

Move - in Ready Office Space



Location

- On Main Street and Hartford Avenue just north of downtown Winnipeg and just minutes from Chief Peguis Trail and Kildonan Park
- In the heart of a rejuvenated neighbourhood with a mature residential area
- High traffic area: 60,000+ vehicles pass by daily

Rate

- Unit 201 - 1,005 sf
- Net rent: \$14 psf
- Additional rent (2025 est.)
  - \$8.79 psf CAM (includes utilities)
  - \$2.86 psf Property Tax
  - \$11.65 psf
- Management fee: 5% of gross rent

Building and Space Details

- Building signage opportunity
- On - site parking available at rear end of building
- Elevator serviced
- Upgraded 2nd floor common areas
- Existing improvements in place

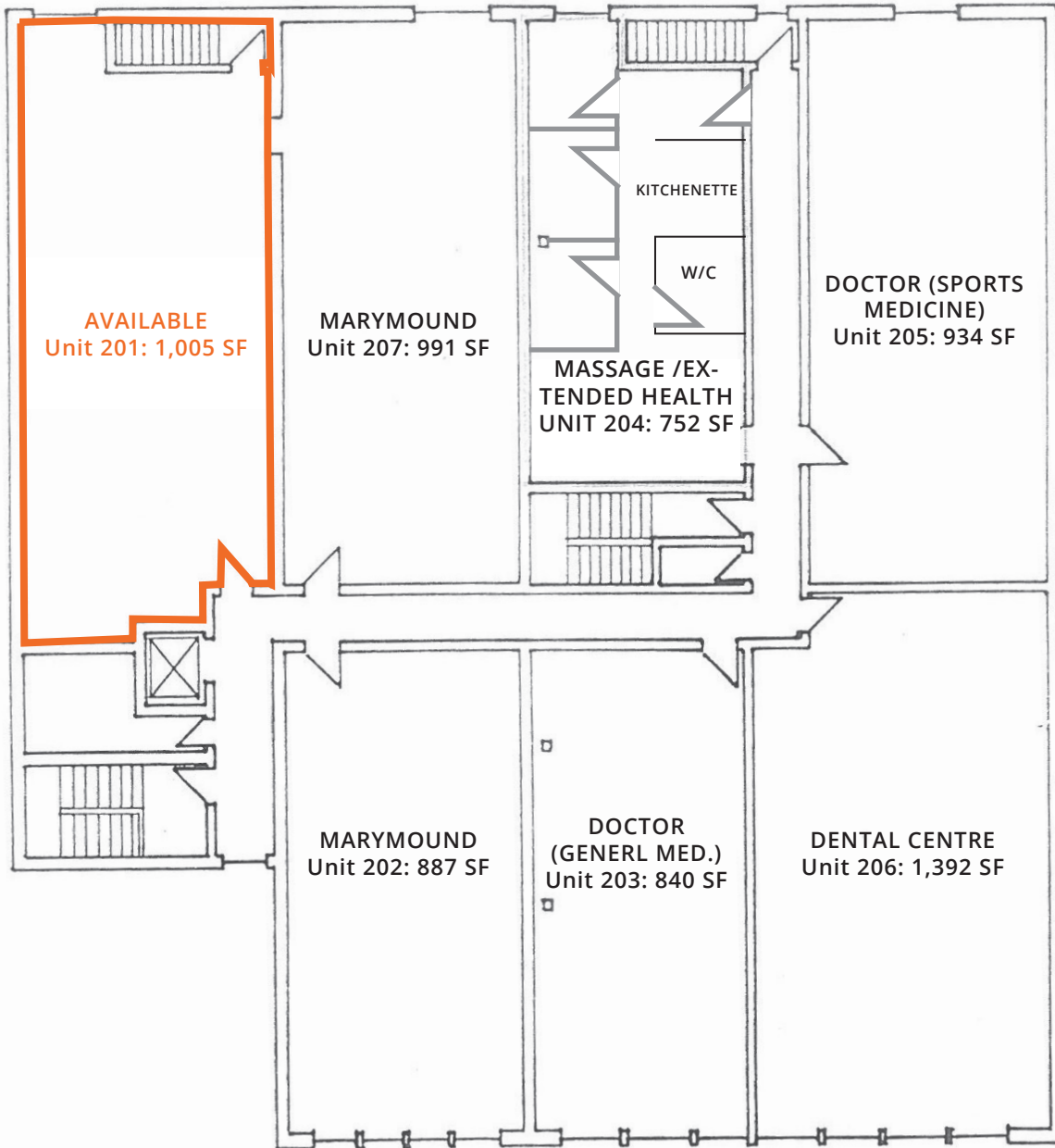
**Net Rent Starting At:**  
**\$14.00 PSF**

For more information, please contact:

