

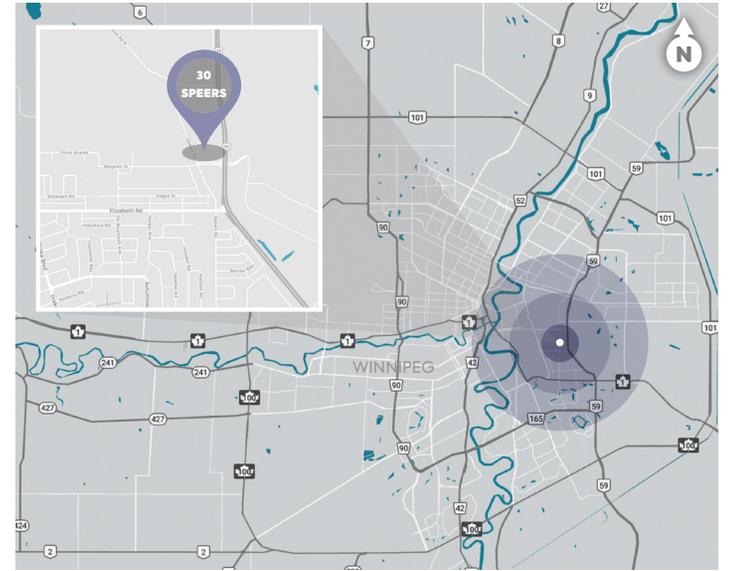
30 SPEERS

30 SPEERS ROAD | WINNIPEG, MB

+ OFFICE – FULLY LEASED

30 Speers is an attractive and beautifully landscaped office development in east Winnipeg. The site is fully leased and home to the Frontier School Division.

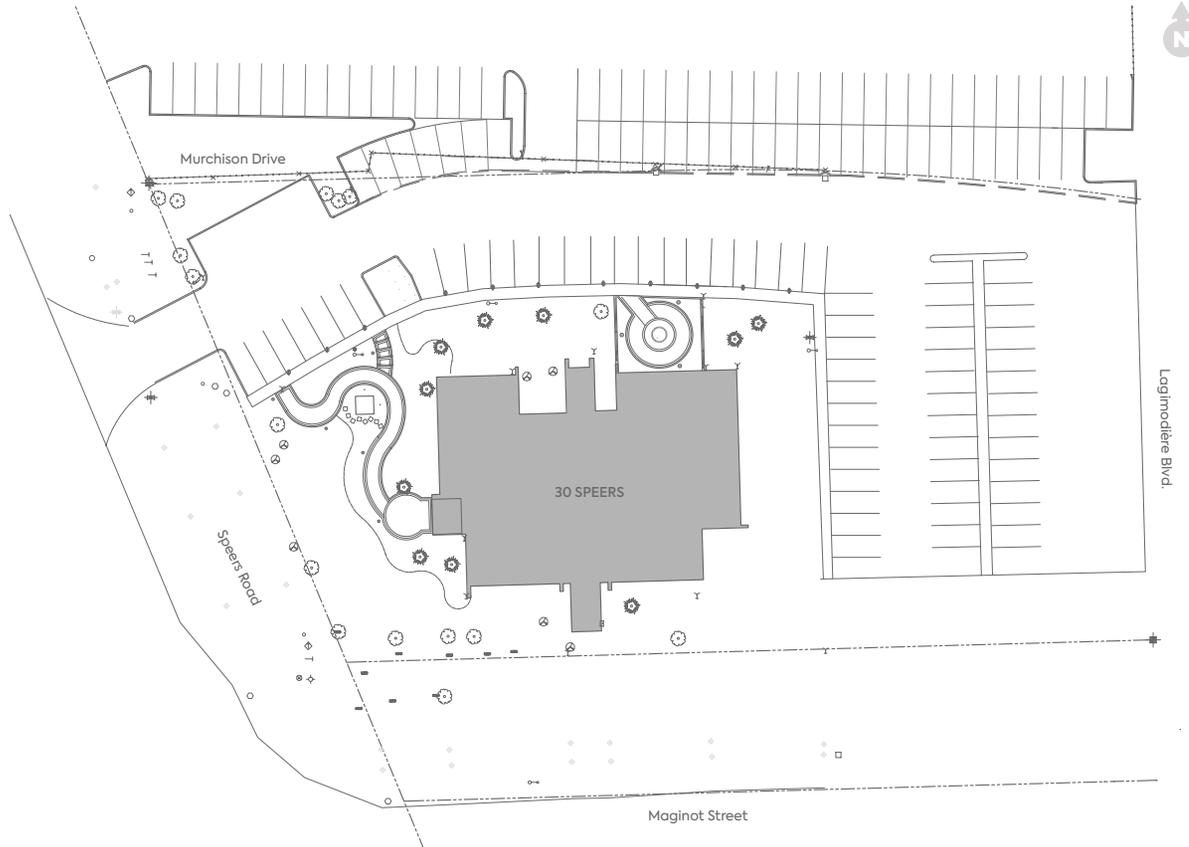
The beautifully manicured landscaping at this functional office site sets it apart from other developments in the area. The site includes a quaint outdoor patio that's well-used in the warmer months, and ample parking for the building's tenant.



SITE PLAN +

30 SPEERS

FULLY LEASED



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.



PROPERTY DETAILS +



SITE AREA
1.5 Acres



GROSS BUILDING AREA
23,378 SF



AVAILABILITY
Fully Leased



RENTAL RATE
Market



ADDITIONAL RENT
Prop Tax: \$3.22/SF
CAM: \$6.89/SF
Est. Total: \$10.11/SF



PARKING RATIO
4/1,000 SF

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