

Colliers



1391-1421 St. James Street, Winnipeg MB

End-cap Showroom/ Open Office and Warehouse Space For Lease

Westview Place is a multi-tenant facility located just north of the corner of St. James Street and Saskatchewan Avenue. This modern showroom space, which fronts onto St. James Street, can easily be converted to open office space and strategically situated at the northern tip of the St. James retail area and the southern end of the St. James Industrial area.

Asking Price:

\$11.95
PSF net



Amenities in
area



Access to
major routes



St. James
location



One unit
available

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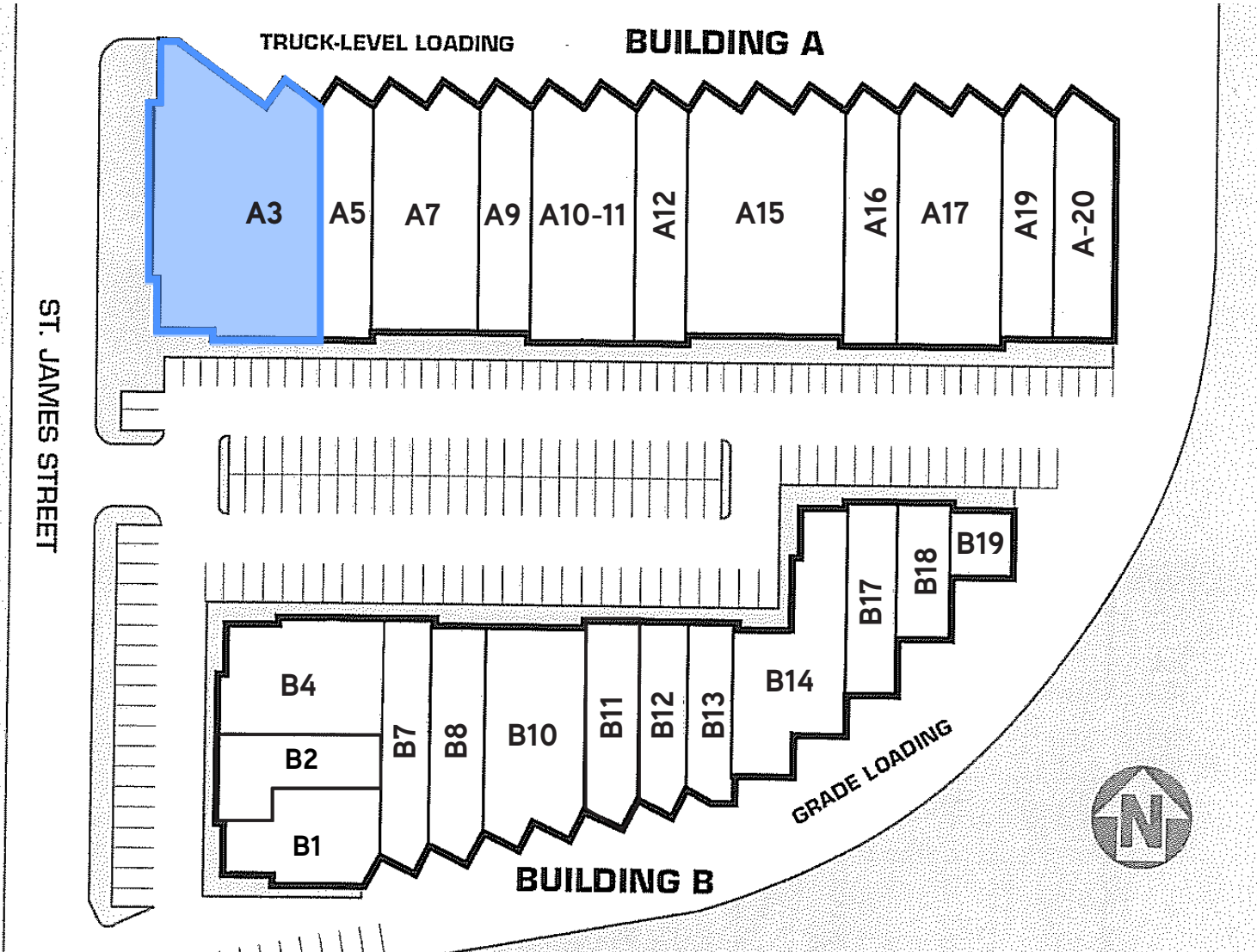
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Site Plan

