



1700 Ness Avenue For Lease

Tenant Inducements Available for Qualified Tenants

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Location Overview

1700 Ness Avenue is located in the St. James area of Winnipeg on the southwest corner of Ness Avenue and Queen Street one block west of Century Street (Route 90) and three blocks west of Polo Park Shopping Centre.



Property Overview

A professional suburban office building that is well positioned along a major commercial artery with good visibility, exposure and features a public transit stop directly in front of the building. On-site parking for both staff and visitors will be suitable for a variety of users.



Unit(s) / Size(s) / Rates

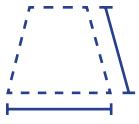
FOR LEASE

Main Floor (Unit A)	2,142 SF - October 1, 2025
Lower Level (Unit A)	1,926 SF - October 1, 2025
Main Floor Net Rent	\$15.95 PSF
Lower Level Net Rent	\$8.95 PSF
Common Area Maintenance	\$7.41 PSF (Utilities separately metered)
Realty Taxes	\$5.02 PSF
Management Fee	6% of Net Rent
Parking	6 Stalls Free of Charge

Additional Features

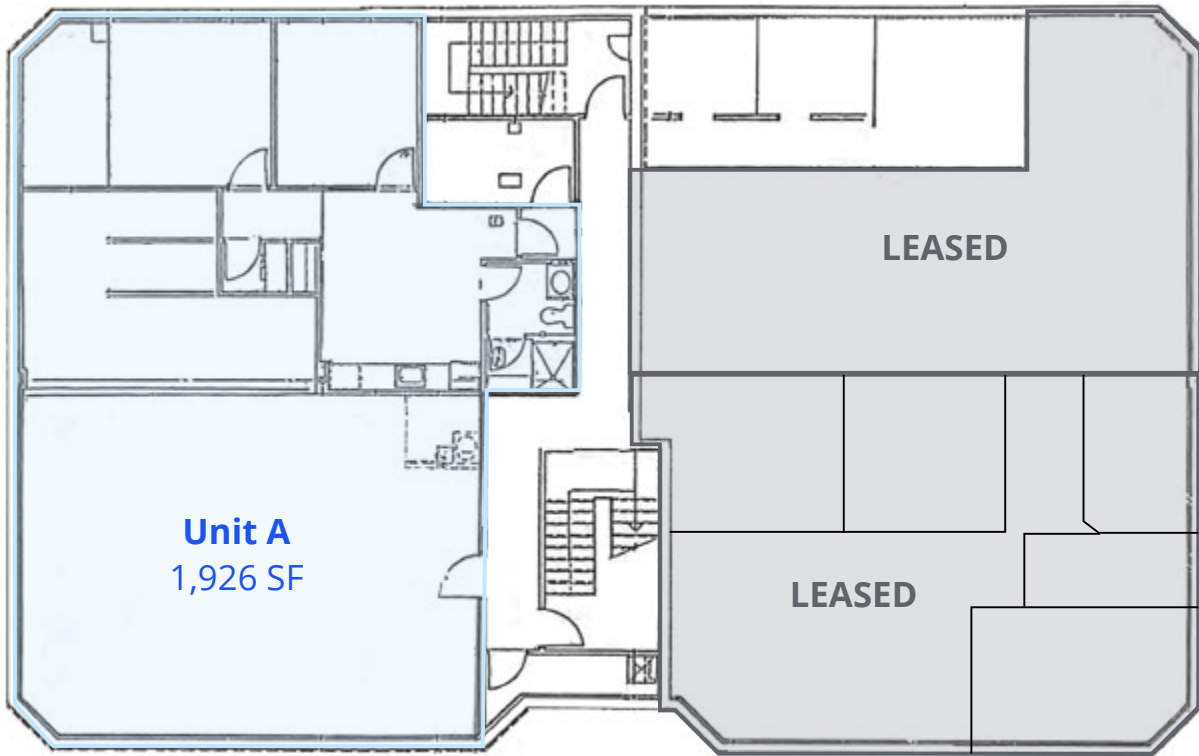
- High quality existing leasehold improvements
- Professionally managed building
- Exterior signage available



