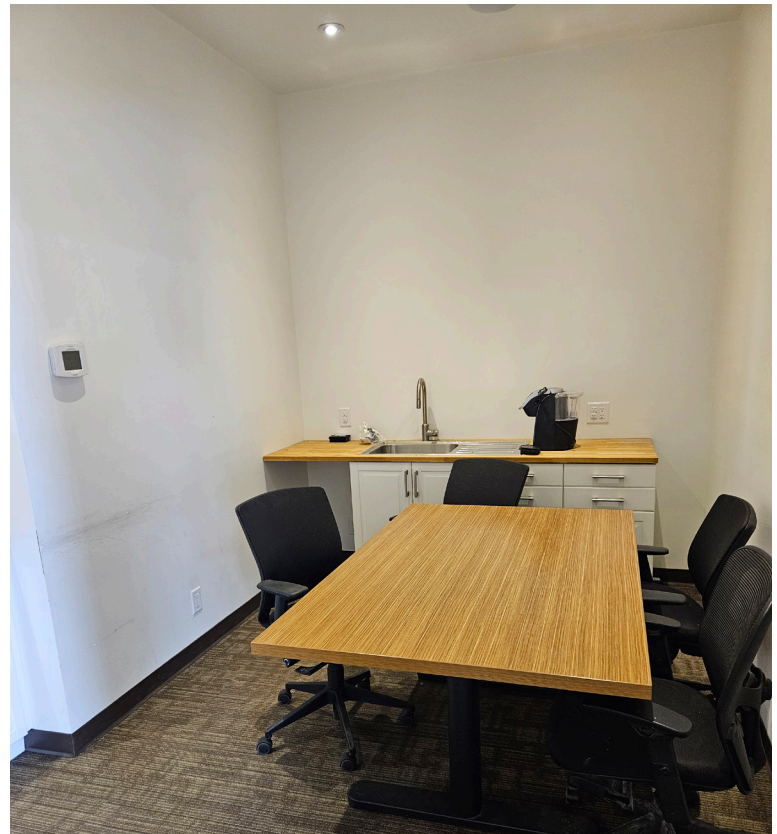
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**please note floorplan is not to scale*

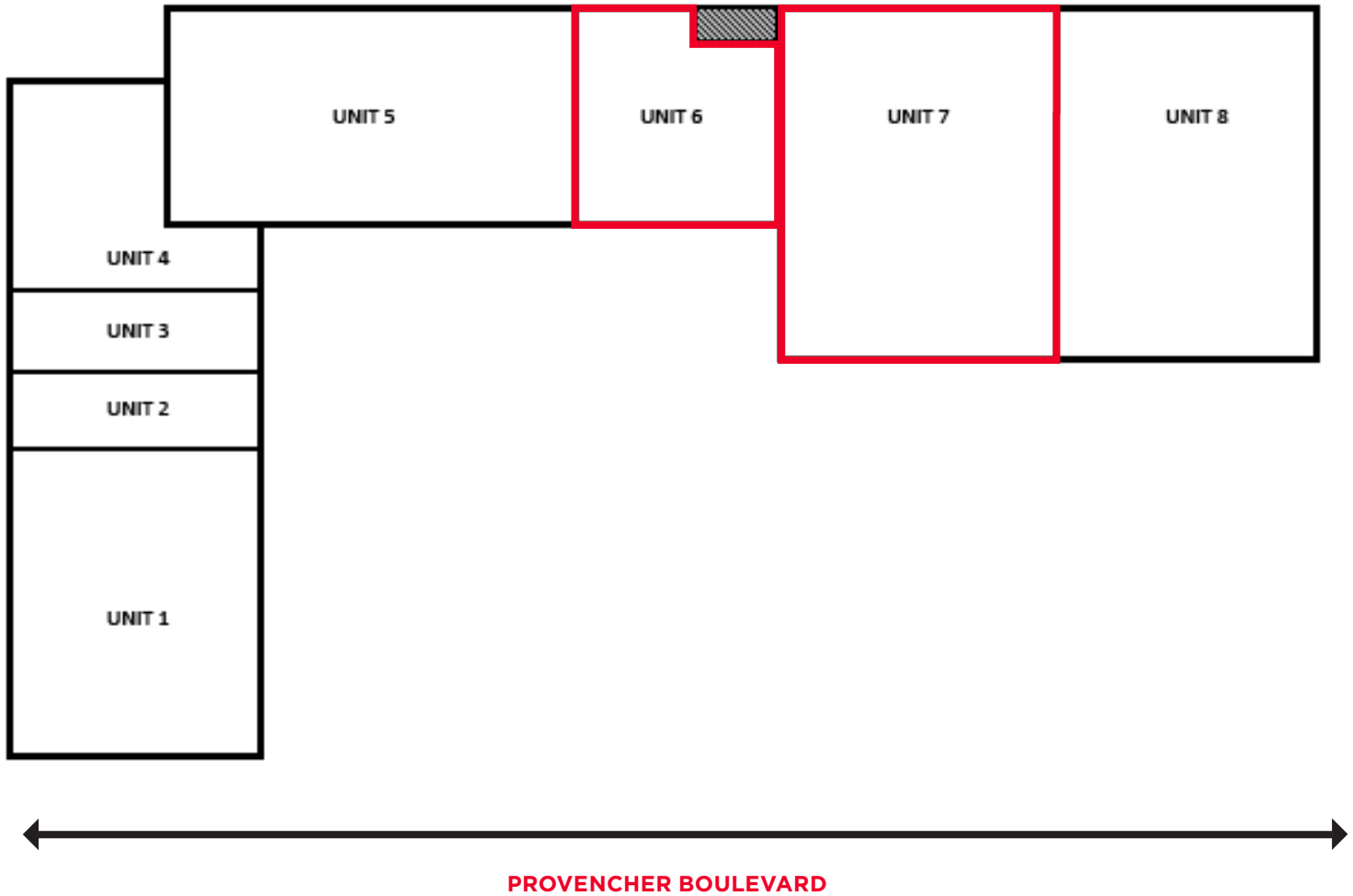
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Unit 7 - 353 Provencher Blvd



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