

RETAIL/OFFICE SPACE FOR SUBLEASE



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# 415 Centre Street

WINNIPEG, MB



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*Services provided by Rennie Zegalski Personal Real Estate Corporation*

# Property Overview

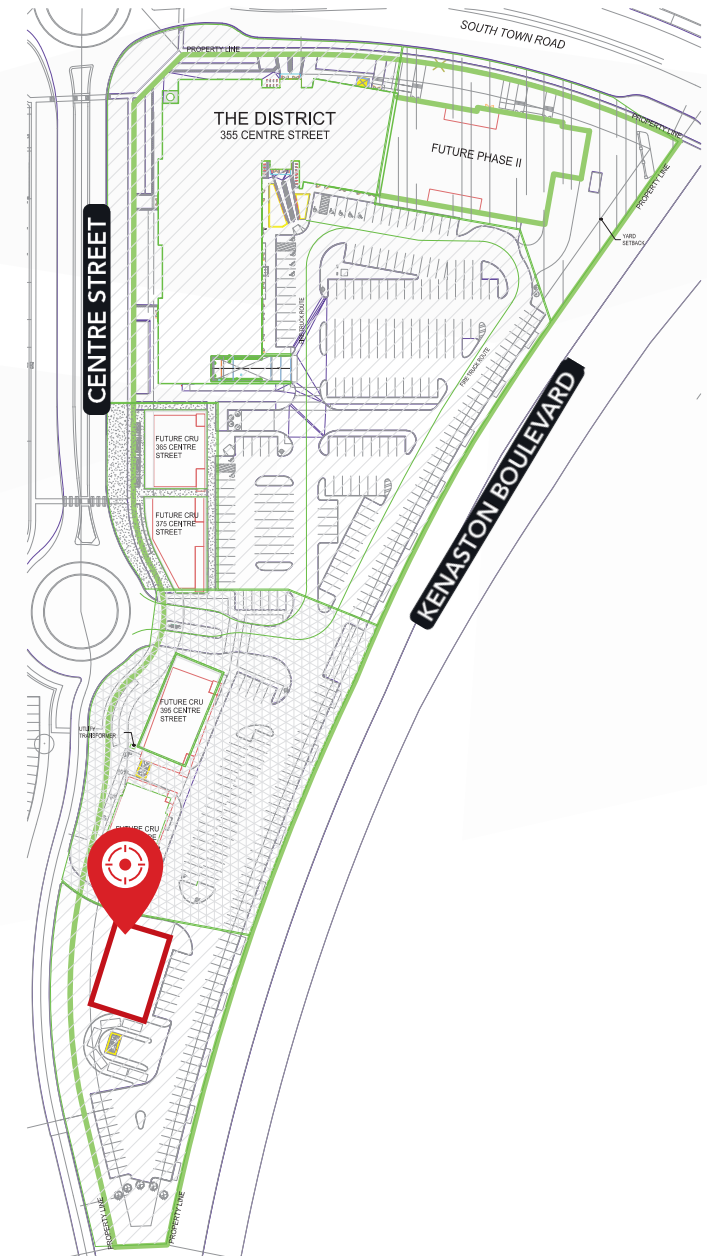
## PROPERTY DETAILS

<b>AREA AVAILABLE (+/-)</b>	5,000 sq. ft.
<b>NET RENTAL RATE</b>	Current - October 31, 2028: \$30.00 per sq. ft. November 1, 2028 - October 31, 2030: \$31.00 per sq. ft. November 1, 2030 - October 31, 2033: \$32.00 per sq. ft.
<b>ADDITIONAL RENT</b>	\$11.37 per sq. ft. plus 5% mgmt. fee (est. 2026)
<b>SIGNAGE</b>	Building signage available
<b>PARKING (+/-)</b>	195 stalls
<b>ZONING</b>	MMU
<b>ELECTRICAL</b>	400 Amp, 120/208V, 3-Phase 4-Wire
<b>MECHANICAL</b>	Four (4) 4-ton natural gas rooftop HVAC
<b>HEAD LEASE EXPIRY</b>	October 31, 2033
<b>AVAILABILITY</b>	Immediately