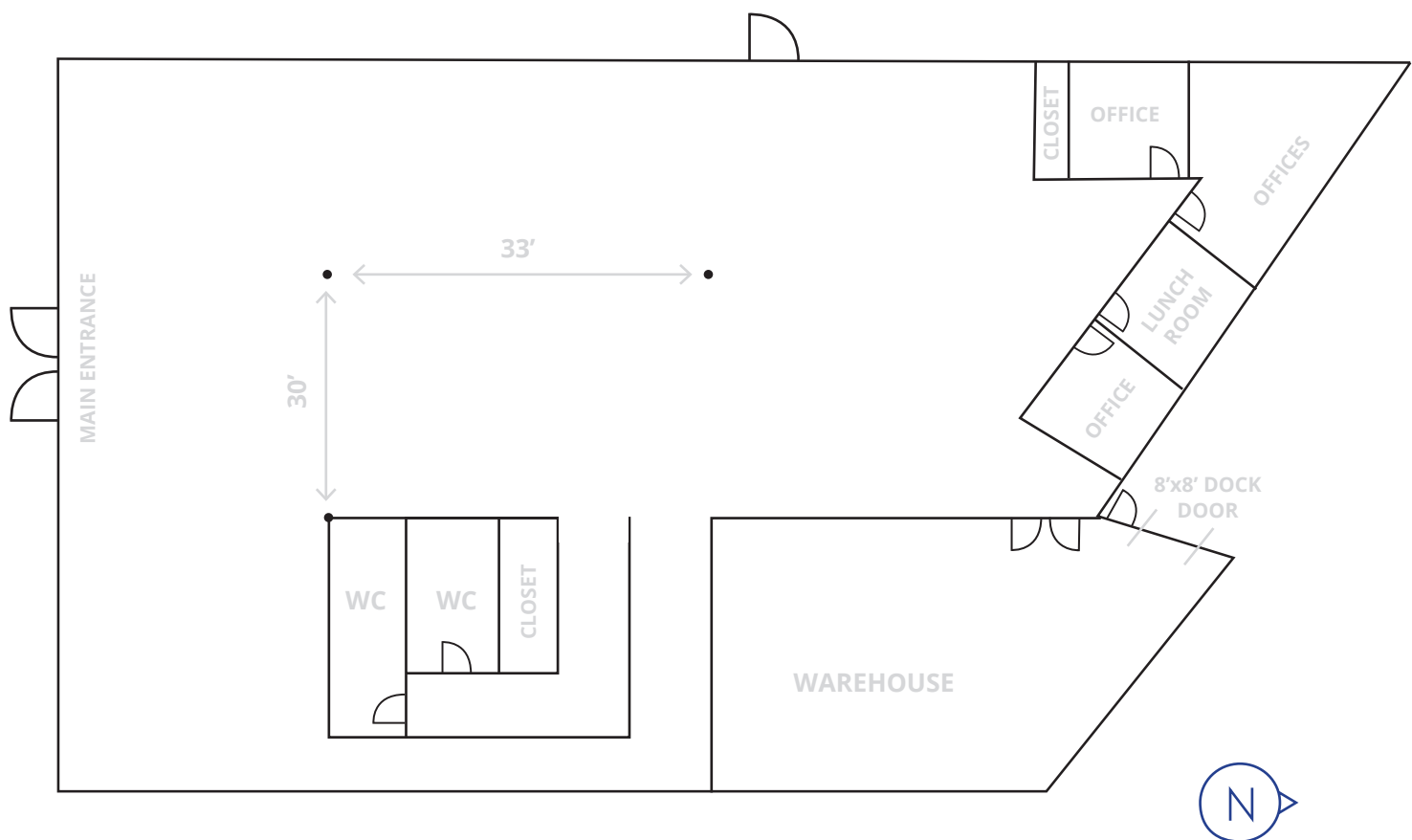
9,869

square feet available



Unit A3

Rate	\$11.95/SF net	Power	3 phase, 225 Amp, 600 V electrical service
Additional	\$5.40/SF plus 5% mgmt fee (2026 CAM and taxes)	Heating	HVAC, gas fired unit heaters
Size	9,869 SF	Sprinklered	Yes
Ceiling height	18'6" clear	Available	Immediately
Loading	8' x 8' dock loading		



