

JOIN THE MANITOBA CLINIC

ONE MAIN FLOOR UNIT REMAINING FOR LEASE

UNIT 110 - 790 SHERBROOK ST

 **CUSHMAN & WAKEFIELD**
Winnipeg



— INCENTIVES AVAILABLE FOR QUALIFIED TENANTS —

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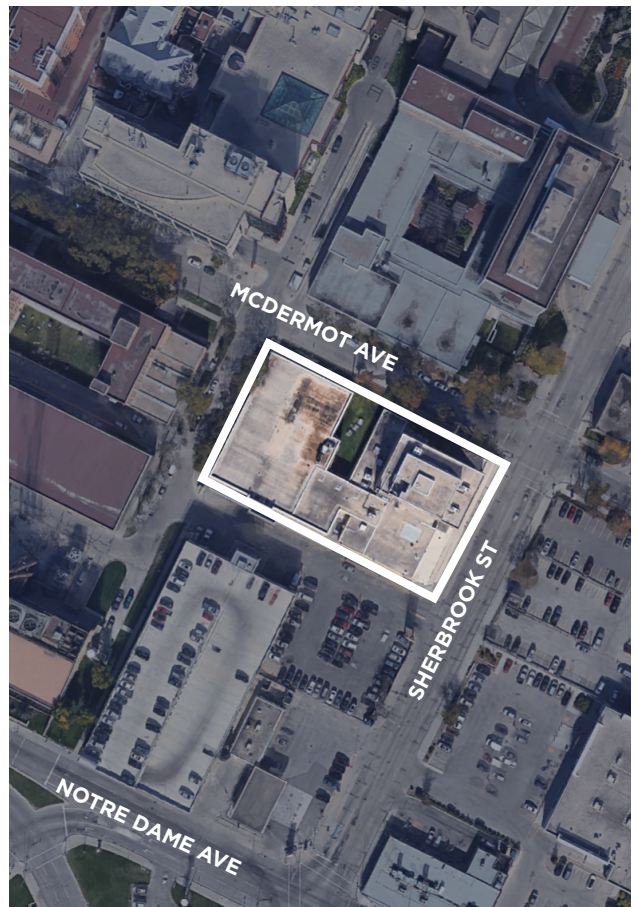
PROPERTY HIGHLIGHTS

PRIME SPACE IDEAL FOR MEDICAL USERS

- Join one of Canada's largest private multi-specialty medical clinics at Winnipeg's state-of-the-art Manitoba Clinic
- Conveniently located adjacent to the Health Sciences Centre with direct access to Notre Dame Avenue
- Perfect for paramedical services such as physiotherapy, chiropractic, massage, acupuncture, infusion, etc.
- Direct access to parkade from building with monthly parking available
- Amenities include an on-site cafe
- Shell space ready for tenant customization
- Join complimentary businesses including Shoppers Drug Mart, Connect Hearing, Visual Eyes Optometry and more

LEASE RATE: \$28.00 PSF

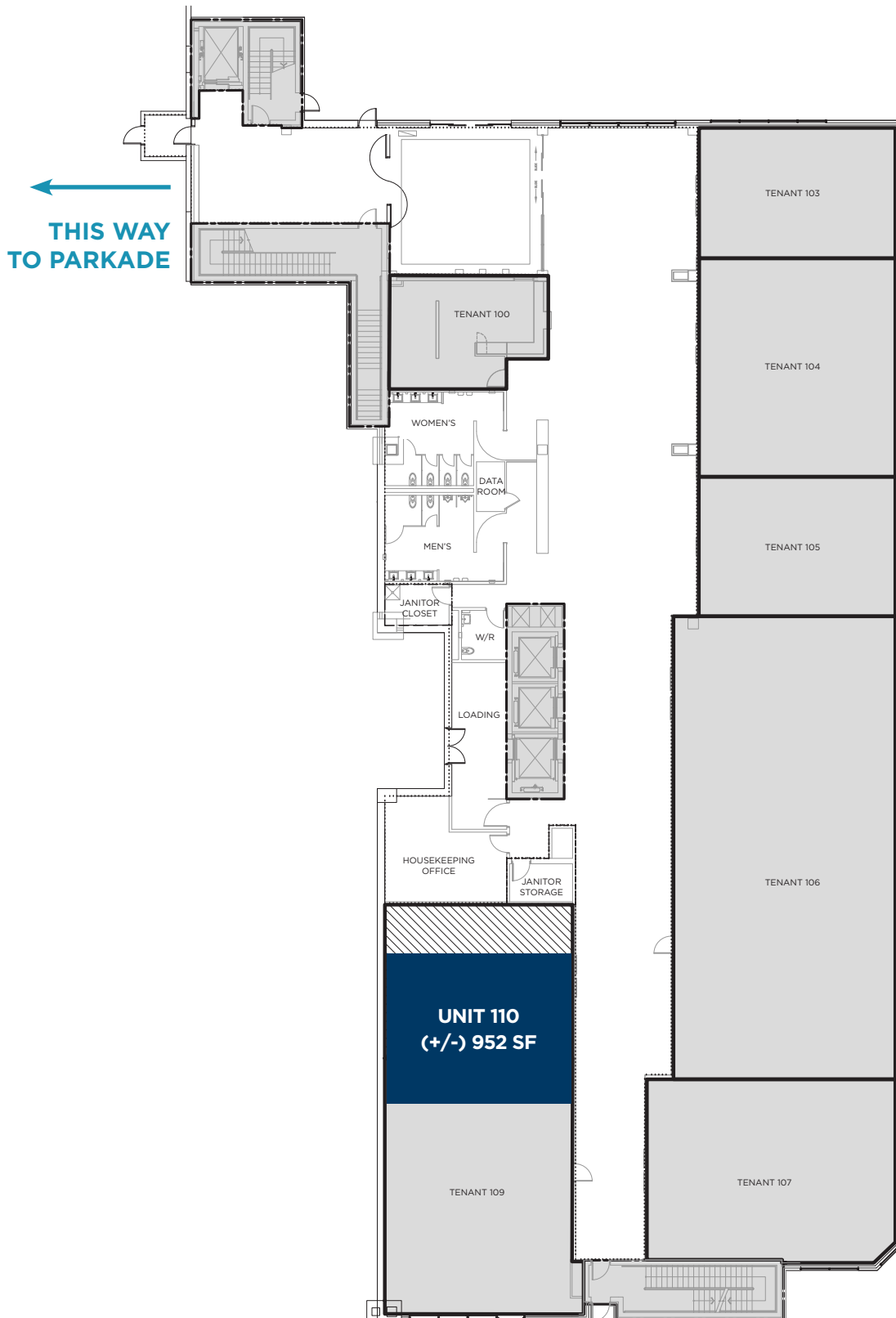
CAM & TAX: \$16.33 PSF (2026 EST)



