

FOR LEASE



COMMERCIAL REAL ESTATE
SERVICES INC.

390-394 Academy Road

WINNIPEG, MB

~ Office Opportunities in Beautiful Restored Mixed-Use Building ~



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Services provided by Luke Paulsen Personal Real Estate Corporation

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Property Details

AREA AVAILABLE (+/-)	Unit 200F: 673 sq. ft. Unit 200D: 755 sq. ft. LEASED
SITE AREA (+/-)	19,289 sq. ft.
RENTAL RATE	\$20.00 per sq. ft. Gross (Tenant pays utilities)
AVAILABILITY	Immediately
PARKING	On-site reserved parking subject to availability
HVAC	3 Ton per unit
ELECTRICAL	120V/3-Phase 250 amps Max
SIGNAGE	Building pylon signage opportunity
PROPERTY MANAGEMENT	Globe Property Management

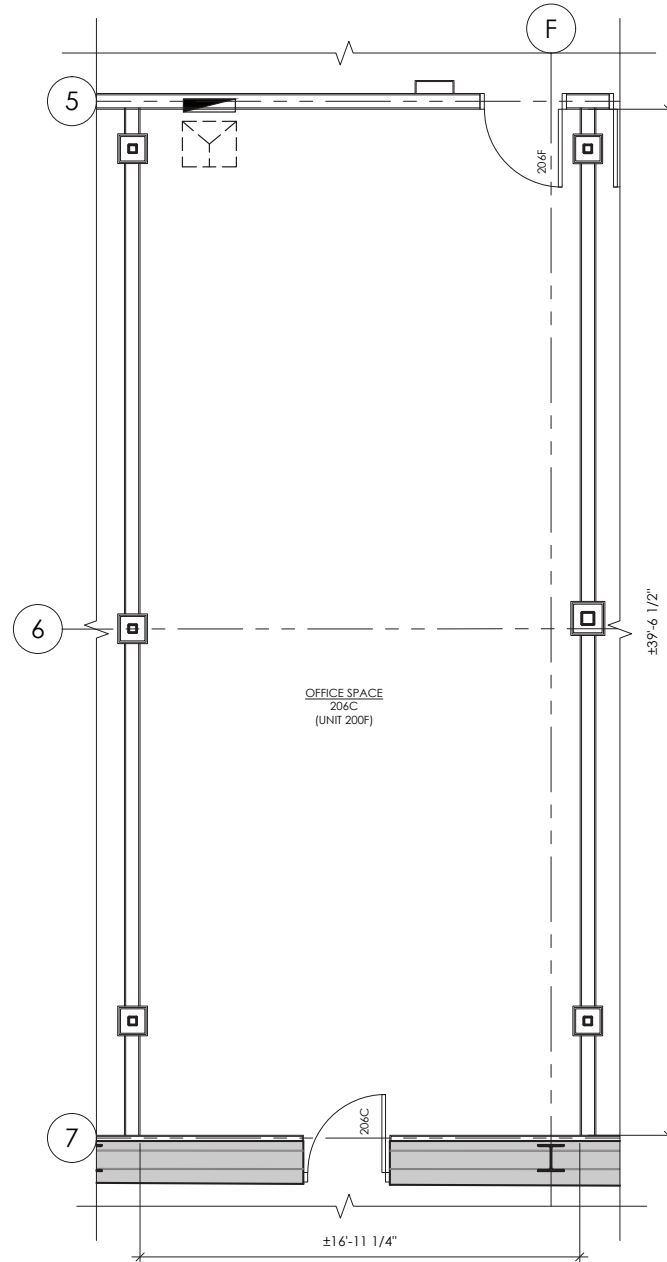
HIGHLIGHTS

- » Desirable and densely populated River Heights neighbourhood
- » Great exposure on Academy Road, a high-traffic artery
- » On-site exclusive parking available
- » High-quality space ready for tenant fit out



Floor Plan

Unit 200F



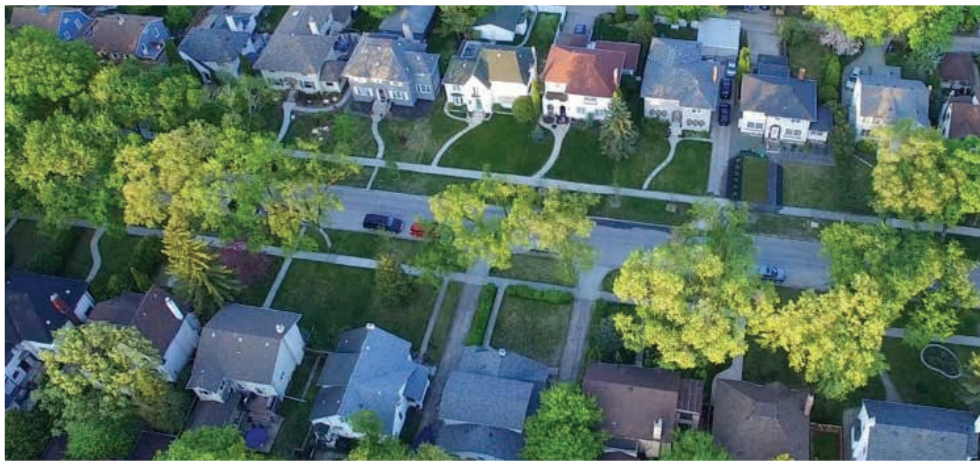
Photos



Location Overview

River Heights

The Property is strategically situated in River Heights area in the heart of one of the most desirable locations in Winnipeg. River Heights is suburb located in Central Winnipeg near Downtown. The area boarded by Route 90 to the west, the Assiniboine River to the north, Pembina Street to the east, and Taylor Avenue to the south. River Heights is arguably Winnipeg's hottest real estate market and most desired and dense residential areas. This posh neighborhood is rich in character homes and majestic elm-lined streets. The residential communities in River Heights include high quality single-family homes and multi-tenant apartments. The Property is well serviced by 8 Winnipeg Transit routes and the Winnipeg Transit Blue Line. The property benefits from direct access to major vehicular arteries including Academy Road and Kenaston Boulevard and is located only 10 minutes from downtown Winnipeg.



Retail Aerial



Olive Garden
ITALIAN KITCHEN

A&W

Red Lobster

POLO PARK

Apple

AT&T

BMO

Bath & Body Works

COACH

Bell

claire's

Earls

GUESS

Ford

Hot Leases

GAP

HUB International

HUDSON'S BAY

EQ3

DQ

Levi's

ROOTS

Shaw's

Tim Hortons

Starbucks



PORTAGE AVENUE

WELLINGTON CRESCENT

90

ACADEMY massage therapy

ESSENTIQUE Aveda SALON & SPA

Saucers CAFE

Academus

BARE BODY SHAVING

EMPTY CUP

fusion grill

REAL SET

JUPITER CANNABIS

ACADEMY ROAD

ACTION Physiotherapy

ALMOND NAIL BAR

TONY'S academy auto service

PIZZERIA GUSTO





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