

LEASE

835 Notre Dame Avenue

WINNIPEG, MB

NEW MAIN FLOOR RETAIL (WITH MULTIFAMILY RESIDENCES CONSTRUCTION) NEAR HSC

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.



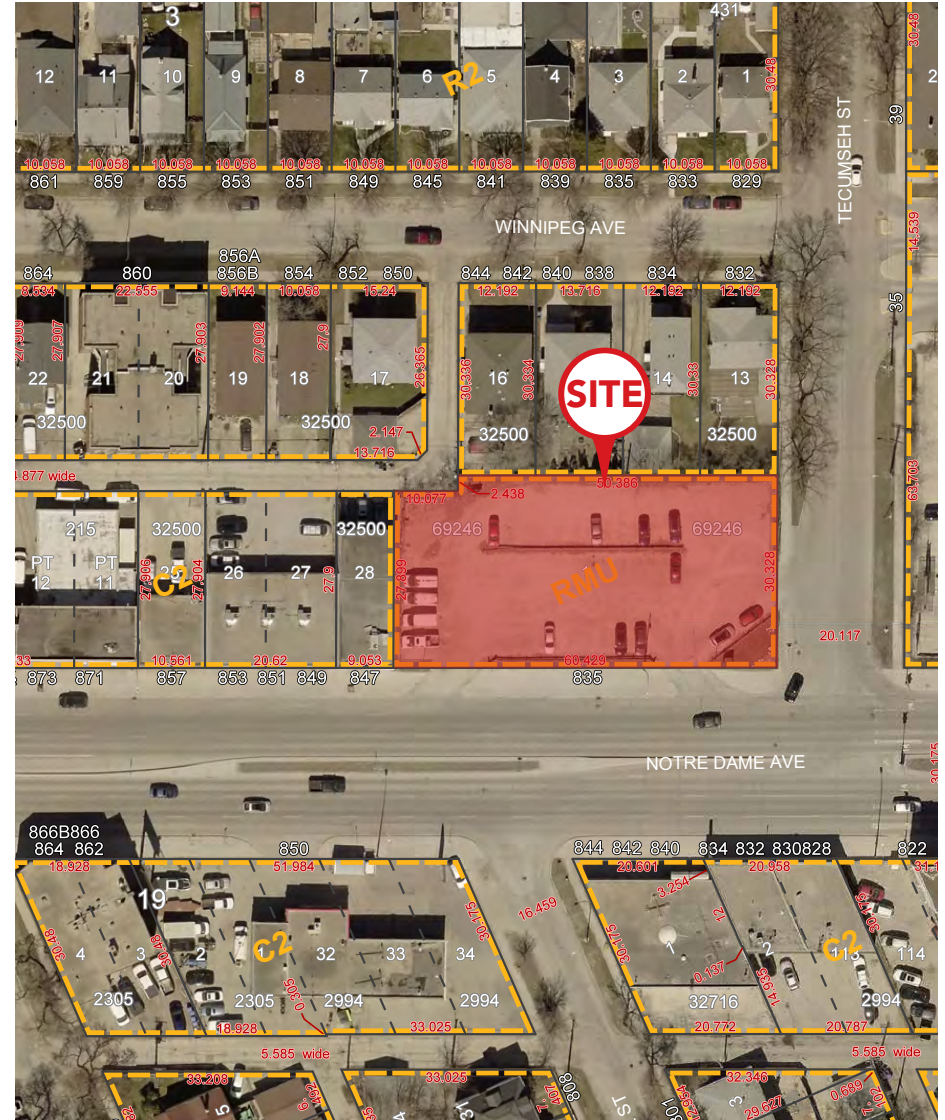
835 Notre Dame Avenue

PROPERTY DETAILS

| | |
|----------------------|--|
| LEGAL DESCRIPTION | LOT 2 PLAN 40322 WLTO IN RL 42 PARISH OF ST. JAMES |
| TAX ROLL | 13-060248200 |
| ZONING | RMU |
| LAND SIZE (+/-) | 19,463 sq. ft. |
| AREA AVAILABLE (+/-) | Main floor: 4,500 sq. ft. |
| NET RENT | \$25.00 per sq. ft. |
| ADDITIONAL RENT | TBD |
| TAXES | TBD |

- Located in high-traffic, high-visibility street on Notre Dame Avenue
- Ample on-site surface parking and nearby street parking
- Easy access to Winnipeg Transit bus routes
- Walking distance to local restaurants and amenities
- Next door to Manitoba's healthcare hub including Health Sciences Centre Winnipeg and Manitoba Clinic