PROPERTY IMAGES



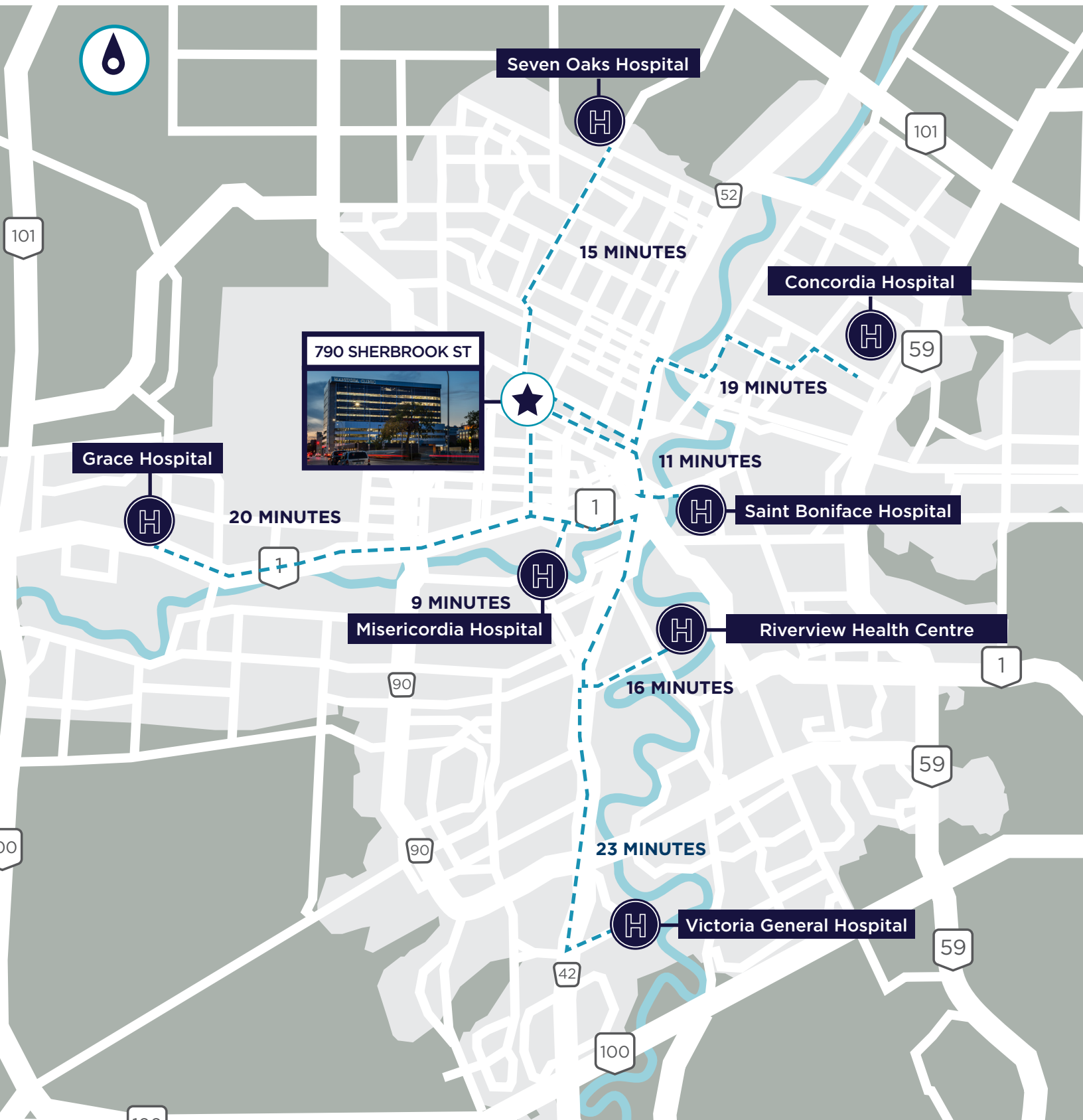
MAIN FLOOR PLAN



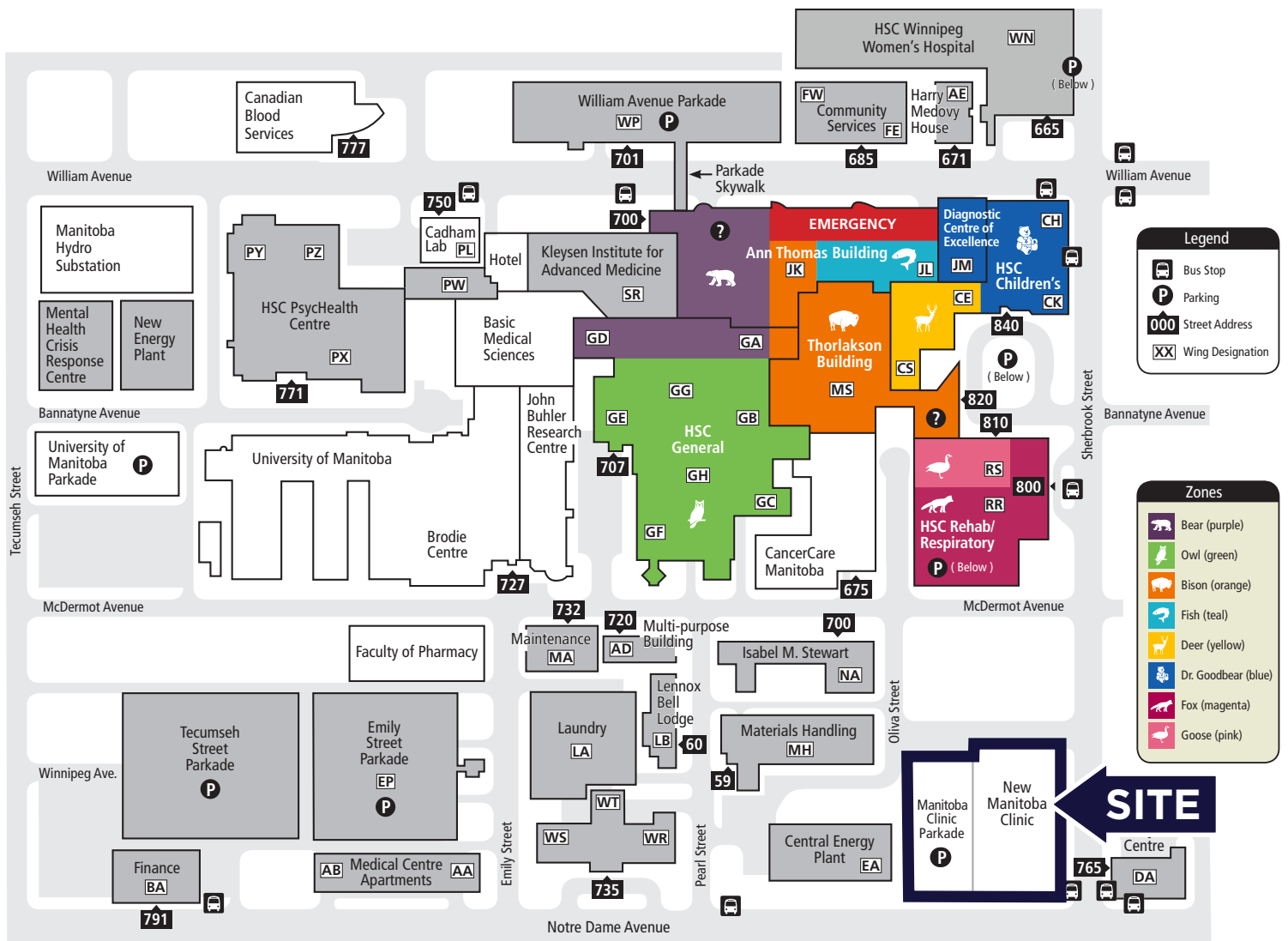
ARIEL VIEW



DRIVE TIME MAP



HEALTH SCIENCES CENTRE MAP





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