



Accelerating success.



Office/Retail building with recent renovations across from St. Boniface Hospital

400 Tache Boulevard

Winnipeg MB

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PROPERTY OVERVIEW

Located in the heart of St. Boniface and across from one of Manitoba's largest Hospitals, 400 Tache Avenue offers a mix of retail, medical, and office space.

The building has recently undergone significant exterior improvements, giving portions of the property a refreshed modern appearance. The main floor lobby, common hallways, and washrooms have also been extensively upgraded. Convenient on-site and nearby street parking is available, with easy access to major bus routes and transit stops.

Current amenities and tenants within the building include Tache Pharmacy & Medical Supplies, Doug

Christie Physiotherapy, Starbucks, the Breast Health Centre, and Tache Obstetrics & Gynecology.

A key advantage of this location is its close proximity to St. Boniface Hospital, located just across the street. The hospital campus spans 20 acres and includes more than 180 departments and services, with approximately 3,880 healthcare professionals and support staff operating across seven buildings.



PROPERTY OVERVIEW

AVAILABILITY

Lower Level	±1,614 SF
Unit 304	±857 SF
Unit 402	±914 SF
Unit 403	±679 SF
Unit 404	±758 SF
Unit 602	±1,176 SF
Unit 611	±698 SF
Unit 701	±1,556 SF

PROPERTY MANAGEMENT

Towers Realty Group Ltd.

