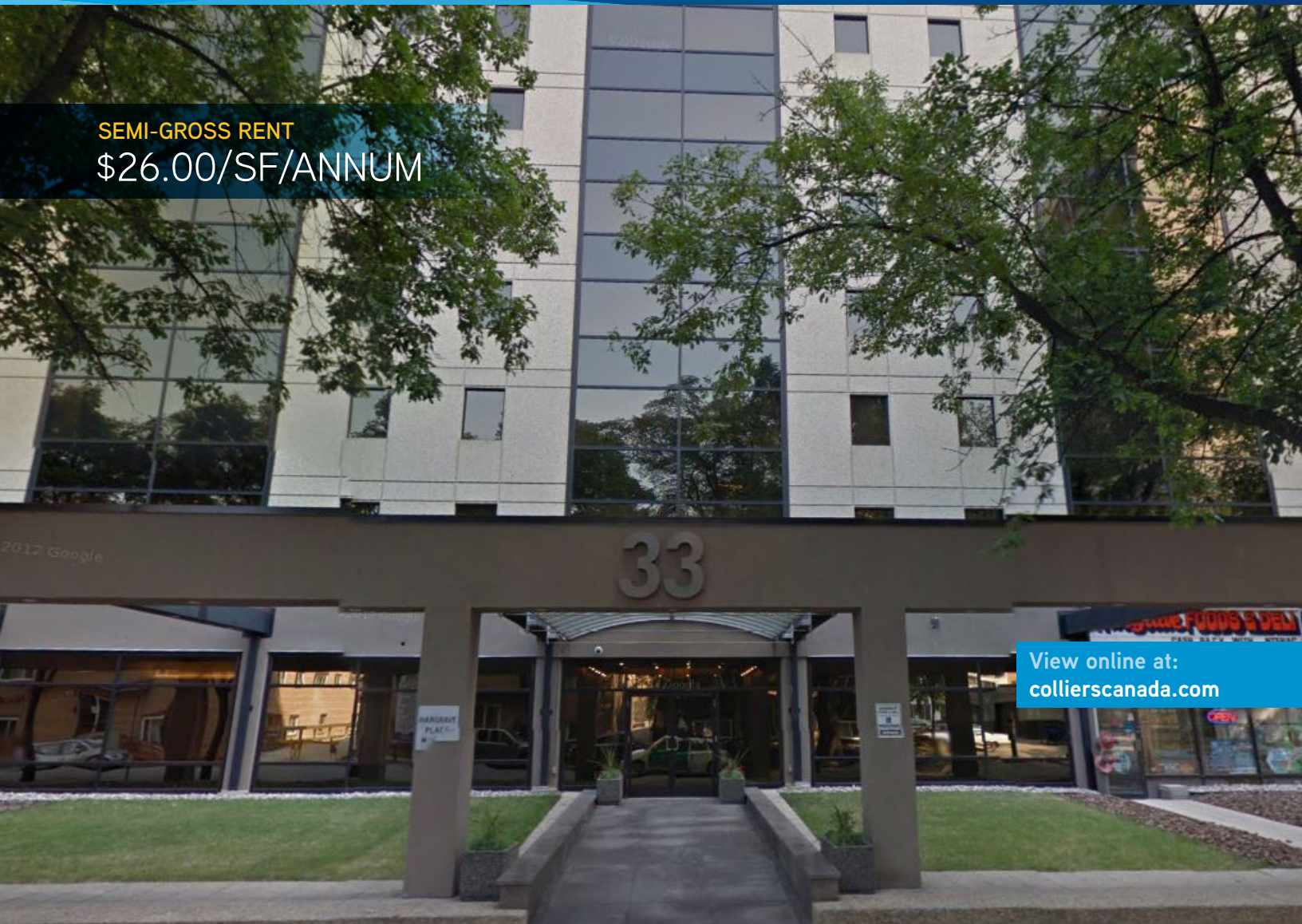


FOR LEASE | OFFICE  
33 Hargrave Street | Winnipeg



# OFFICE SPACE

**SEMI-GROSS RENT**  
**\$26.00/SF/ANNUM**



View online at:  
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## Contact Us:

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FOR LEASE | OFFICE  
33 Hargrave Street | Winnipeg



# (+/-) 3,674 SF

## Available Immediately

33 Hargrave is ideally located in the heart of downtown Winnipeg, close to many restaurants, the RBC Convention Centre Winnipeg, the MTS Centre, S.H.E.D., the Manitoba Legislative Building, and the Forks. This (+/-) 3,674 SF unit is professionally renovated with 6 private offices and a large boardroom.

