

Meadowood Professional Centre

Unit 1

1549 St. Mary's Road
Winnipeg, Manitoba

OFFICE/RETAIL/PERSONAL
SERVICES

899 SQ FT ±
FOR LEASE



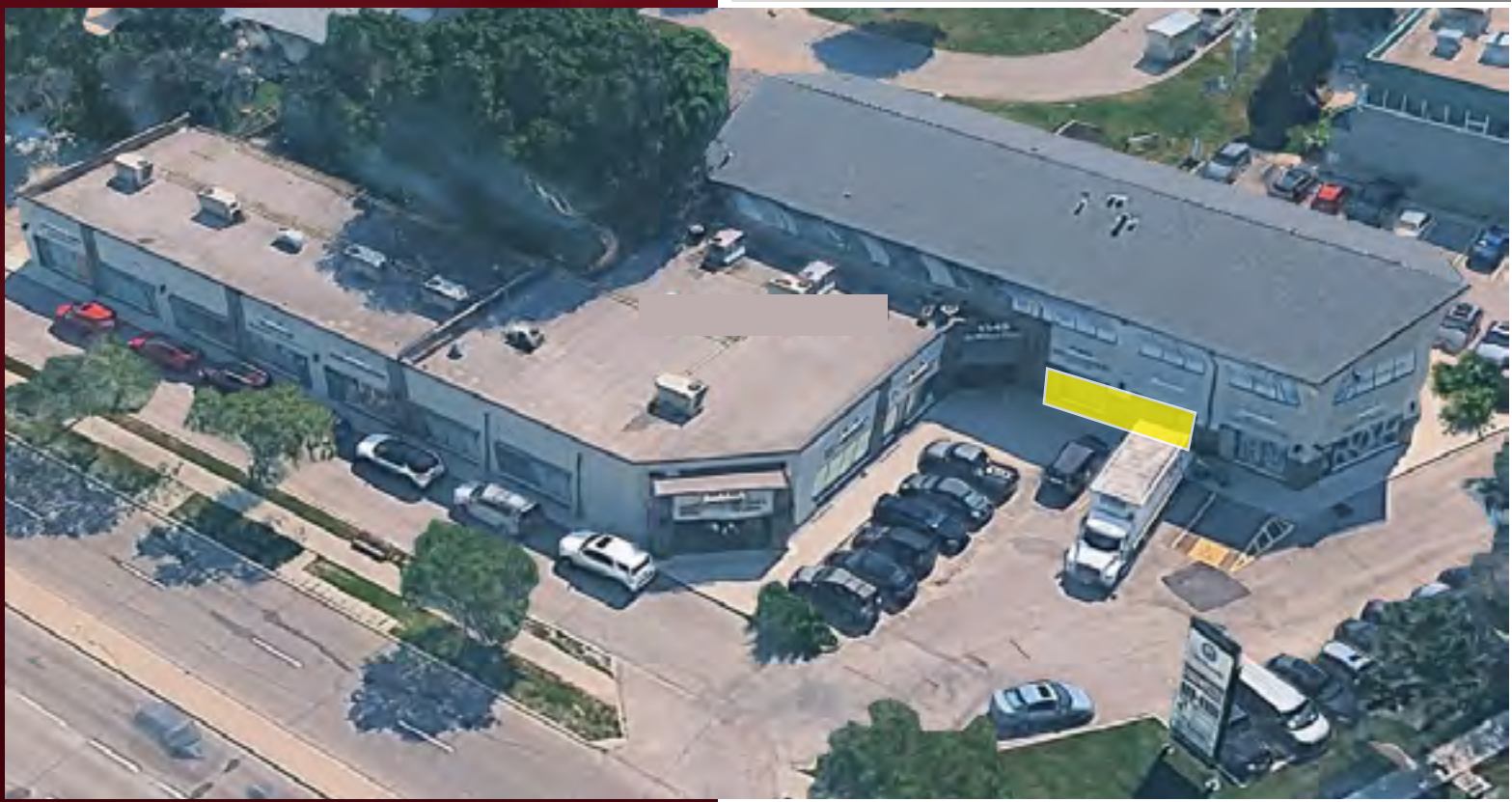
ASH

A.S.H. MANAGEMENT GROUP INC.
BROKERAGE

July 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.
- One (1) washroom.
- Availability January 1, 2027.



Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2026 est.)
\$20.00	\$16.58 ^{1,2}

¹ plus 5% management fee on gross rent.

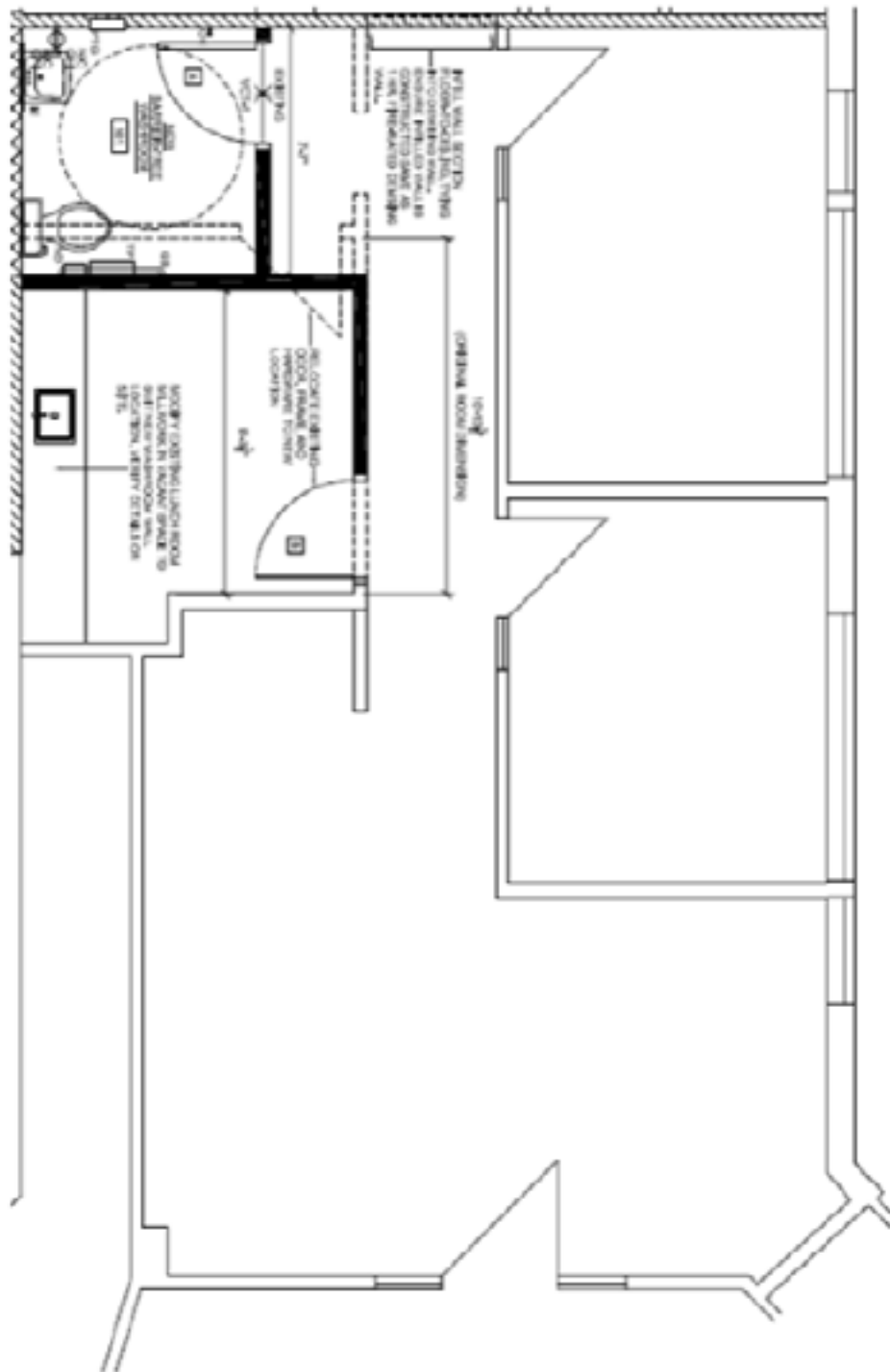
² Inclusive of hydro, gas and water utilities.

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

Floor Plan



May not be exactly as shown.

1549 St. Mary's Road Site Plan