SECURITY

Front desk Monday to Saturday with extended hours

NET RENT

\$15.00 PSF

ADDITIONAL RENT

CAM: \$16.41 PSF (2026 est.) – this will include the new amortization

Taxes: (2026) \$2.67 PSF

OCCUPANCY

Immediate

PARKING

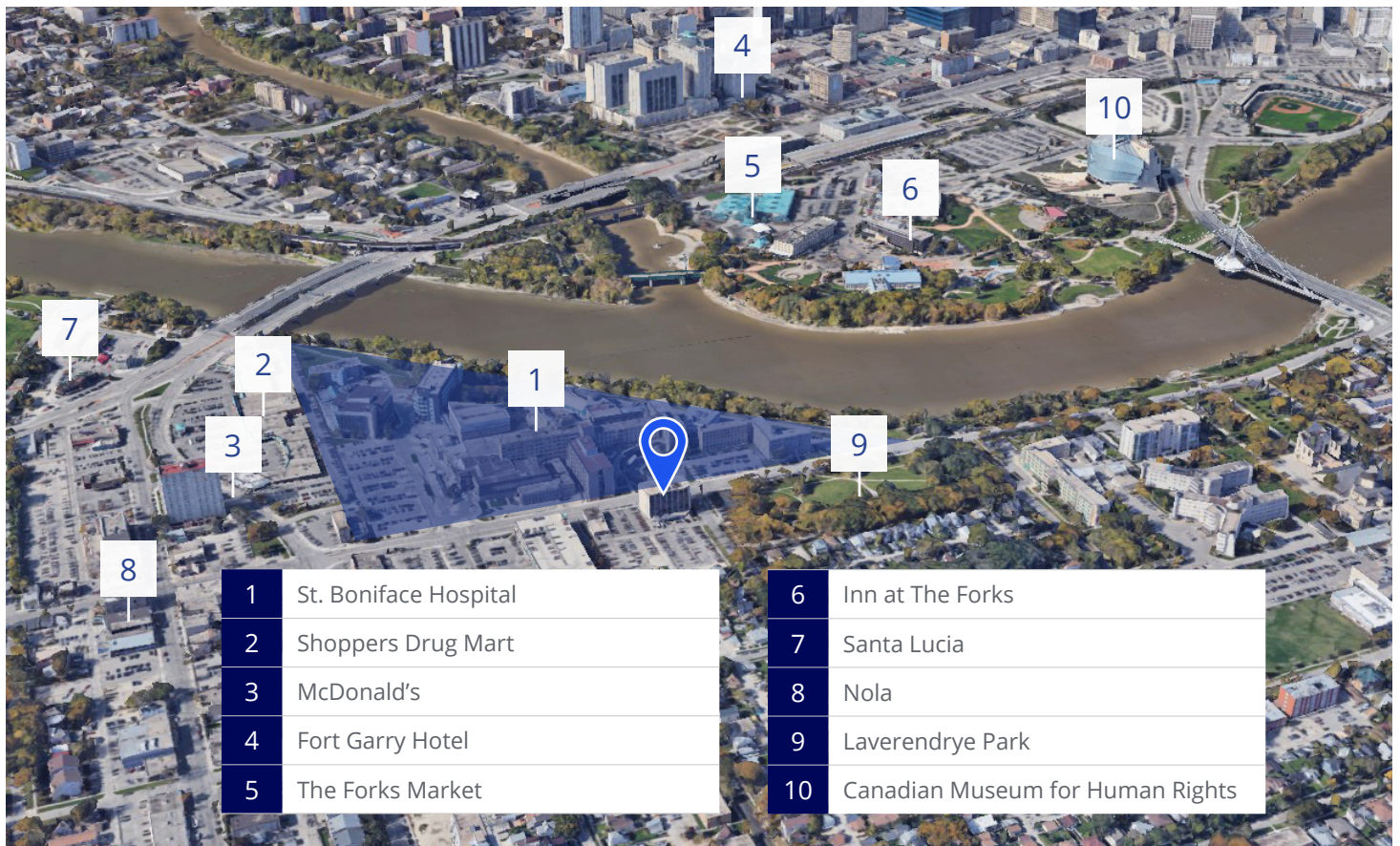
86 stalls with parking attendant onsite

AMENITIES

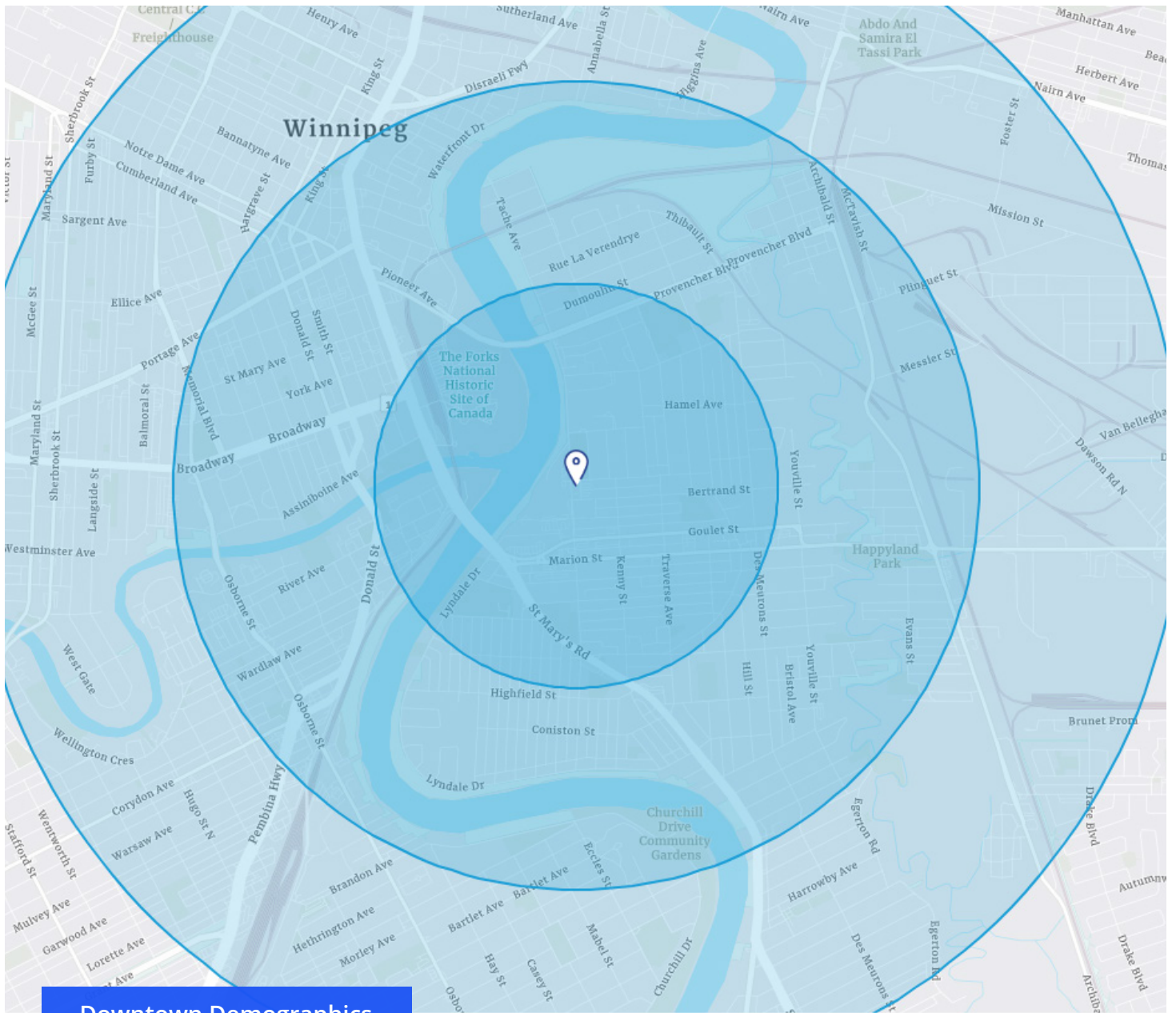
On-site maintenance (M-F 8:30 am to 4:30 pm)