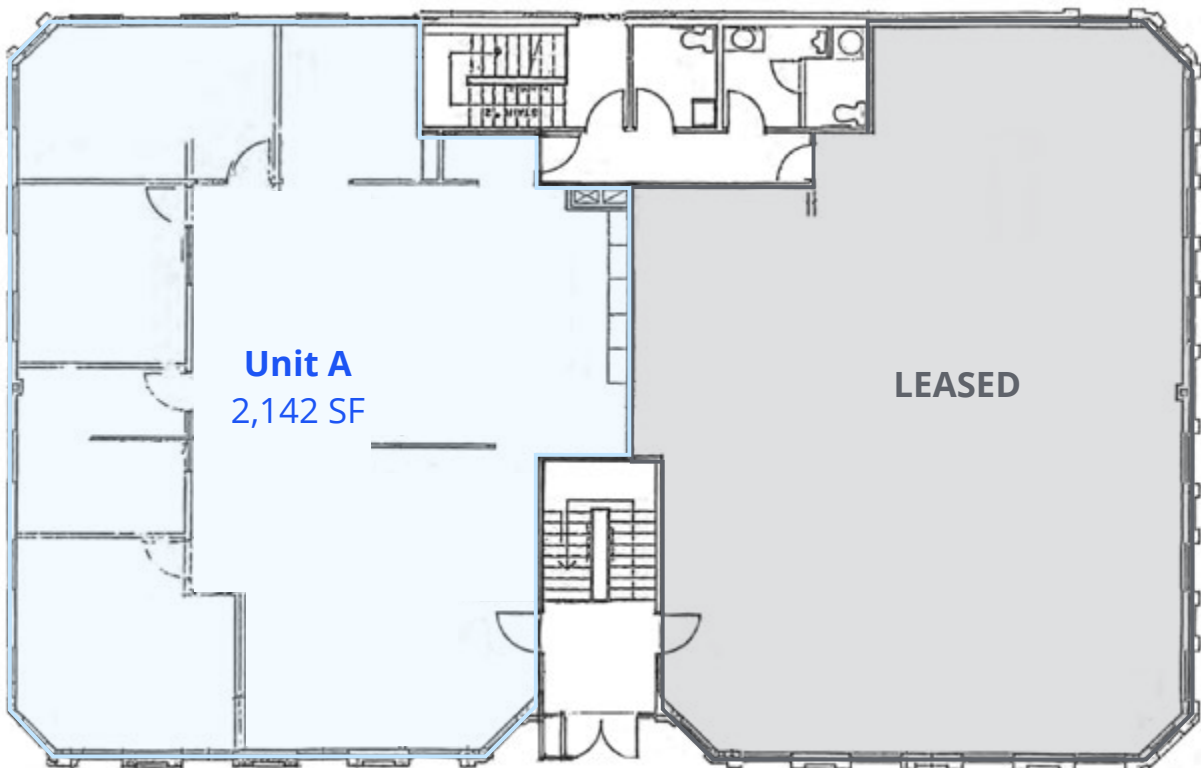


Floorplan

Main Floor

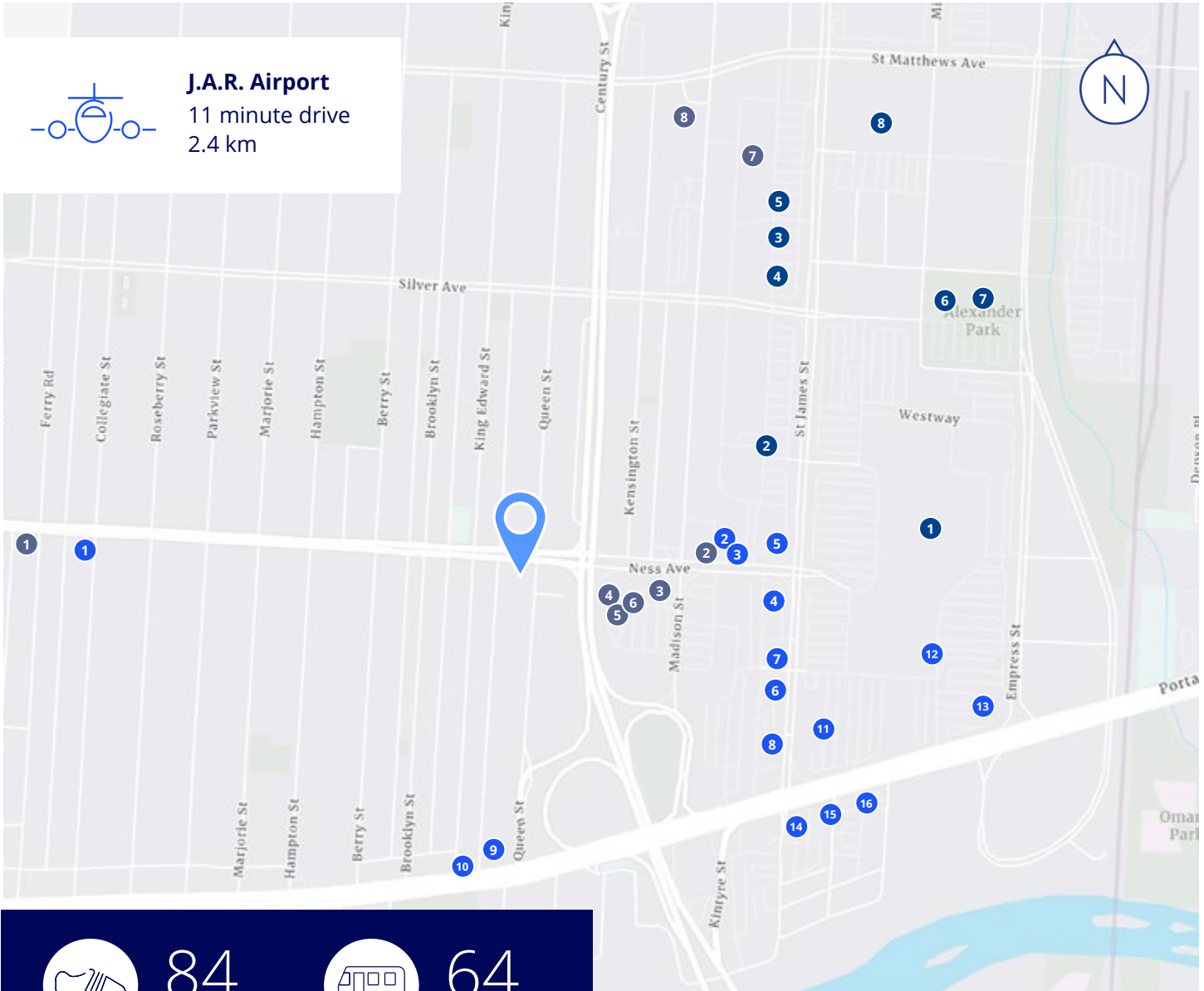


Lower Level Floor





Surrounding Amenities



Grocery & Convenience

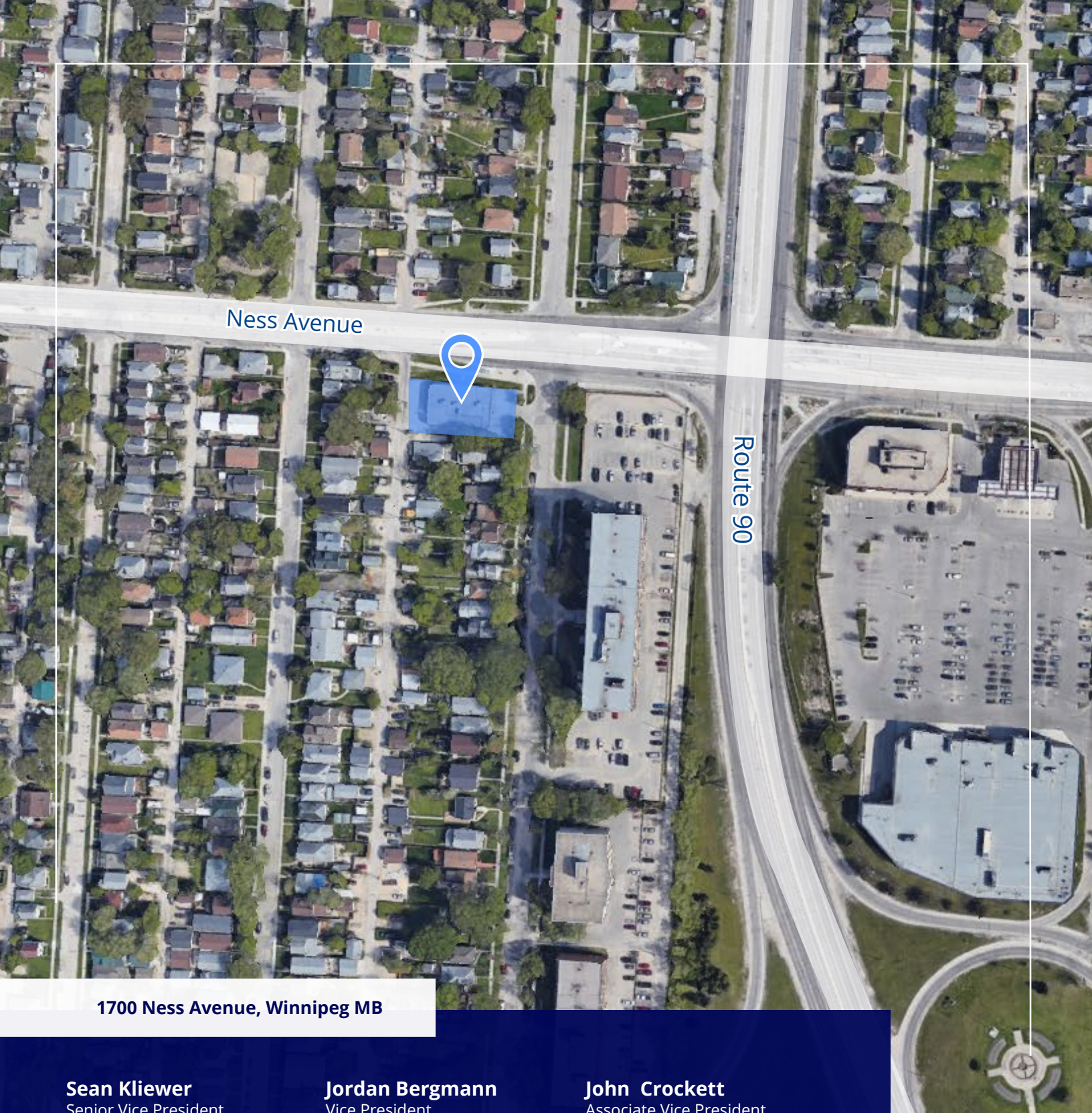
- 1. 7-11
- 2. Domo
- 3. Shell
- 4. Safeway
- 5. Starbucks
- 6. Liquor Mart
- 7. Save on Foods
- 8. Petro Canada

Restaurants & Bars

- 1. St James Burger
- 2. Demecca Lounge
- 3. Copper Chimney
- 4. One Great City
- 5. Boston Pizza
- 6. Wendy's
- 7. Tony Roma's
- 8. Ye's Buffet

Retail

- 1. CF Polo Park
- 2. Canadian Tire
- 3. Old Navy
- 4. Best Buy
- 5. Micheal's
- 6. Marshall's
- 7. Mark's
- 8. Winners & Homesense
- 9. 1928 Eatery & Pub
- 10. Kyu Grill
- 11. Joey Restaurant
- 12. Moxie's
- 13. Earl's Kitchen and Bar
- 14. Olive Garden
- 15. Red Lobster
- 16. A&W



Ness Avenue

Route 90

1700 Ness Avenue, Winnipeg MB

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