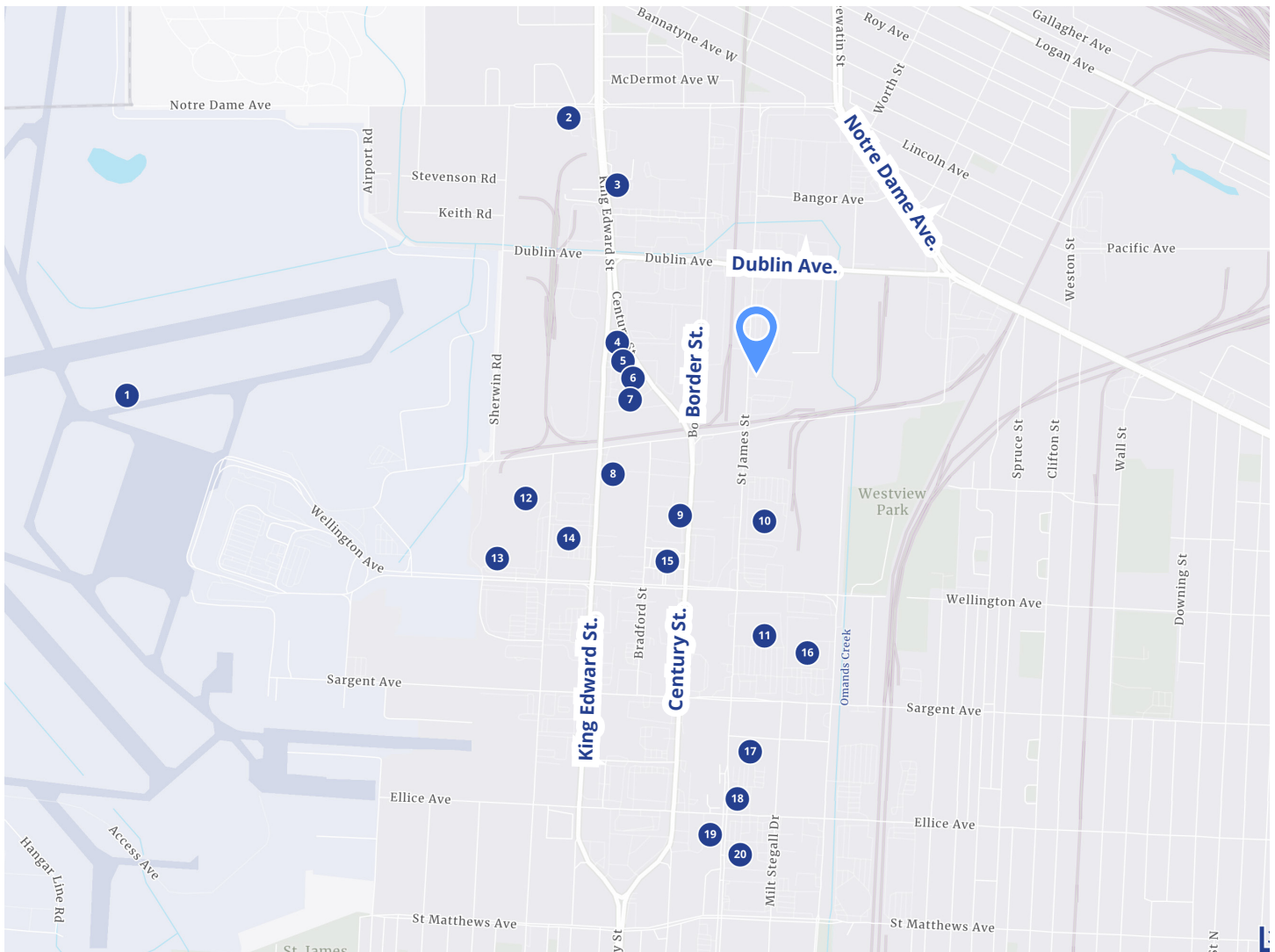
Floorplan not to scale

Unit A3



Location Overview

Only 3 km from the J.A.R International Airport and CentrePort Canada lands, this property will meet the needs of a variety of users looking for the rare opportunity to lease commercial space with excellent visibility in St. James. Westview Place is in close proximity to Polo Park Shopping Mall which makes the surrounding area excellent for shopping, restaurants and other amenities such as Costco, Superstore, Canadian Tire, and Indigo.



- | | | | |
|----------------------|--------------------------|------------------------|-------------------------|
| 1. J.A.R Airport | 6. Enterprise Rent-A-Car | 11. Crazy 8s Billiards | 16. Walmart Supercentre |
| 2. A&W | 7. Home Run Sports | 12. Subway | 17. The Brick |
| 3. McDonald's | 8. Reliable Parts | 13. Torque Brewing | 18. Smittys |
| 4. Wendy's | 9. Costco Wholesale | 14. Best Western Plus | 19. Ashley Furniture |
| 5. Burrito Splendido | 10. Superstore | 15. Rona | 20. Staples |



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