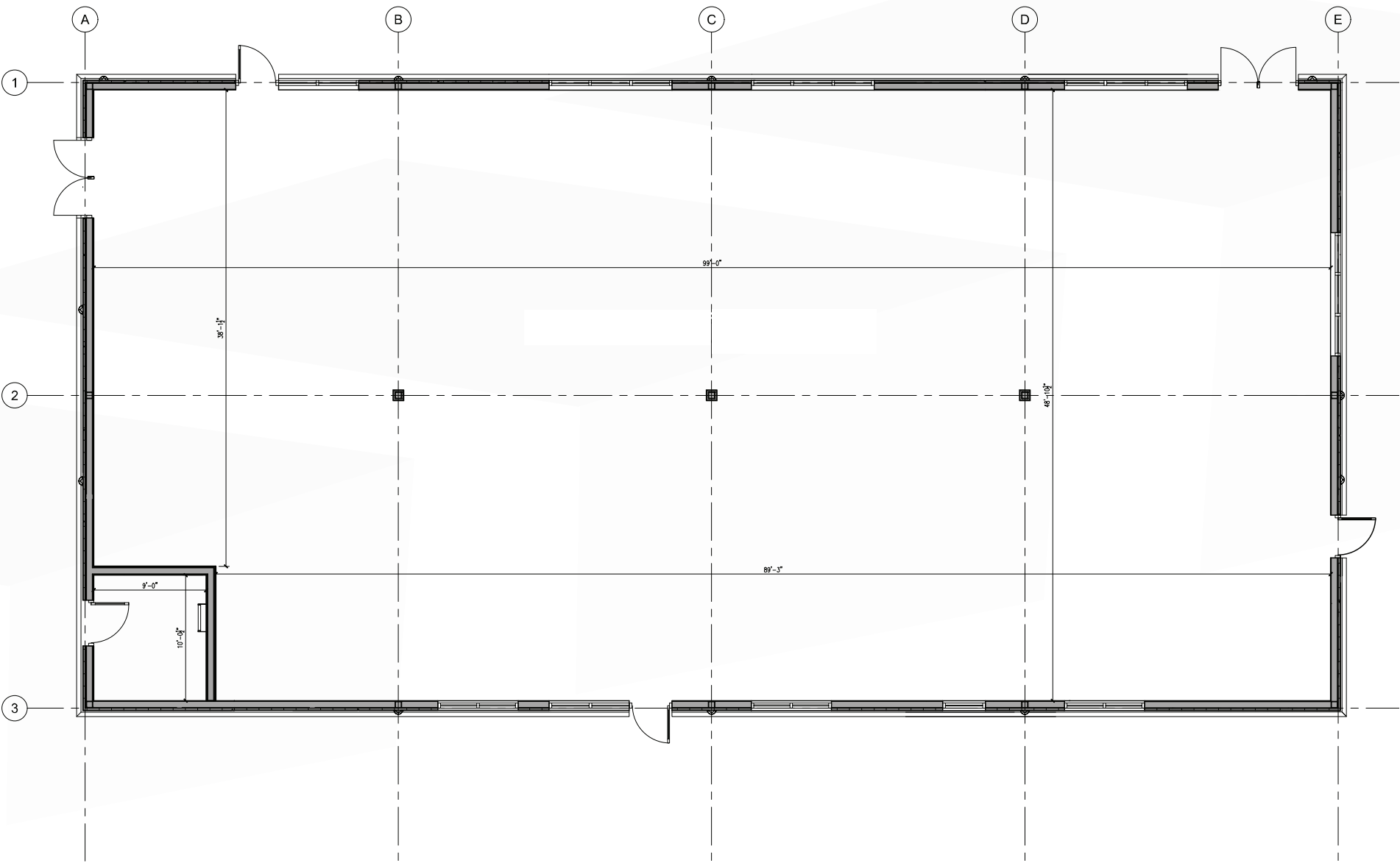
## PROPERTY HIGHLIGHTS

- High-profile, standalone building ready for tenant fixturing
- Located adjacent to a new, first-class 43,000 sq. ft. (+/-) office/flex building currently under construction, and directly across from Winnipeg's new Altea Active Centre
- Excellent signage visibility along a high-traffic thoroughfare with over 25,400 vehicles per day (*City of Winnipeg 2024 Traffic Flow Map*)

## SITE PLAN



# Floor Plan



# Interior Photos



# The District at Bridgewater



# Location Aerial



#	Name	Address	Units
1	The Bridgwater	250 Centre St.	160
2	The Bravado	15 Cooper's Town Rd.	180
3	The Allure	70 Park East Dr.	200
4	The Rise Condominiums	300 Centre St.	150
5	The Pinnacle at Bridgwater (3.4 km west of site)	355 Bridge Lake Dr.	300+
6	The Tradition at Bridgwater (3.9 km west of site)	186 Appleford Gate	250