RENOVATIONS

- Main floor lobby
- Main floor glazing
- Main floor signage (interior and exterior)
- Main floor front and back entrance
- All floors common area upgrades (lighting, wayfinding, paint, full common area washroom upgrades)



DEMOGRAPHICS



Downtown Demographics

	1 km	2km	3km
2025 Total Population	11,632	44,492	104,500
2030 Total Population	12,321	47,690	110,795
Households	5,782	23,185	50,730
Average Household Income	\$78,894	\$79,593	\$76,731
Median Age	39	36	35



Towers Realty Group Ltd. manages over 2,000,000 square feet of commercial property across Winnipeg, Brandon, and Regina, including high traffic retail, medical, restaurant, and office space. With an extensive portfolio of recognizable properties, a successful track record, 24/7 emergency response and an experienced and responsive property management team, Towers Realty Group Ltd. is committed to the success of property owners and commercial tenants.

TOWERS BENEFIT PROGRAMS

As part of their commitment to service excellence, Towers Realty Group Ltd. has developed their own discount card program. Everyone who lives or works in a Towers Realty Group Ltd. managed property may receive a Towers Benefits card, exclusive to Towers Realty Group Ltd.

This card entitles the bearer to a number of discounts from our friends and retail partners. Please visit our retail partners at www.towersrealty.ca/discounts to receive discounts in Brandon, Selkirk, Winnipeg and Regina by showing your Towers Benefits Card.

