

Meadowood Professional Centre

Unit 6

1549 St. Mary's Road
Winnipeg, Manitoba

OFFICE/RETAIL/PERSONAL
SERVICES

3,802 SQ FT ±
FOR LEASE



ASH

A.S.H. MANAGEMENT GROUP INC.
BROKERAGE

December 2025

Property Information

- Join Meadowood Professional Center, home to established tenancies offering professional and personal services, including, orthodontics, podiatry and financial services.
- Located across from the St. Vital Shopping Centre.
- St. Vital is a mature community located in the southeast area of the Winnipeg, with easy access to all major transportation routes.
- St. Vital provides a large and diverse customer base for businesses to tap into along with customers from nearby neighbourhoods.
- C2 Zoning.



Suite Information

- Reception area.
- Private offices.
- Open work stations.
- Kitchenette.
- Two (2) washrooms.
- Availability TBD.



| Base Rental Rate (psf per annum) | Additional Rent (psf per annum 2025 est.) |
|-------------------------------------|--|
| \$18.95 | \$10.40 ^{1,2} |

¹ plus 5% management fee on gross rent.

² plus hydro and gas utilities, water included.

A.S.H. Management Group Inc., Brokerage
233 Portage Avenue, Suite 100
Winnipeg, MB R3B 2A7
Ph: 204-982-7973
ashmanagementgroup.com

Jack S. Hurtig, B.A.. B. Admin, Associate Broker
Vice-President, Real Estate Brokerage
Dir: 204-982-7978
jhurtig@ashmanagementgroup.com

Tanya Spradbrow, Salesperson
Real Estate Brokerage Coordinator
Dir: 204-982-7979
tspradbrow@ashmanagementgroup.com

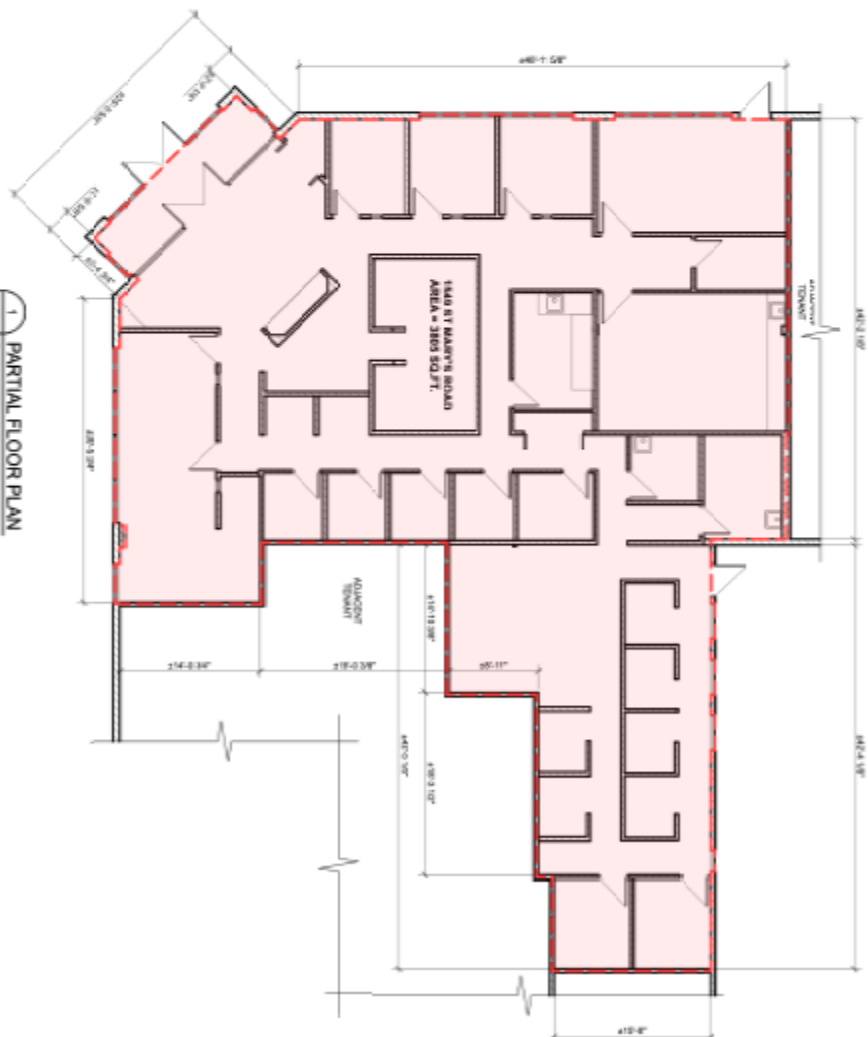
May not be exactly as shown.

GENERAL NOTES:

- A. ASKED REPAINT WALL, THICKNESS OF 4.0" -
- B. BASED ON THE 0.01 INCH MINIMUM
- C. NO DISJUNCTIVE TIES WAS COMPLETED TO
- D. REINFORCEMENT TIES FROM ANCHORAGE 20% 1
- E. RECALCULATED
- F. AREA CALLED ACTIONS USE THE FOLLOWING:
 - REINFORCEMENT TIES FROM ANCHORAGE 20% 1
 - BASED ON THE 0.01 INCH MINIMUM
 - NO DISJUNCTIVE TIES WAS COMPLETED TO
 - REINFORCEMENT TIES FROM ANCHORAGE 20% 1
 - RECALCULATED

[illegible]

— APPROXIMATE
LOCATION OF SUITE
ON MAIN FLOOR



pico
ARCHITECTURE Inc.
2 - 87 MADISON STREET • WINNIPEG, MB R2M 2H7

ASH MEASUREMENT
1548 BT MARY'S ROAD
251107

A1

1549 St. Mary's Road Site Plan

