

HIGH-QUALITY OFFICE SPACE AVAILABLE FOR LEASE IN THE ST. JAMES RETAIL NODE



585 CENTURY STREET

WINNIPEG, MB



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PROPERTY DETAILS

LEASE DETAILS

AREA AVAILABLE (+/-)	9,649 sq. ft.
NET RENTAL RATE	\$14.95 per sq. ft.
ADDITIONAL RENT	\$7.69 per sq. ft. (plus mgmt. fee of 5% of Gross Rent)
PARKING	30 exclusive stalls available at \$30.00/month/stall

BUILDING DETAILS

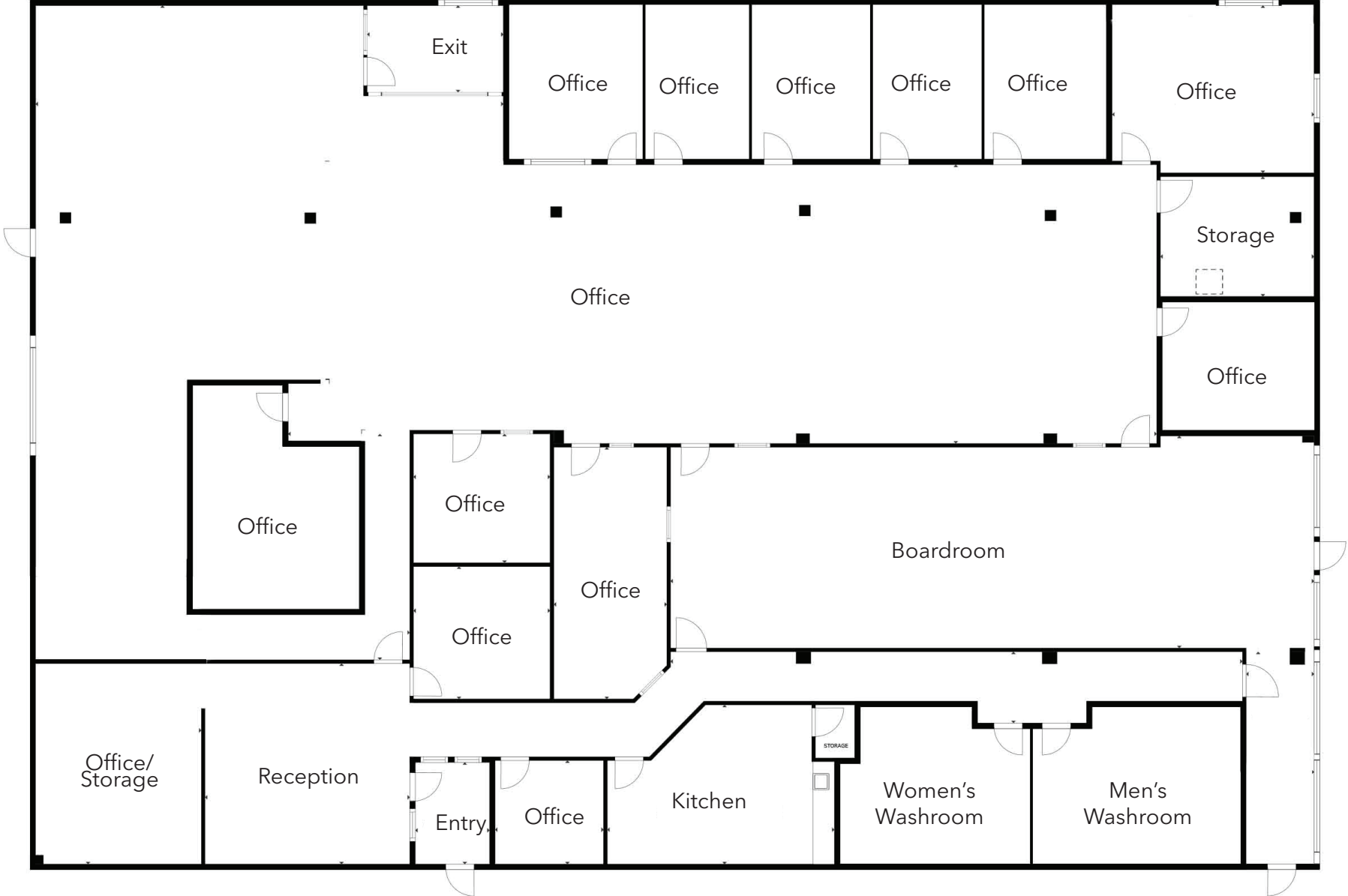
YEAR BUILT	1959
# OF FLOORS	1
ZONING	M1 Industrial
ROOF	BUR
CONSTRUCTION	Masonry with concrete columns
ELECTRICAL	600 amp, 208 volt
HVAC	Four (4) Roof Top Units Servicing the Premises
PYLON SIGNAGE	Pylon sign and building signage opportunities available
PROPERTY MGMT.	Professionally managed by Green Valley Property Management

PROPERTY HIGHLIGHTS

- Located in the desirable St. James Retail Node near CF Polo Park and the Richardson International Airport
- Great exposure along Century Street, a high-traffic high-visibility route
- On-site exclusive parking
- Great site access directly off Century Street
- High quality office space with existing improvements in place



FLOOR PLAN



INTERIOR PHOTOGRAPHS



PREMIUM LOCATION

585 Century Street is strategically located in the St. James Retail Node on a high-exposure artery with a daily traffic count of 21,400 vehicles per day. The location benefits from its proximity to many national and needs-based retailers within the Polo Park retail node as well as its adjacency to the St. James Industrial Park and the Richardson International Airport. The site offers premium visibility and access directly off Century Street and is directly south of Ellice Avenue, a major east-west throughfare.

The property features ample on-site parking for staff and visitors directly adjacent to the building and prominent building signage opportunities are available.



SURROUNDING RETAIL LANDSCAPE

585 Century Street is located 3 blocks west of Winnipeg's main shopping destination, CF Polo Park which draws 10,300,000 visitors annually.







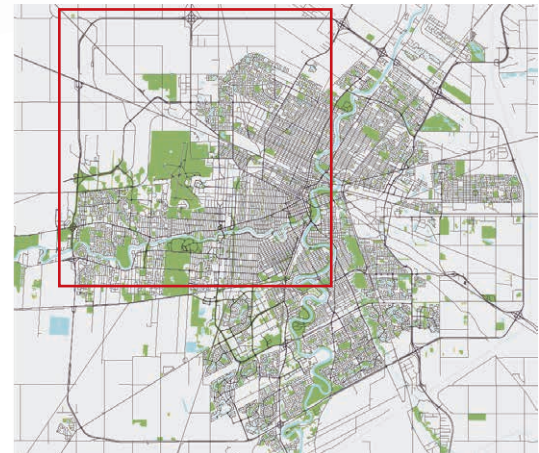
ST. JAMES INDUSTRIAL PARK

The Property is ideally located in the St. James Industrial Park with direct access to all the major northwest transportation routes and in the vicinity of many high-profile neighbouring tenants.



DRIVE TIME ANALYSIS

-  **RICHARDSON INT'L AIRPORT**
1.9 km | 4 min.
-  **TRANSCANADA HWY.**
2.1 km | 6 min.
-  **PORTAGE & MAIN**
5.2 km | 20 min.
-  **CF POLO PARK**
1.7 km | 5 min.



Contact

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