NOTABLE TENANT ROSTER

LL1 Doug Christie Physiotherapy

Main Tache Pharmacy & Medical Supplies

Main Breast Health Centre

Main Starbucks

3rd Tache Obstetrics and Gynecology



PHOTOS



Unit 304 interior office



Unit 404 reception



Unit 404 lab space



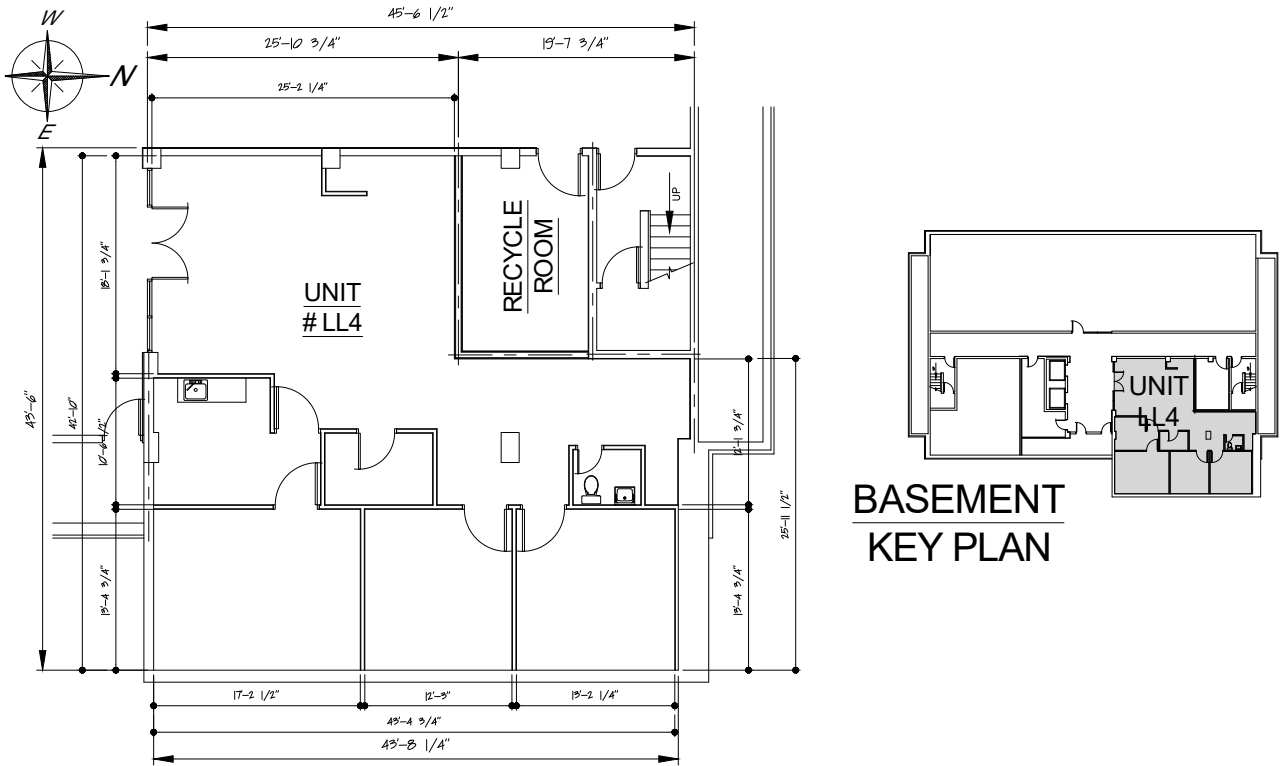
Unit 701



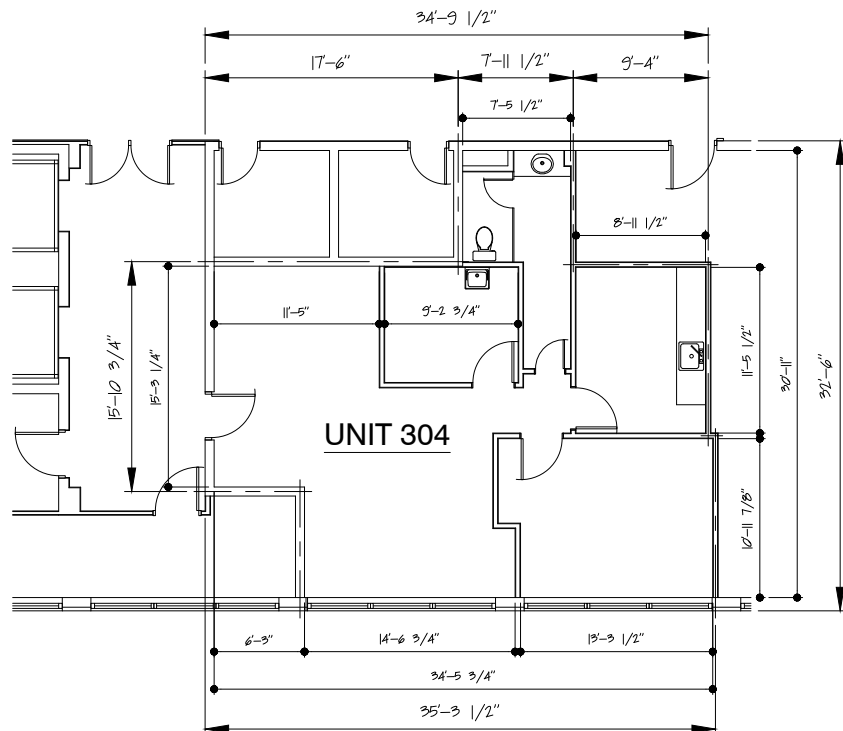
Unit 701

FLOOR PLANS

LOWER LEVEL

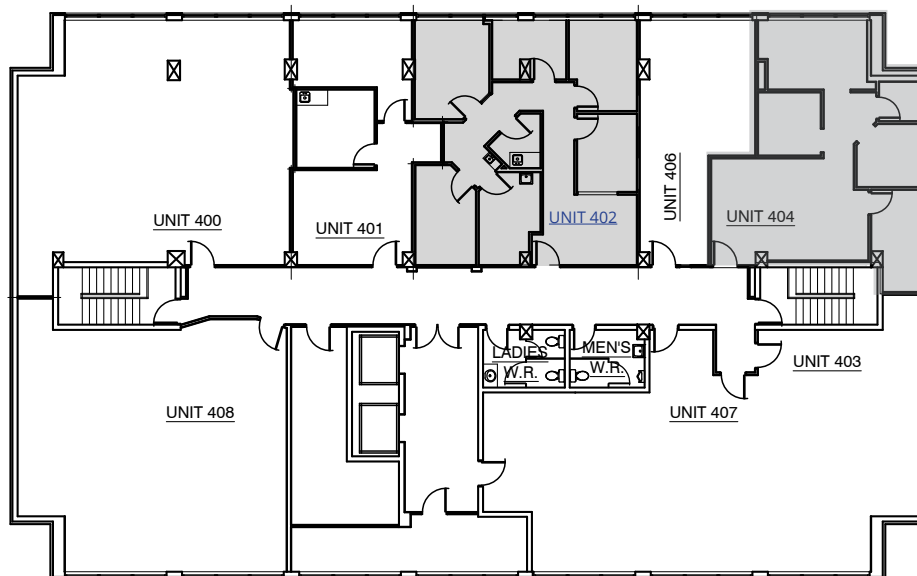
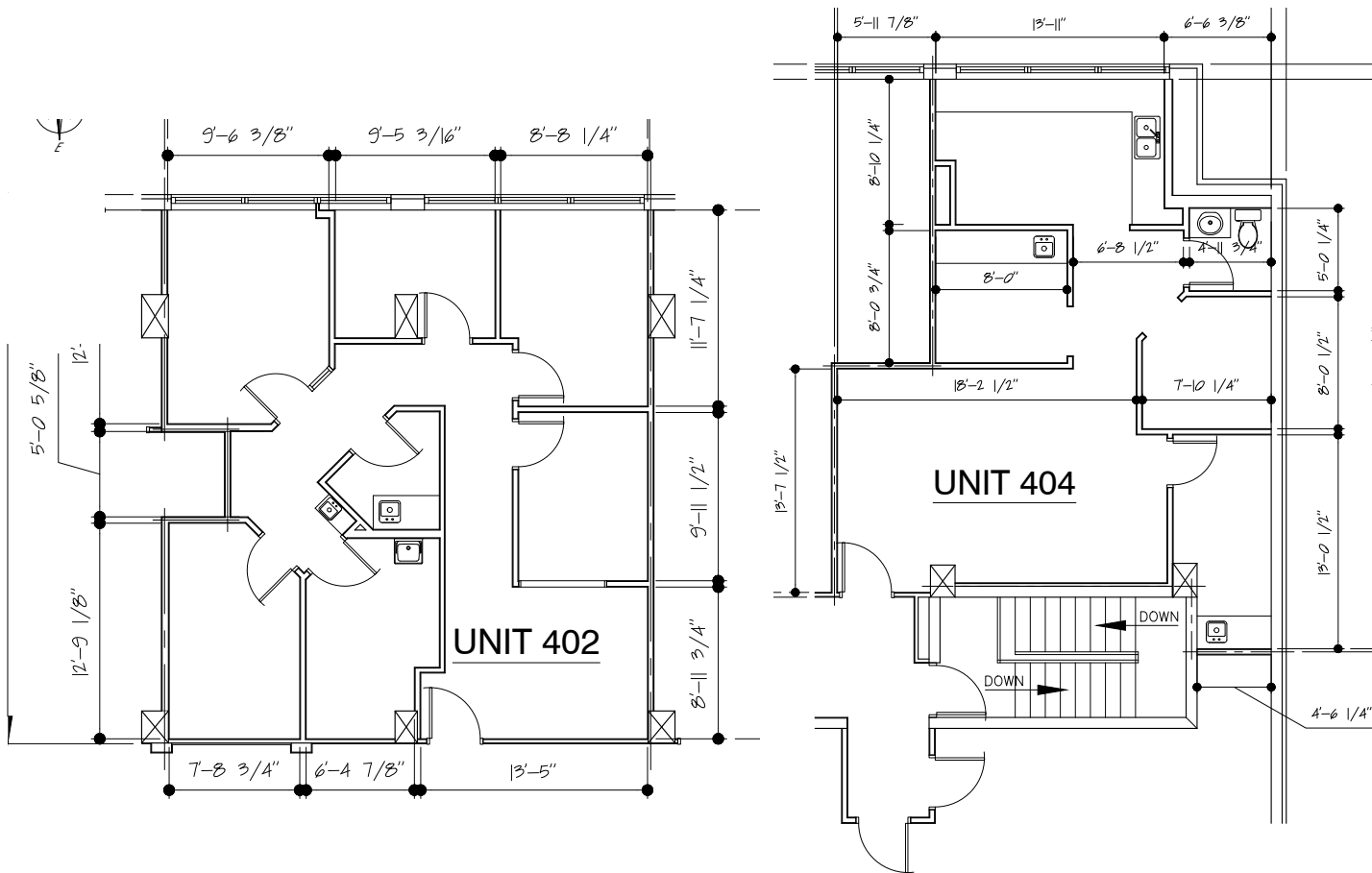


