

~ High-Profile Main Floor Retail Space in Downtown Winnipeg ~



FOR LEASE

254 Edmonton Street

WINNIPEG, MB

PRESLEY BORDIAN, Vice President, Sales & Leasing
(204) 985-1356
presley.bordian@capitalgrp.ca

MARIO POSILLIPO, Senior Advisor, Sales & Leasing
(204) 985-1373
mario.posillipo@capitalgrp.ca


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Overview

PROPERTY DETAILS

BUILDING AREA (+/-) 26,000 sq. ft.

NUMBER OF FLOORS Professional, three-storey office building

MANAGEMENT Martin Eagleton Ltd.

UNIT DETAILS

AREA AVAILABLE (+/-)

Unit 254:	2,530 sq. ft. LEASED
Unit 389A:	2,391 sq. ft.
Unit 389B:	1,974 sq. ft.
Unit 387:	2,028 sq. ft.

NET RENT \$15.00 per sq. ft.

ADDITIONAL RENT \$10.78 per sq. ft. (inclusive of mgmt fees & utilities)

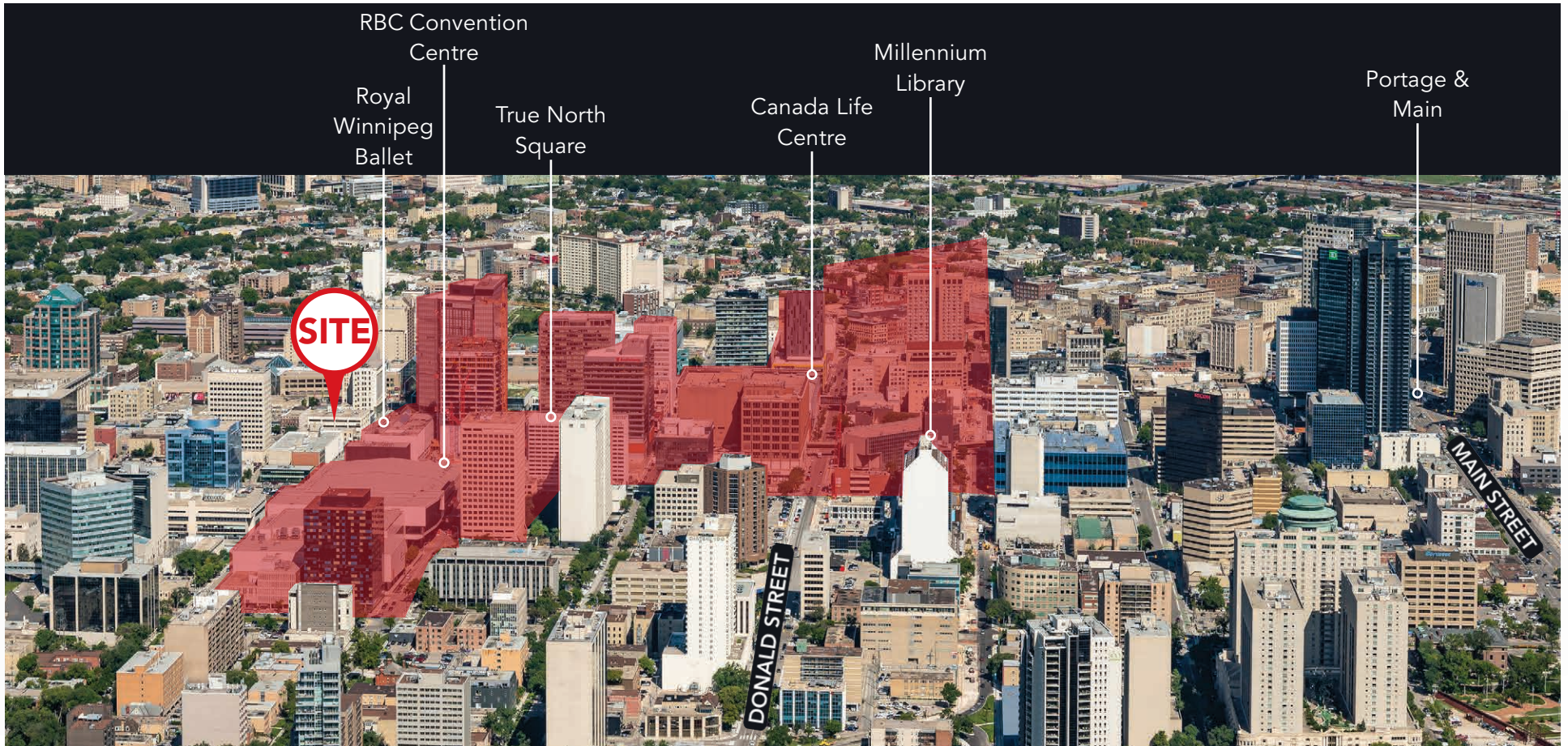
AVAILABILITY Immediately

PROPERTY HIGHLIGHTS

- Situated on the border of the Sports Hospitality Entertainment District (SHED)
- Prominent exterior signage
- Adjacent to the Graham Avenue Transit corridor servicing 20 bus routes
- Upcoming building upgrades to include exterior brick re-painting and new canopy for retail tenants



The SHED District



11

total city blocks within the SHED



4

hotels including the new Alt Hotel and the Sutton Place hotel now under construction



20+

restaurants including Merchant Kitchen, Gusto North, Browns Socialhouse and Rudy's



6