HIGHLIGHTS



835 Notre Dame Avenue

CONCEPT RENDERINGS



835 Notre Dame Avenue

DRIVE TIMES



RICHARDSON INTL. AIRPORT
9 minutes



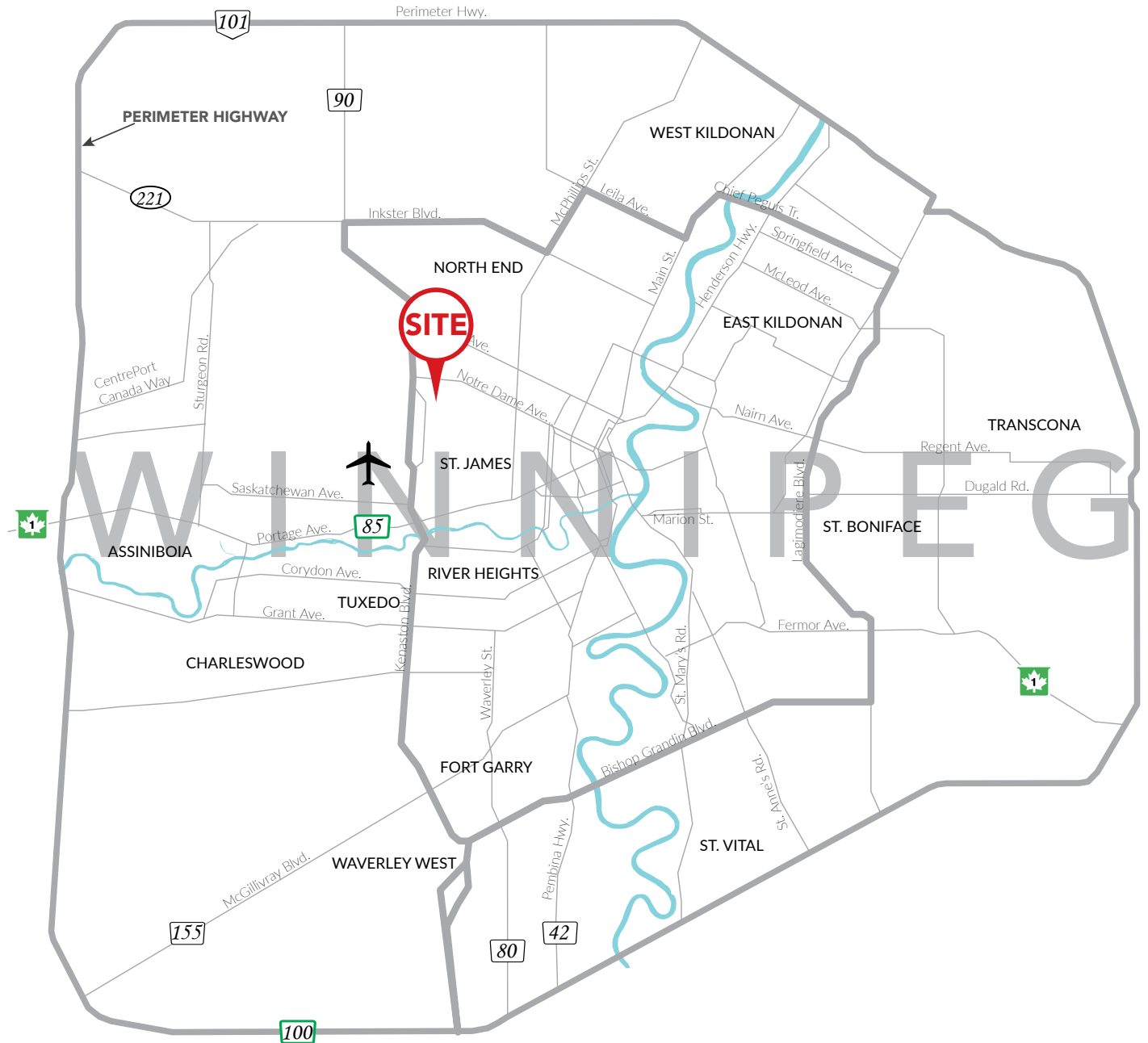
PORTAGE & MAIN
12 minutes



POLO PARK SHOPPING CENTRE
4 minutes



PERIMETER HIGHWAY
18 minutes



835 Notre Dame Avenue

DEMOGRAPHIC ANALYSIS

POPULATION



| | 2021 | 2026 (f) |
|--------|--------|----------|
| 0.5 KM | 4,254 | 4,232 |
| 1 KM | 12,074 | 12,227 |
| 1.5 KM | 17,867 | 18,545 |

MEDIAN AGE



| | Median Age |
|--------|------------|
| 0.5 KM | 35.2 |
| 1 KM | 35.1 |
| 1.5 KM | 35.5 |