**Steven Luk Pat**  
Senior Associate  
C 431 278 9443  
steven.lukpat@avisonyoung.com

**Linda Capar**  
Vice President  
C 204 298 9854  
linda.capar@avisonyoung.com

Unit 201- Available Immediately



**Get more information**

**Steven Luk Pat**  
C +1 431 278 9443

**Linda Capar**  
C +1 204 298 9854

**AVISON  
YOUNG**

# Be Part of the Main Street Action!



**Transit**  
Excellent transit options right on Main Street



**Amenities**  
Shops, restaurants and entertainment are within walking distance



**Growth**  
Over 12% of population growth since 2011



**Employment**  
Over 93% of people within a 5 min drive radius are employed



**Population**  
Over 48,000 people live within a 5 min drive radius



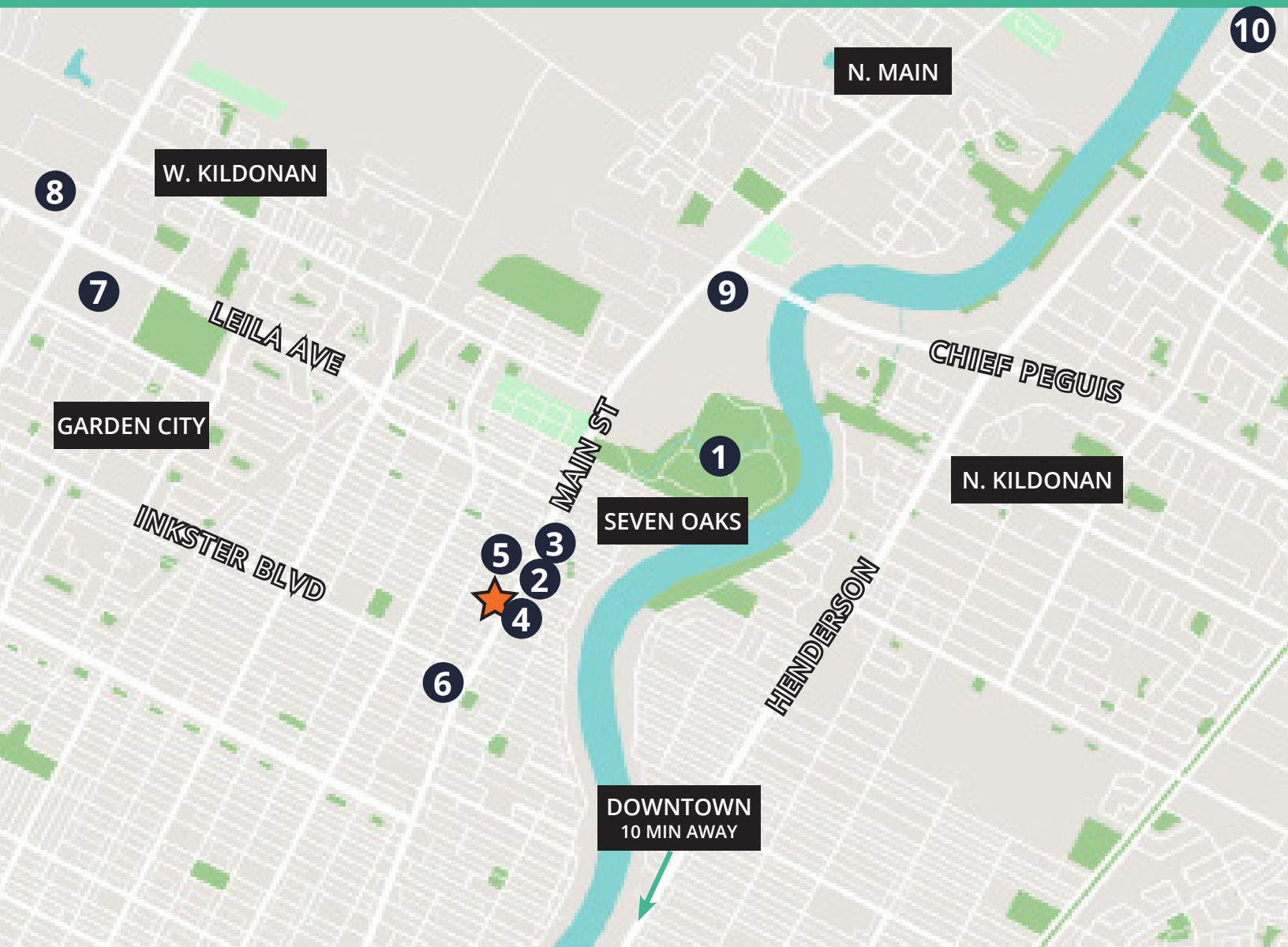
**\$75,000**  
Average household income within a 5 min drive radius



**Households**  
20,000 households are within a 5 min drive radius

## Area Legend

- |   |                                 |    |                                 |
|---|---------------------------------|----|---------------------------------|
| 1 | Kildonan Park / Golf Course     | 6  | IGA / MLCC / Dollarama          |
| 2 | Baraka Pita Bakery & Restaurant | 7  | Garden City Shopping Centre     |
| 3 | McDonald's                      | 8  | Seven Oaks General Hospital     |
| 4 | A l'Epi de Ble French Bakery    | 9  | River East Plaza                |
| 5 | Tim Hortons                     | 10 | Meadowlands Place - COMING SOON |





**Get more  
information**

**Steven Luk Pat**  
C +1 431 278 9443

**Linda Capar**  
C +1 204 298 9854

**AVISON  
YOUNG**