~ Retail/Office Flex Space For Lease ~

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

Century Business Park

1680 ELLICE AVENUE, WINNIPEG, MB

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Services provided by Luke Paulsen Personal Real Estate Corporation

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Property Details

BUILDING AREA (+/-)	69,254 sq. ft.
AREA AVAILABLE (+/-)	2,641 sq. ft.
NET RENTAL RATE	$16.00 per sq. ft.
ADDITIONAL RENT	$10.43 per sq. ft. (est. 2025) plus 5% mgmt. fee of base rent
PARKING	Dedicated parking available at $30.00 per stall per month plus GST
ZONING	M1
TRAFFIC COUNT	11,500 avg. vehicles per day daily *(2023 City of Winnipeg Traffic Flow Map)*
PROPERTY MANAGEMENT	Capital Property Management
ELECTRICAL	100 Amp
MECHANICAL	5 Tonnes
AVAILABILITY	Immediately

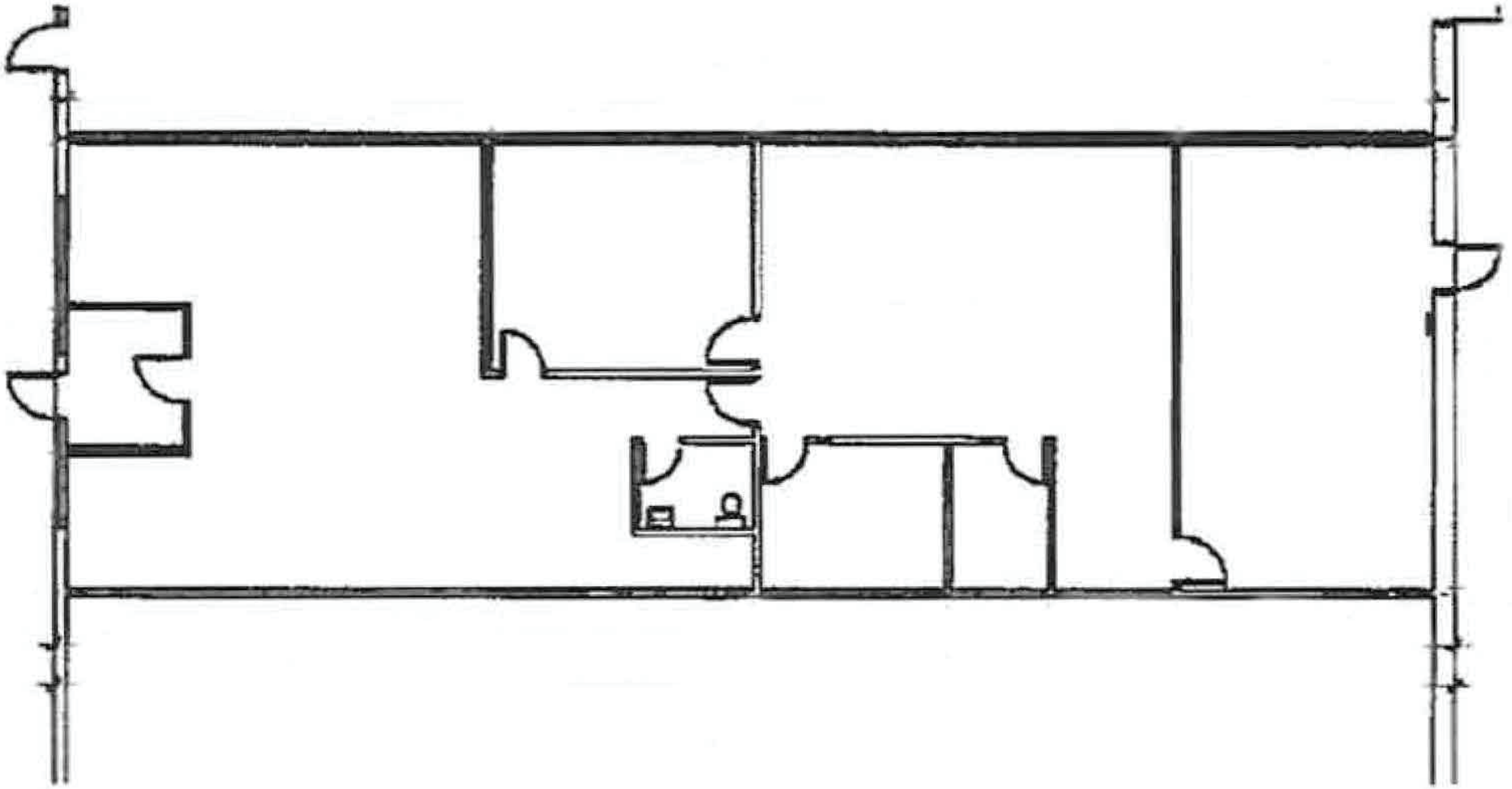
HIGHLIGHTS

- Strategically located with easy access off of Century Street, St. James Street and Ellice Avenue
- Existing office improvements in place
- Recent exterior building upgrades
- On-site parking for tenants and guests