HOUSEHOLD INCOME

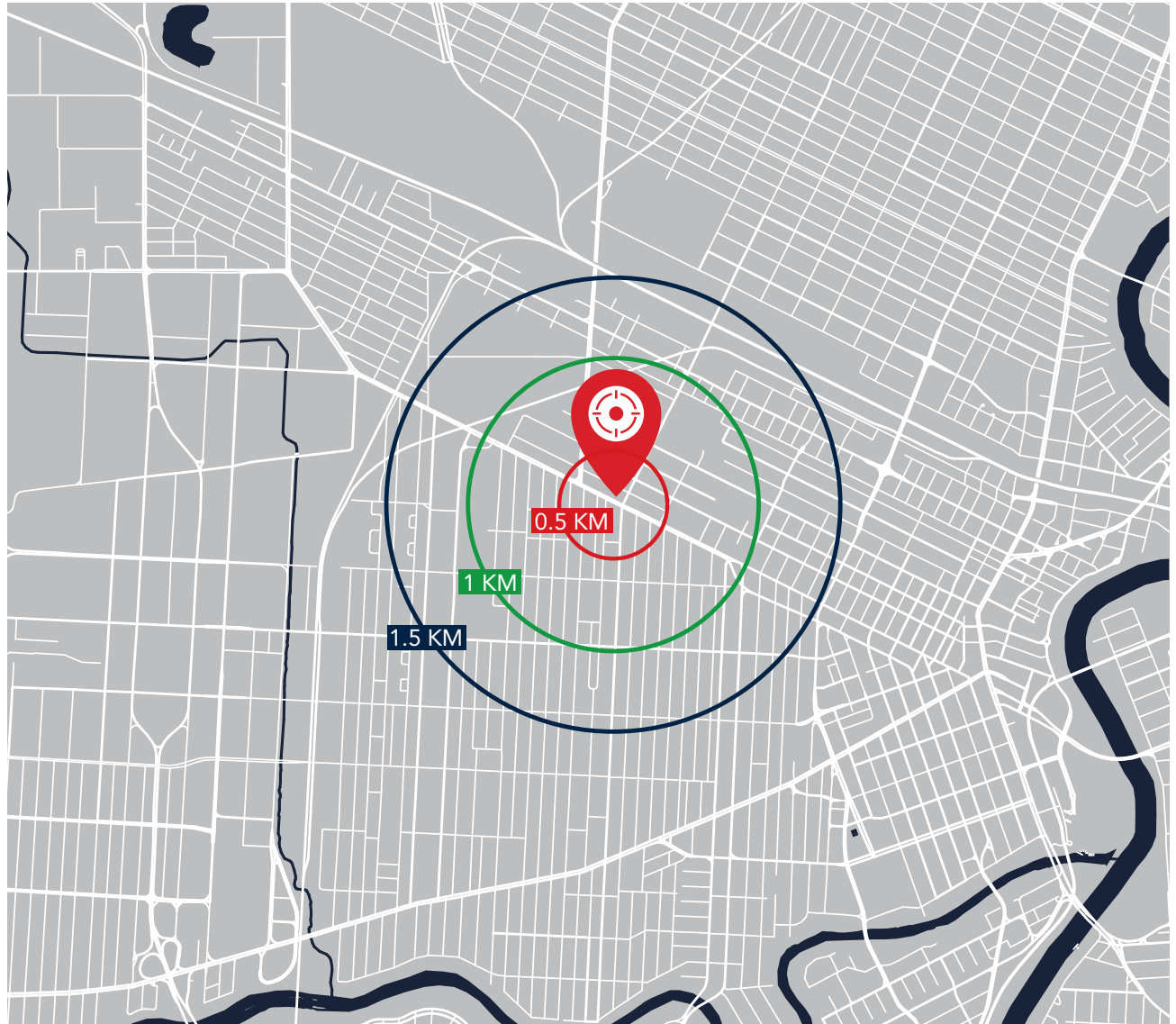


| | 2021 | 2026 (f) |
|--------|----------|----------|
| 0.5 KM | \$68,901 | \$80,394 |
| 1 KM | \$70,950 | \$82,570 |
| 1.5 KM | \$57,332 | \$65,911 |

HOUSEHOLDS



| | Total Households |
|--------|------------------|
| 0.5 KM | 1,491 |
| 1 KM | 4,093 |
| 1.5 KM | 6,949 |





COMMERCIAL REAL ESTATE
SERVICES INC.

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Bob Antymniuk
Senior Director - Sales & Leasing
(204) 985-1364
bob.antymniuk@capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.