

OFFICE/RETAIL SPACE FOR LEASE



233 KENNEDY STREET

WINNIPEG, MB



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PROPERTY OVERVIEW

AREA AVAILABLE (+/-)	Main Floor Office/Retail	Unit 103:	783 sq. ft.
		Unit 104:	2,436 sq. ft.
Office		Unit 223:	2,204 sq. ft.
		Unit 230:	971 sq. ft.
		Unit 240:	956 sq. ft.
		Unit 250:	2,203 sq. ft.
		Unit 270:	2,173 sq. ft.

GROSS RENTAL RATE	\$20.00 - \$25.00 per sq. ft. inclusive of utilities <i>(plus 4% mgmt. fee of gross rent)</i>
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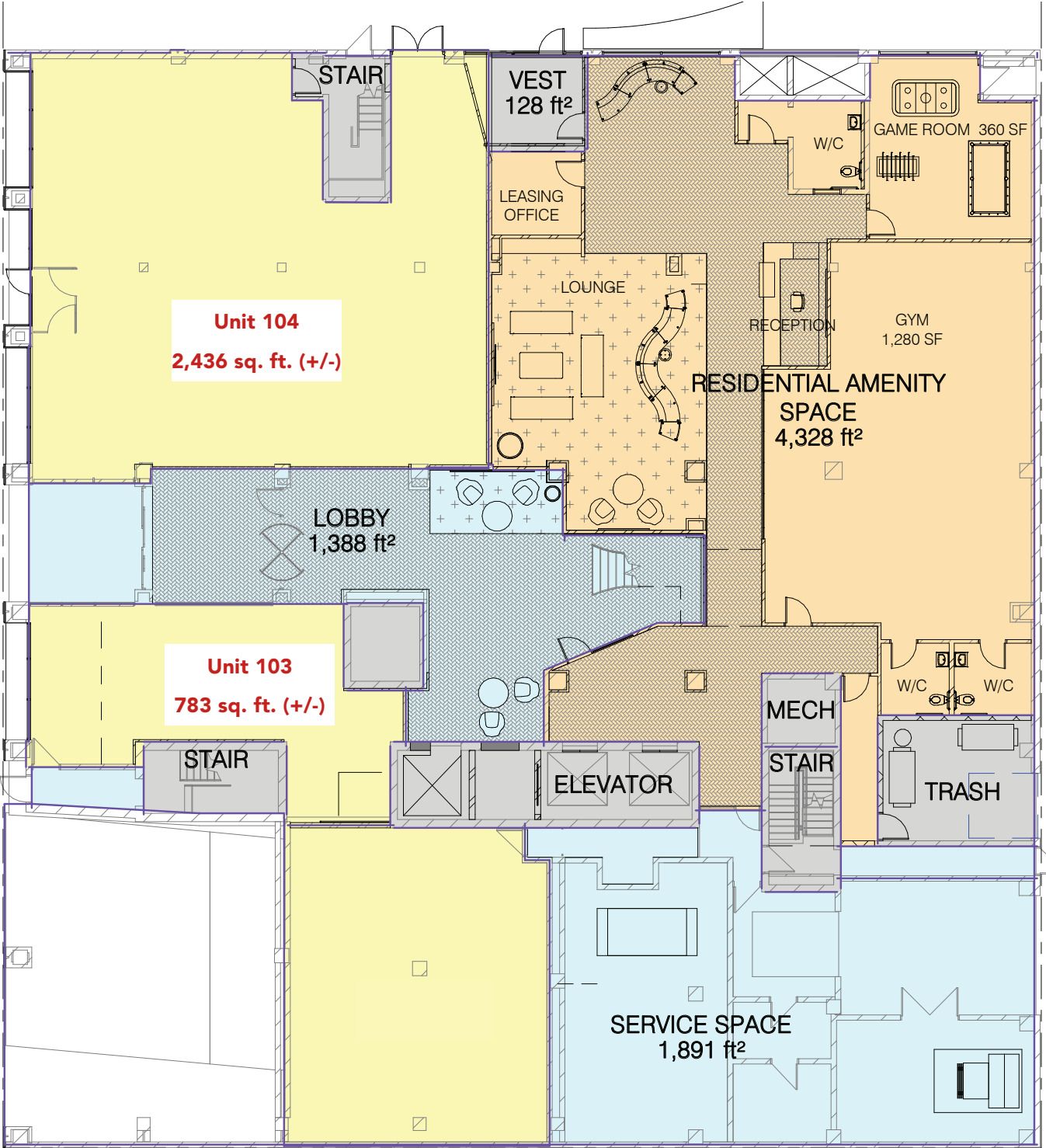
PARKING	Attached parkade & surface lot (rates TBN)
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- HIGHLIGHTS
- Located within walking distance of Portage Avenue
 - Walking distance to Winnipeg’s SHED district and amenities, including Canada Life Centre, True North Square, Millennium Library, Winnipeg Art Gallery, and more
 - Easy access to Winnipeg Transit Bus Routes
 - Residential amenities also available for commercial tenants