entertainment & sporting venues including Canada Life Centre, the MET and the Royal Winnipeg Ballet



MANITOBA HYDRO

TRUE NORTH SQUARE

ROYAL WINNIPEG BALLET

SITE

BOVD MEDICAL CENTRE

ROYAL WINNIPEG BALLET

PINNACLE
WIND-PANNELS.COM



254 Edmonton Street features high-profile main floor retail opportunities located one block from Portage Avenue and True North Square and only steps away from Royal Winnipeg Ballet.



DAYTIME POPULATION

25,700

15-MINUTE WALK TIME



POP. GROWTH RATE

3.1%

annual grow (2020-2030)
15-MINUTE WALK TIME



MEDIAN AGE

35.7

15-MINUTE WALK TIME



WALK SCORE

94

WALKER'S PARADISE



BIKE SCORE

88

BIKER'S PARADISE



TRANSIT SCORE

86

EXCELLENT TRANSIT

Floor Plan

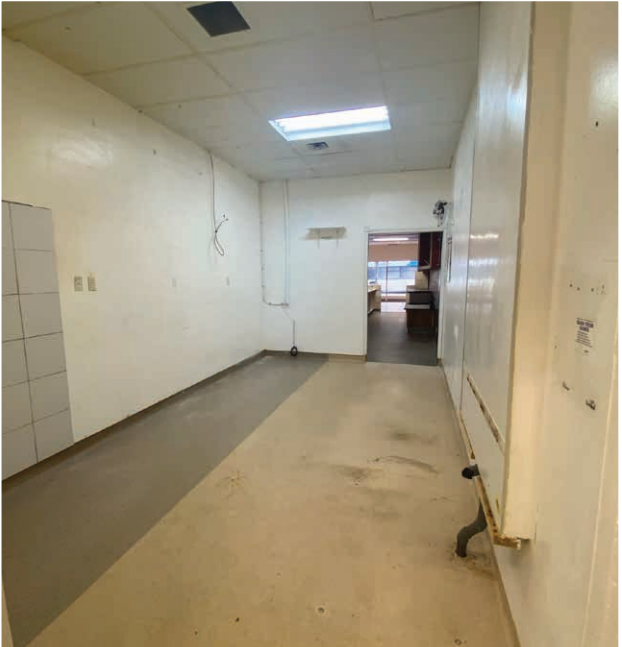


389A GRAHAM AVE. **389B GRAHAM AVE.** **387 GRAHAM AVE.** **254 EDMONTON ST.**
2,391 SQ. FT. (+/-) 1,974 SQ. FT. (+/-) 2,028 SQ. FT. (+/-) 2,530 SQ. FT. (+/-)

**Individual floor plans available upon request*

Photos

387 GRAHAM AVENUE



Photos

389B GRAHAM AVENUE



Photos

389A GRAHAM AVENUE





Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

PRESLEY BORDIAN, Vice President, Sales & Leasing
(204) 985-1356
presley.bordian@capitalgrp.ca

MARIO POSILLIPO, Senior Advisor, Sales & Leasing
(204) 985-1373
mario.posillipo@capitalgrp.ca

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | 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.