# Demographic Analysis



## POPULATION

Total Population

1 km	3 km	5 km
9,669	57,229	96,037

Projected Population (2030)

1 km	3 km	5 km
10,501	61,312	103,312



## MEDIAN AGE

Median Age

1 km	3 km	5 km
30.5	32.3	32.9



## HOUSEHOLD INCOME

Avg. Household Income

1 km	3km	5km
\$146,062	\$157,833	\$142,383

Proj. Household Income (2030)

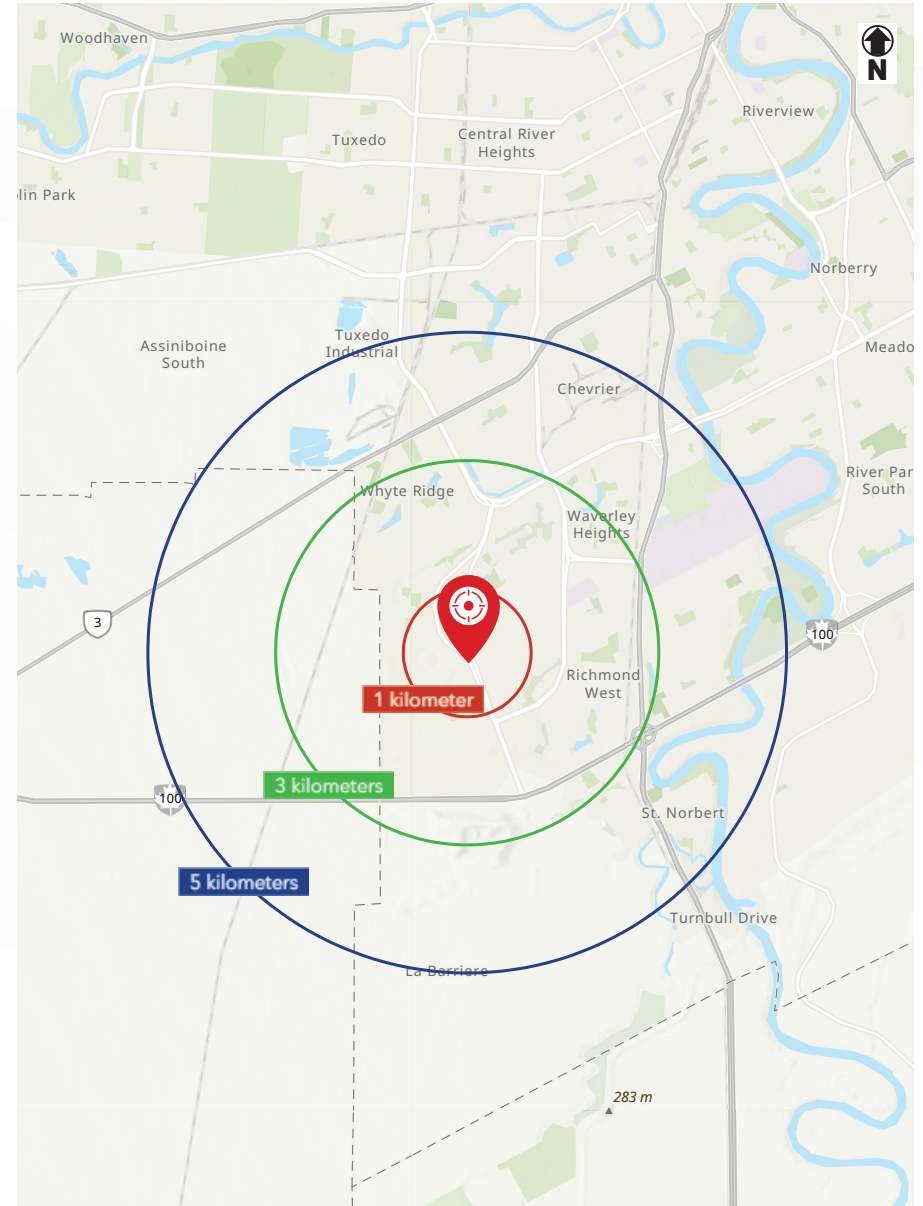
1 km	3km	5km
\$170,662	\$181,475	\$164,755



## HOUSEHOLDS

Total Households

1 km	3 km	5km
2,942	18,737	33,057





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## Contact

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