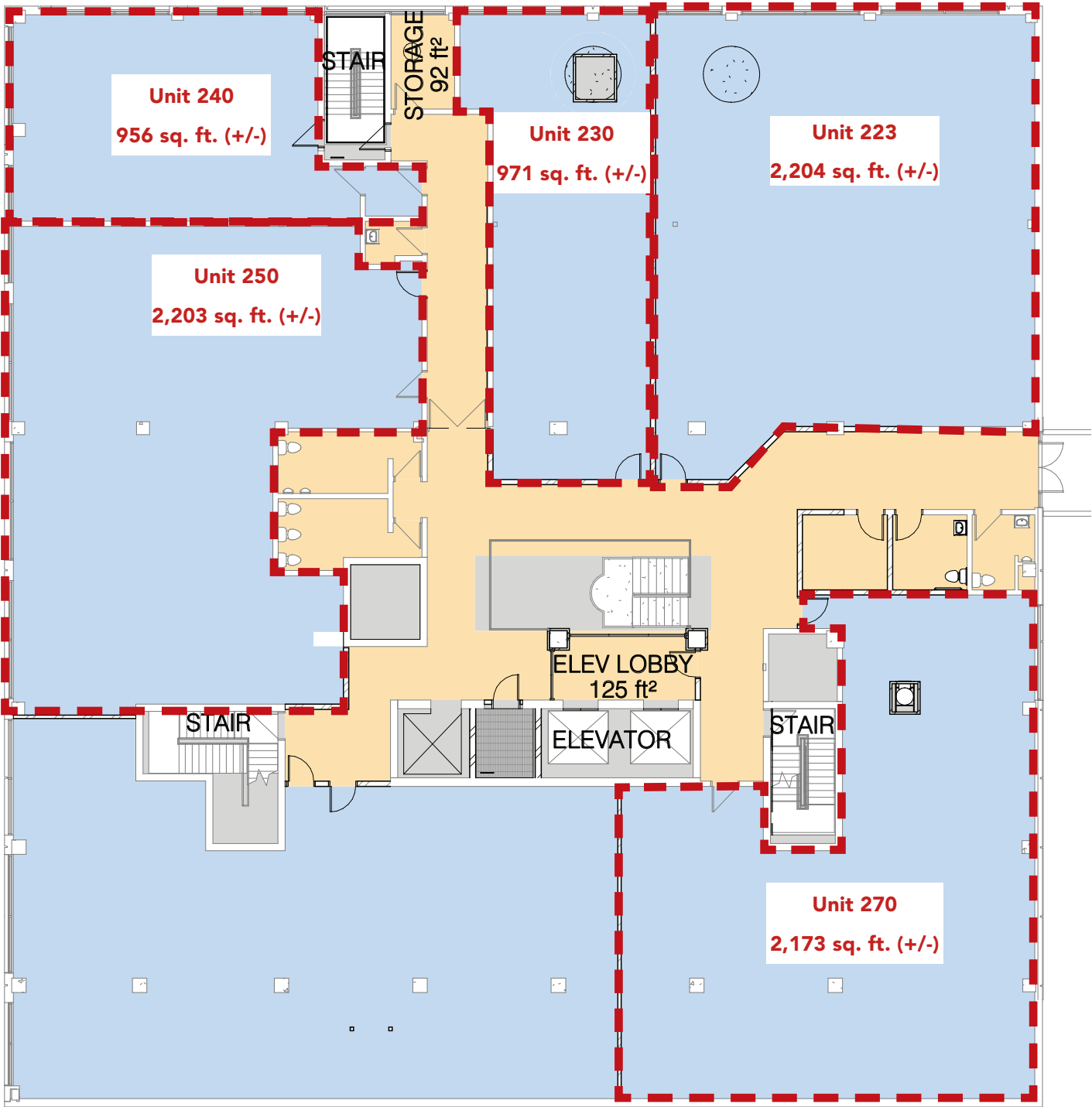
FLOOR PLAN

MAIN FLOOR



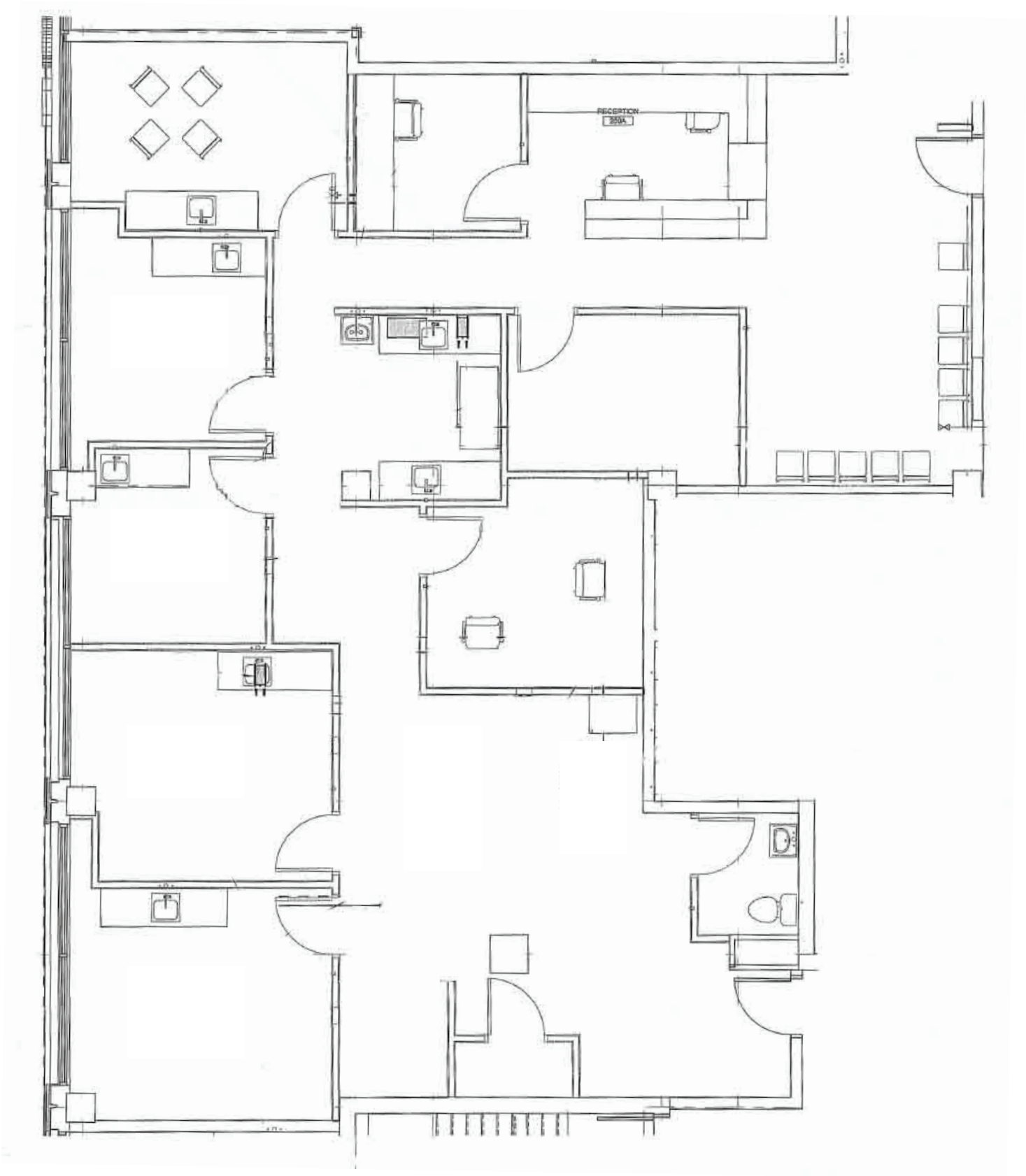
FLOOR PLAN

SECOND FLOOR



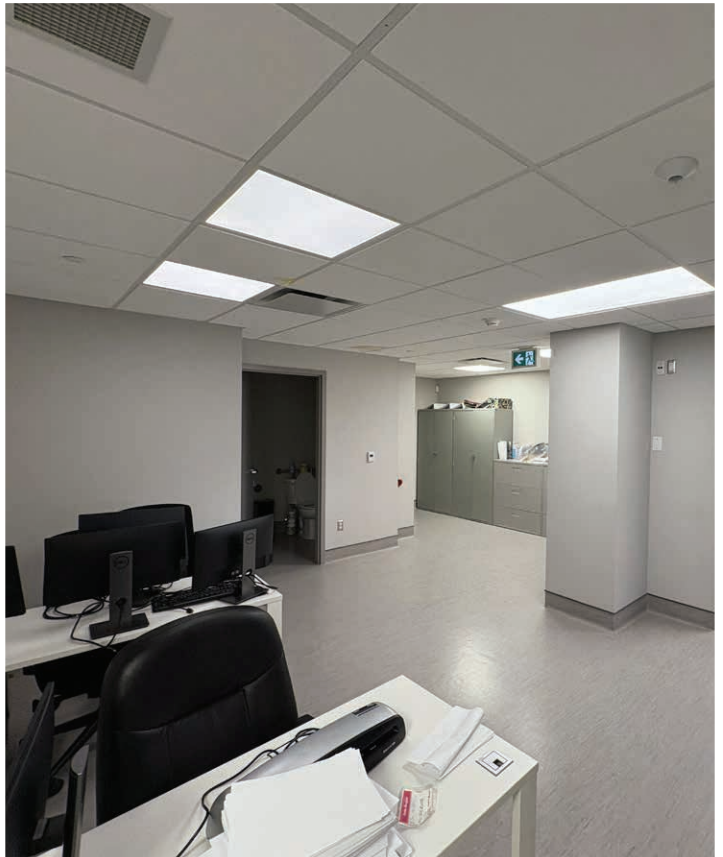
FLOOR PLAN

UNIT 250



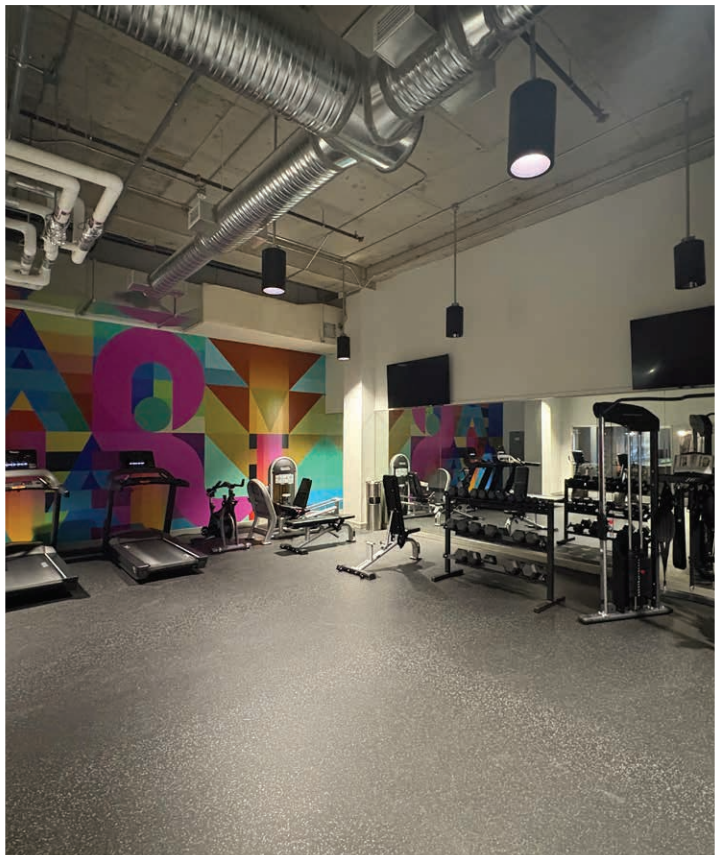
INTERIOR PHOTOS

UNIT 250



INTERIOR PHOTOS

AMENITY SPACE