## Suite Features Include

- > Executive office with private washroom
- > 6 private offices
- > Reception
- > Open work area(s)
- > Boardroom
- > 7 on-site parking stalls

## SEMI-GROSS RENT

# \$26.00/SF

## PER ANNUM

Tenant's additional responsibilities include in-suite janitorial and telecommunication charges



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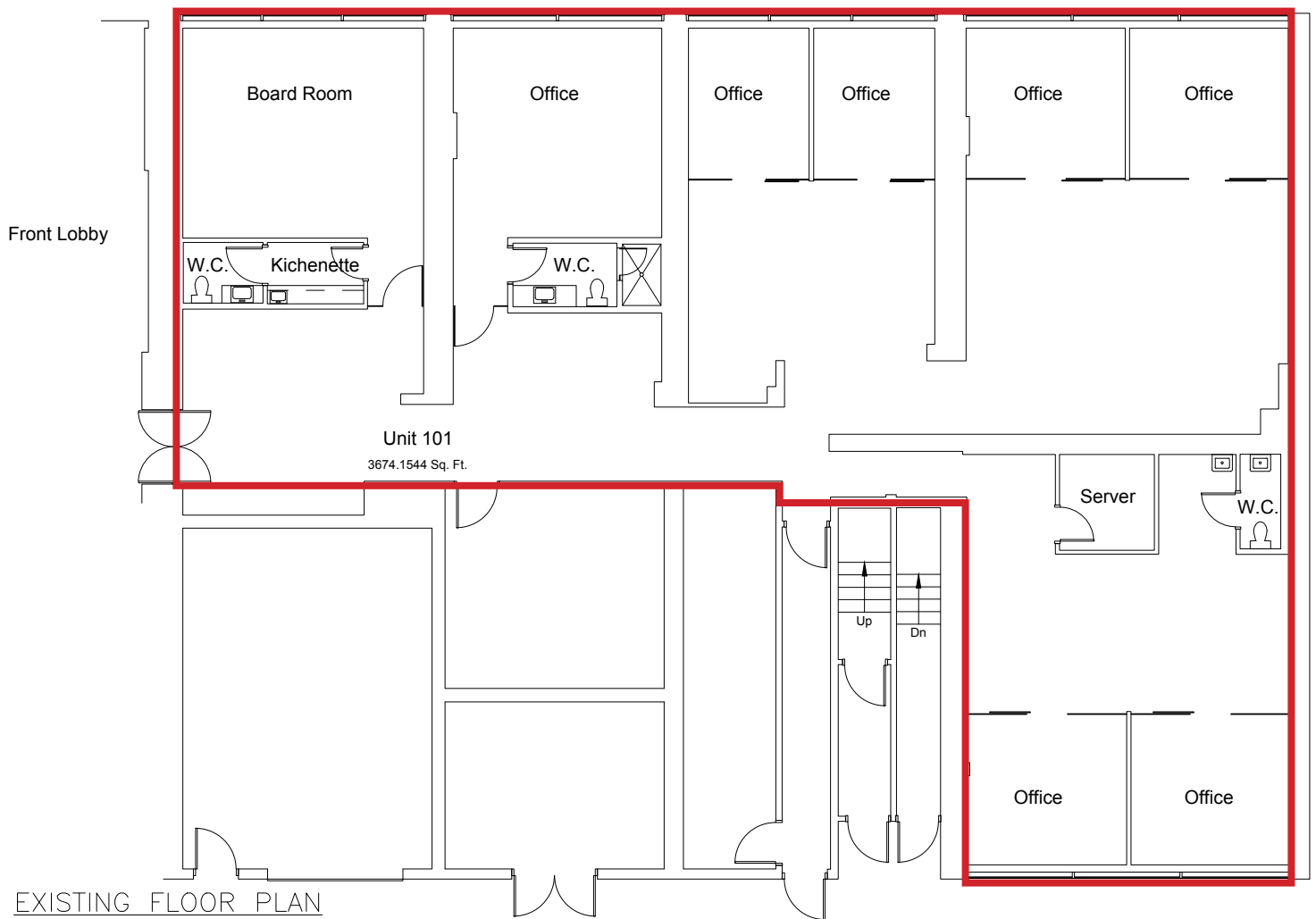
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# FLOOR PLAN



