

1500 Regent Avenue West Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2024 est.)
Unit 6	3,088	\$15.95	\$4.46 ¹
<ul style="list-style-type: none"> Situated on the south side of Regent Avenue West, offering excellent visibility and accessibility in a high-traffic area. Located just east of the popular Kildonan Place Shopping Centre, and across the street from well-known brands like Costco, Canadian Tire, The Brick, Tim Horton's, and Club Regent Casino. Modern Facade: The property boasts a modern and attractive facade completed in 2016, enhancing its curb appeal and making it a standout in the area. ¹ Plus 5% management fee on gross rent. Exterior signage opportunity. C3 zoning. Available immediately. 			

1549 St. Mary's Road Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2024 est.)
Unit 10	2,588	\$19.00	\$9.84 ^{1,2}
<ul style="list-style-type: none"> Join Meadowood Professional Center, home to established tenancies offering personal services, including, orthodontics, aesthetics and financial services. Developed office/retail space, currently operating as a chiropractic office. Located on a major transit route. Exterior signage available. Across from the shops and services of the St. Vital Shopping Centre. Lower level storage available. ¹ Plus hydro and gas utilities, inclusive of water utility. ² Plus 5% management fee on gross rent. Available May 1, 2024. 			

877 Waverley Street Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2024 est.)
Unit 8	929	\$21.00	\$15.33 ¹
<ul style="list-style-type: none"> Join Linden Woods Market, home to established national and local tenancies offering personal services, including medical, dental, aesthetics and food services. Northbound and southbound curb cuts on Waverley Street provide easy access. Ample parking. Fascia and pylon signage opportunities. Located across from the Ralph Cantafio Soccer Complex. Reception and three (3) private offices. C2 Zoning. ¹ Plus 5% management fee on gross rent. Available immediately. 			

**225 Portage Avenue
Winnipeg**



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2024 est.)
225 Portage Avenue	3,177	\$19.95	\$9.68 ^{1,2}
<ul style="list-style-type: none"> Developed office space with southern and eastern glazing. Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown. Located on a major transit route. Across from the shops and services of the underground concourse system. Lower level storage available. ¹ Includes proportionate share of hydro and gas utilities. ² Plus 5% management fee on gross rent. Available immediately. 			

**233 Portage Avenue
Winnipeg**



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2024 est.)
2nd Floor - Unit 200	4,908	\$11.95	\$11.96 ¹
Subdivided	2,257, 2,632	\$11.95	\$11.96 ¹
2nd Floor - Unit 205	2,296	\$11.95	\$11.96 ¹
<ul style="list-style-type: none"> Professionally designed and functional developed office space. Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown. Located on a major transit route. Across from the shops and services of the underground concourse system. Lower level storage available. Spectacular views. ¹ Plus 5% management fee on gross rent. Available immediately. 			

**245 Portage Avenue
Winnipeg**



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2024 est.)
245 Portage Avenue	2,626	\$19.95	\$9.68 ^{1,2}
<ul style="list-style-type: none"> Developed office/retail space. Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown. Located on a major transit route. Across from the shops and services of the underground concourse system. Lower level storage available. ¹ Includes proportionate share of hydro and gas utilities. ² Plus 5% management fee on gross rent. Available immediately. 			

**212 Notre Dame Avenue
Winnipeg**



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2024 est.)
212 Notre Dame Avenue	1,893	\$19.95	\$6.22 ^{1,2}
<ul style="list-style-type: none"> • Developed office/retail space. • Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown. • Located on a major transit route. • Across from the shops and services of the underground concourse system. • Lower level storage available. • Large eastern glazing. • Exterior signage opportunity. • Interior secondary suite access. • ¹ Plus hydro, gas and water utilities. • ² Plus 5% management fee on gross rent. • Available immediately. 			

**35 King Street
Winnipeg**



Address	Available Space (sf ±)	Gross Rental Rate (psf per annum)	Additional Rent
2nd Floor	5,143	\$21.95	2024 Base Year
3rd Floor	5,138	\$21.95	2024 Base Year
<p>35 King Street is a Five storey, 30,010 sf ± office building that is densely developed with private offices, classrooms, meeting rooms, laboratories, and lounge areas. 35 King Street's central urban location in Winnipeg's historic Exchange District is well situated in close proximity to Portage Avenue and Main Street, Red River College and Canada Life Centre. An on-site surface lot, together with street parking, adjacent parking structures and major transit stops provide easy access options for tenants and visitors. Available immediately.</p>			

**191 Lombard Avenue
Winnipeg**



Address	Available Space (sf ±)	Gross Rental Rate (psf per annum)	Additional Rent
Main Floor	3,187	\$32.00	2024 Base Year
Unit 1103	1,567	\$21.95	2024 Base Year
9th Floor	3,723	\$21.95	2024 Base Year
<ul style="list-style-type: none"> • Developed retail and office space. • C Zoning. • This central and historic landmark, 191 Lombard Avenue offers an incredible leasing opportunity, the prominent and highly visible main floor. Blending tradition with modern decor and convenience, • located in the historic Exchange District across from the underground Concourse, the Richardson Building, the Fairmont Hotel and adjacent to the Millennium Centre, just a few short blocks from Shaw Park and Waterfront Drive. • Portage and Main views. 			

Redwood Plaza
1070-1086 Main Street
Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2024 est)
1072 Main Street	1,974	\$14.95	\$6.43 ^{1,2}
1080 Main Street	1,107	\$14.95	\$6.43 ^{1,2}
1086 Main Street	582	\$14.95	\$6.43 ^{1,2}

- Located at the intersection of Main Street and Aberdeen Avenue, just south of Redwood Avenue.
- Exterior signage opportunity.
- Ample parking.
- 1072 Main Street is open concept.
- 1080 Main Street is developed office.
- 1086 Main Street is open concept.

- ¹ Plus hydro and gas utilities and 5% management fee on gross rent.
- ² Inclusive of water utility.
- C2 zoning.
- 1072 Main Street available immediately.
- 1080 Main Street available immediately.
- 1086 Main Street available immediately.

415 Graham Avenue
Winnipeg



Address	Available Space (sf ±)	Semi-Gross Rental Rate	Additional Rent
415 Graham Avenue	2,382	\$2,995.00/month	CAM, Property Tax Included.

- Join Thom Bargen Coffee & Tea, White Star Diner, Paris Nails and Hue Shoe Repair in this repositioned property located in the heart of Downtown in the Graham Avenue corridor.
- This unique, multi-level, leasing opportunity will appeal to a tenant looking for non-traditional space with storefront signage.

- ¹ Plus 5% management fee on gross rent
- Plus hydro, gas and water utilities.
- M Zoning.

32-48 Seal Road, 88 and 108 Severn Crescent
Thompson, Manitoba



Mixed Use Investment Opportunity For Sale

- Located at the intersection of Seal Road and Severn Crescent, just off of Mystery Lake Road, Thompson, Manitoba.
- Two (2) buildings comprised of 25,844 sf ±
- 1.8 acres ±
- Constructed in 1971/1972 & 1976
- "I1" Industrial Light Zoning
- Projected 2022 NOI \$123,051
- List Price: \$1,260,000

