

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

January 2026

Property Information

- Join Meadowood Professional Center, home to established tenancies offering professional and personal services, including, orthodontics, aesthetics and financial services.
- Fascia signage opportunities available.
- 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.
- Kitchenette.
- Two (2) washrooms.
- Availability TBD.



Base Rental Rate
(psf per annum)

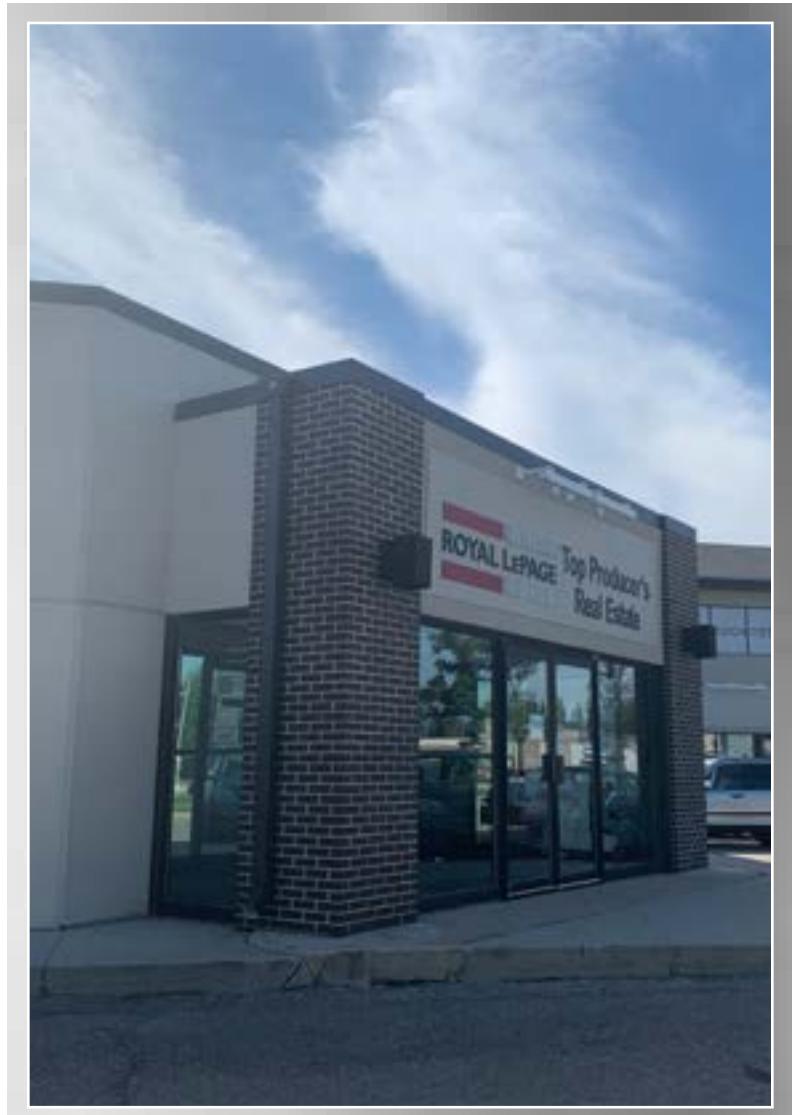
\$18.95

Additional Rent
(psf per annum 2026 est.)

\$11.81 ^{1,2}

¹ plus 5% management fee on gross rent.

² plus hydro and gas utilities, water included.



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Floor Plan



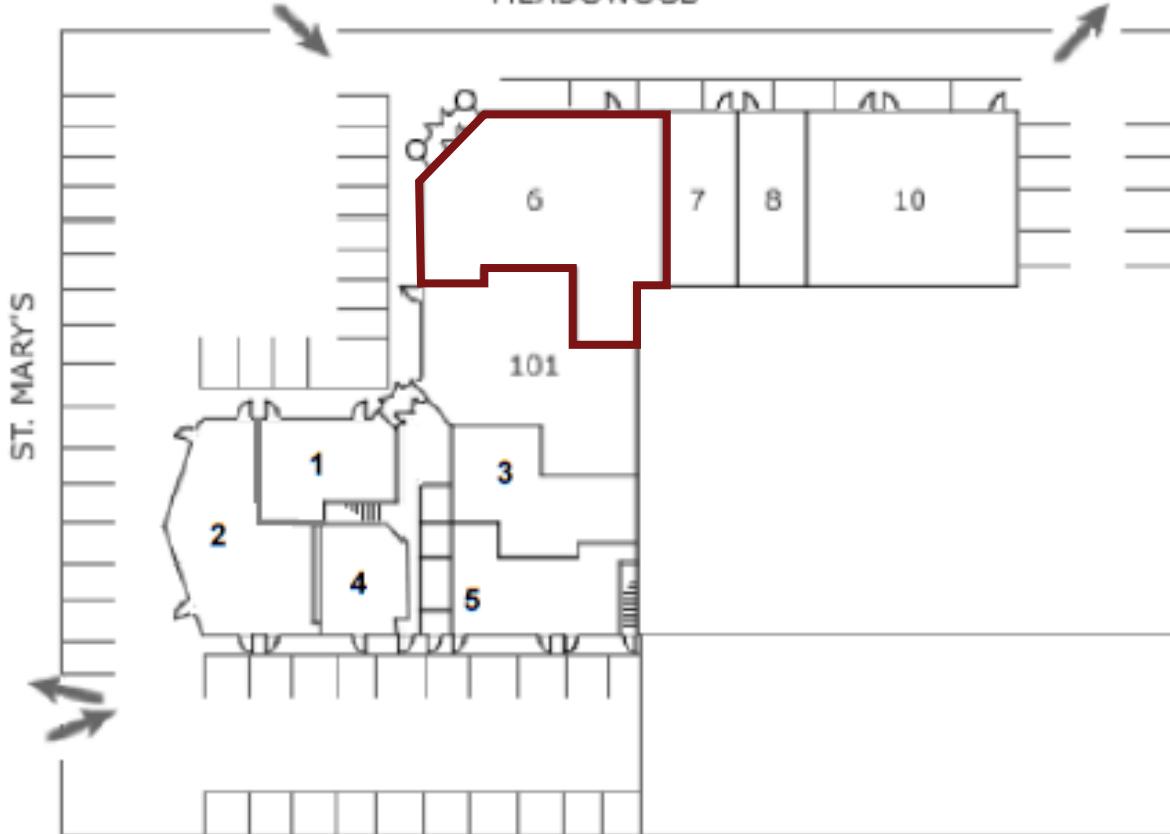
May not be exactly as shown.

1549 St. Mary's Road Site Plan

Site Plan 1549 St. Mary's Road Main Level



MEADOWOOD



Note: This diagram is for informational purposes and is not to scale.