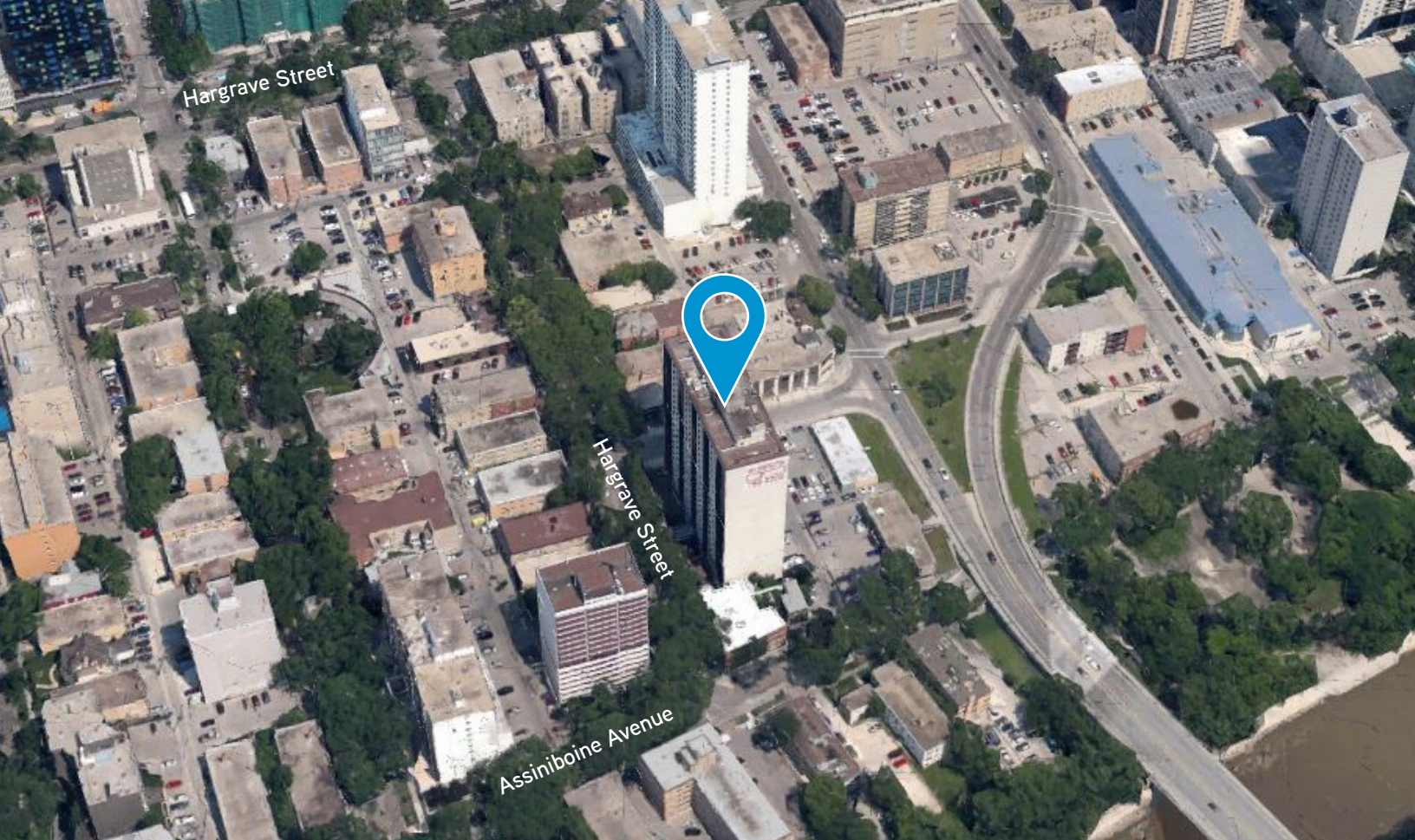
EXISTING FLOOR PLAN  
2/22/21 - 4/1/21

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