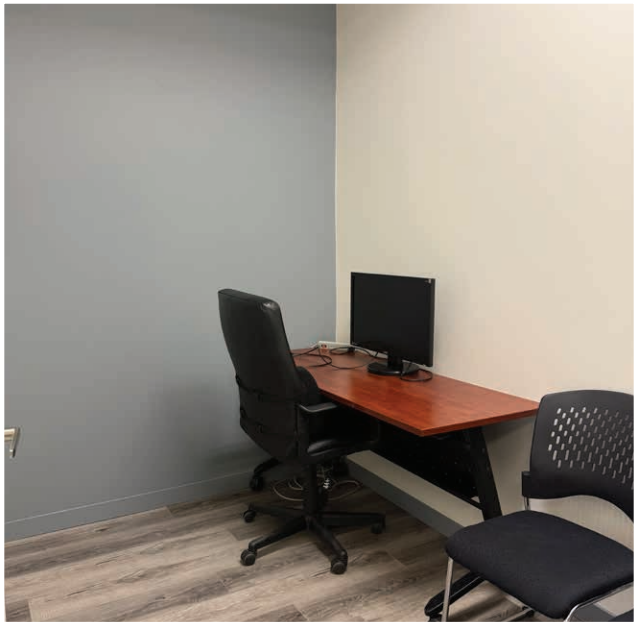
Site Plan

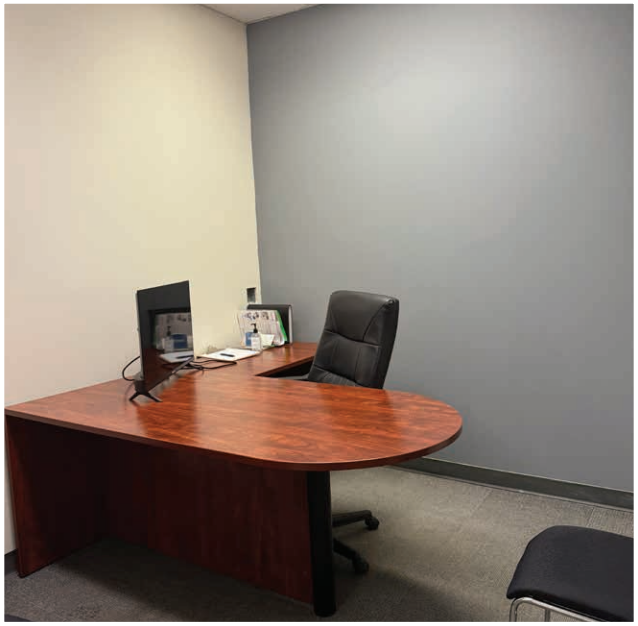
ELLICE AVENUE
CENTURY STREET
N
NEW DIRECTIONS
FOR CHILDREN, YOUTH, ADULTS & FAMILIES
Manitoba Keewatinowi Okimakanak Inc.
Kinosao Sipi Minisowin Agency
MHCA
MANITOBA HEAVY CONSTRUCTION ASSOCIATION
Available
2,641 sq. ft. (+/-)
ESP
SALON SALES
Manitoba Keewatinowi Okimakanak Inc.
Province of Manitoba
NEW DIRECTIONS
FOR CHILDREN, YOUTH, ADULTS & FAMILIES

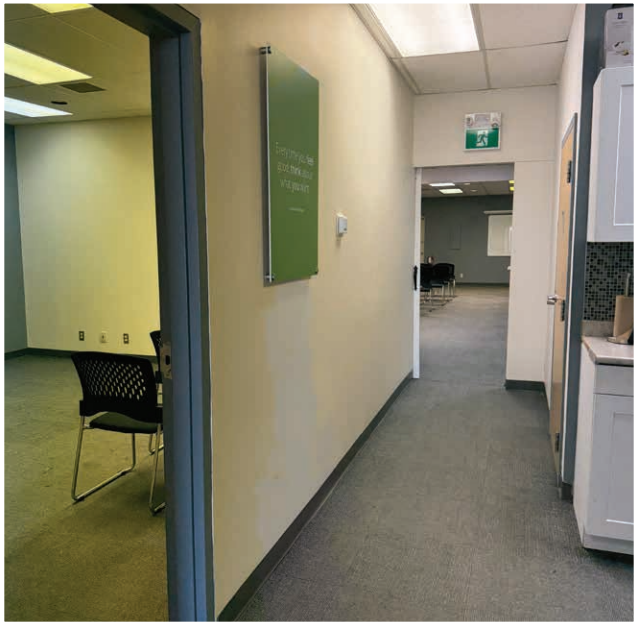
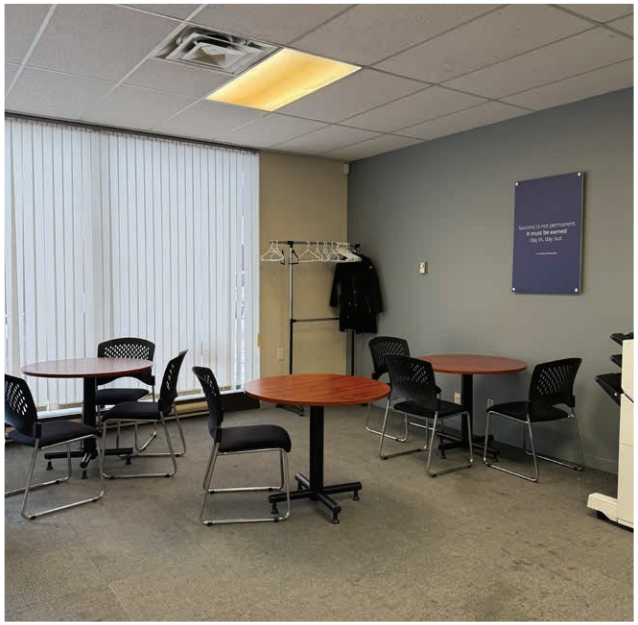
Floor Plan



Interior Photos





Retail Aerial

DRIVE TIME ANALYSIS

RICHARDSON INT'L AIRPORT
1.9 km | 4 min.

TRANSCANADA HWY.
2.1 km | 6 min.

PORTAGE & MAIN
5.2 km | 20 min.

CF POLO PARK
1.7 km | 5 min.

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