3RD FLOOR



FLOOR PLANS

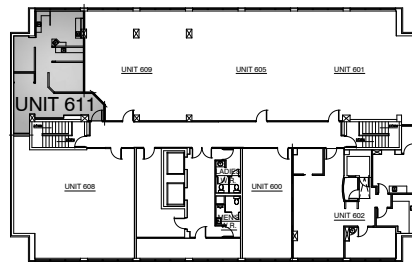
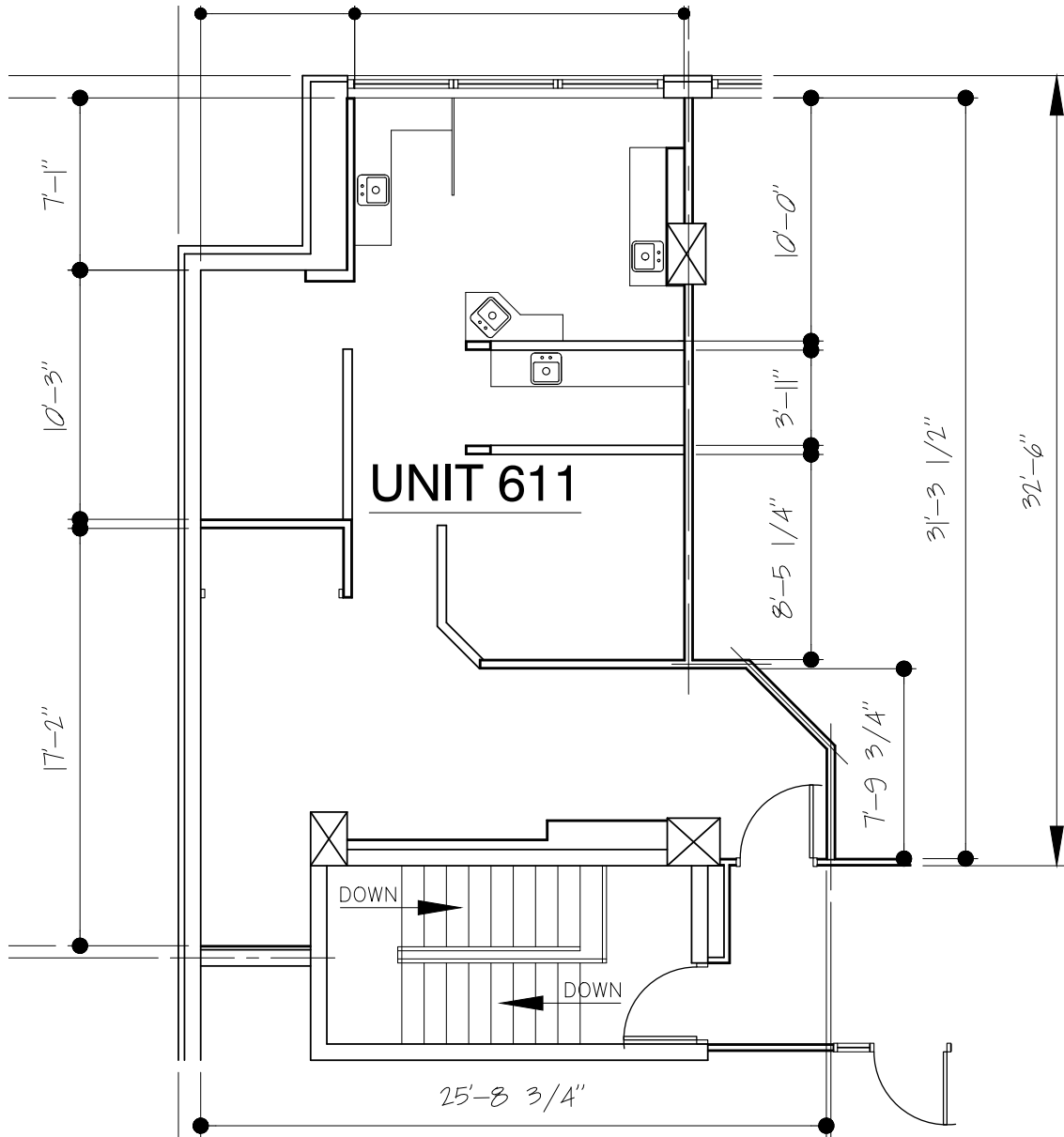
4TH FLOOR