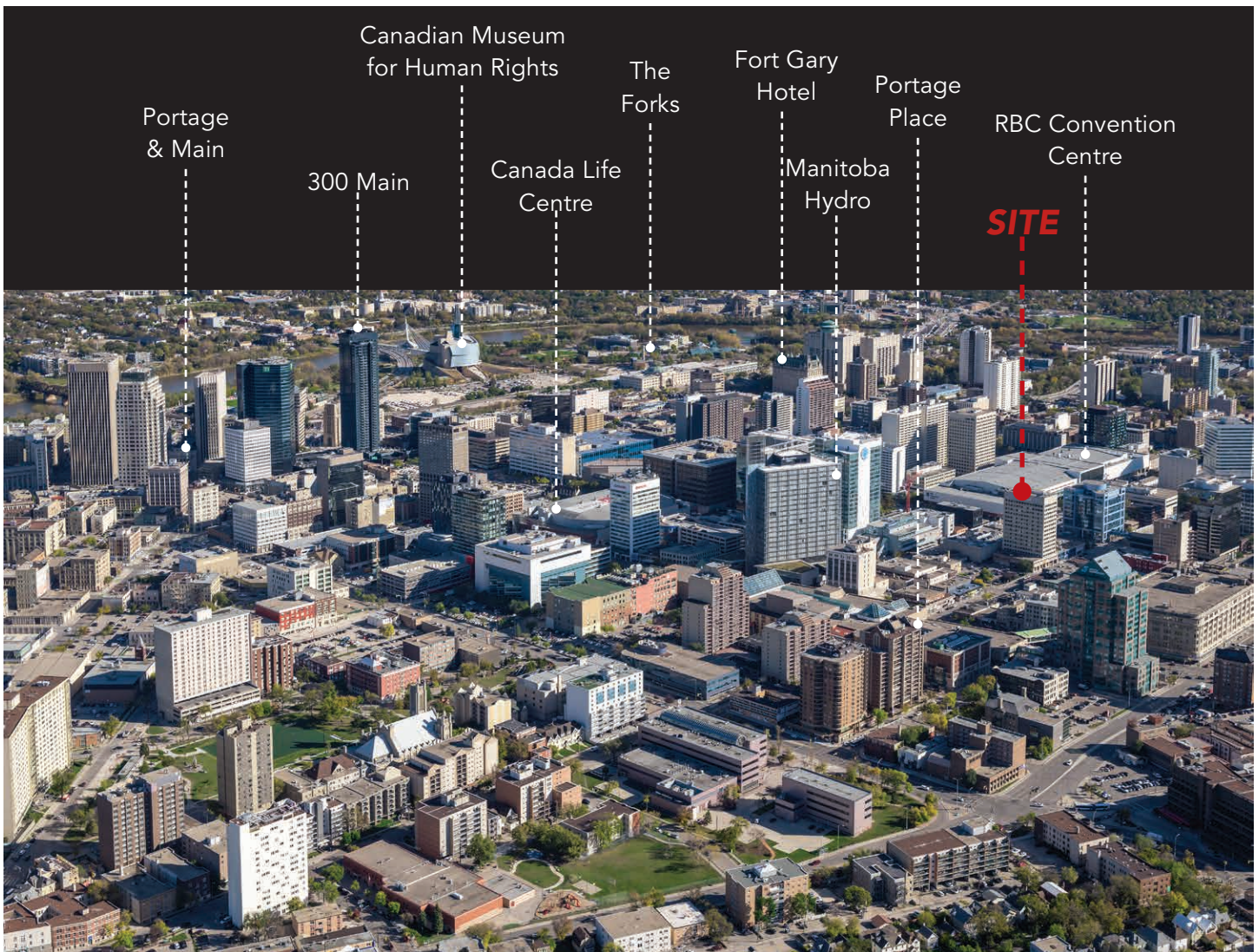


AREA OVERVIEW

The Arts Plaza at 233 Kennedy Street is strategically situated in the heart of Downtown Winnipeg, offering tenants exceptional access to the city's business, government, and cultural districts. The property features 104 fully leased luxury rental units, approximately 14,000 square feet of office and retail space, and more than 450 on-site parking stalls, all within close proximity to Winnipeg's skywalk system.

Located within the Sports, Hospitality & Entertainment District (SHED), The Arts Plaza is walking distance from the Law Courts, RBC Convention Centre, Canada Life Centre, True North Square, the Winnipeg Art Gallery, and more.

Commercial tenants enjoy access to premium on-site amenities, including professional property management, a fitness facility, tenant lounge, and meeting spaces.



MEDICAL ARTS

CONTACT

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