4th FLOOR PLAN

FLOOR PLANS

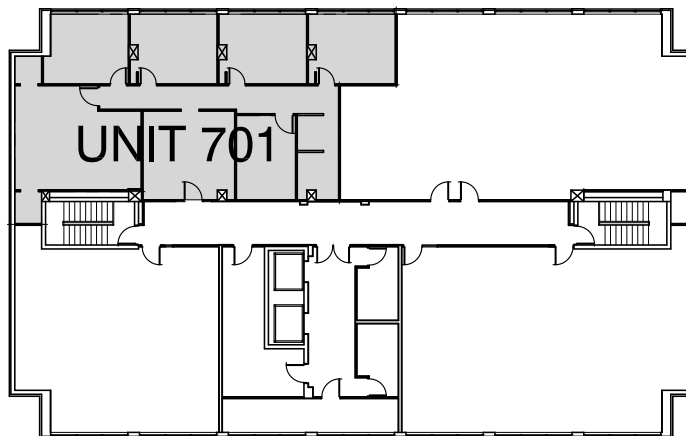
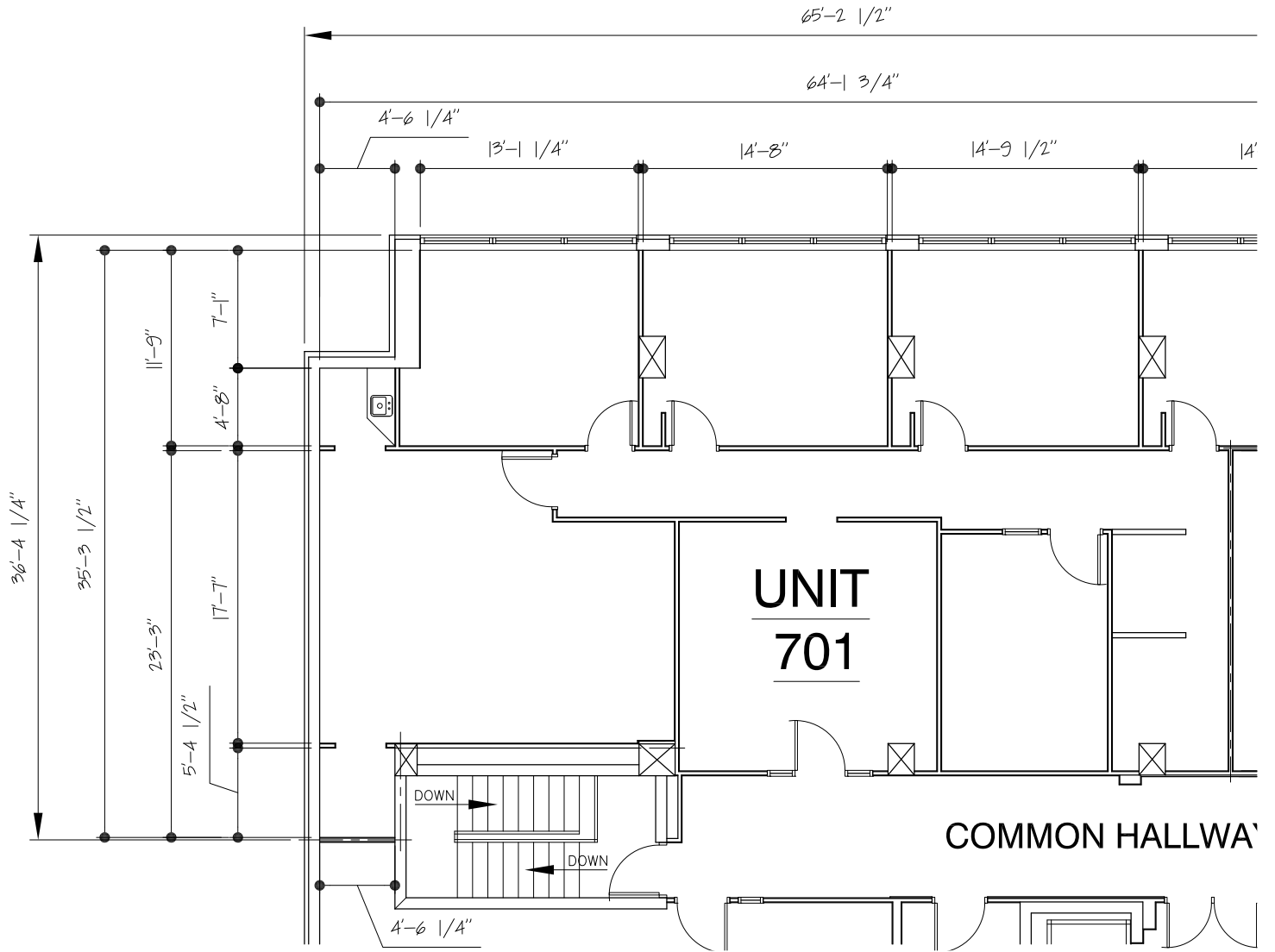
6TH FLOOR



6TH FLOOR
KEY PLAN

FLOOR PLANS

7TH FLOOR



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