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**FOR LEASE**

# Courts of St. James

**2727 PORTAGE AVENUE, WINNIPEG, MB**

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*Services provided by Luke Paulsen Personal Real Estate Corporation*

  
**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

[capitalgrp.ca](http://capitalgrp.ca)

# Property Details

**BUILDING AREA (+/-)** 47,165 sq. ft.

**SITE AREA (+/-)** 3.1 acres

**AREA AVAILABLE (+/-)**

Unit 8:	1,778 sq. ft.
Unit 31B:	2,446 sq. ft.
Unit 190:	846 sq. ft.
Unit 310 (lower level):	305 sq. ft.

**RENTAL RATE**

Unit 8:	\$20.00 per sq. ft. Net
Unit 31B:	\$25.00 per sq. ft. Semi-Gross
Unit 190:	\$29.00 per sq. ft. Semi-Gross
Unit 310 (lower level):	\$30.00 per sq. ft. Semi-Gross

*\*Subject to property tax base year; utilities included*

**ADDITIONAL RENT** Unit 8: \$18.93 per sq. ft. (est. 2026)  
plus 5% mgmt. fee

**PARKING** 83 on-site stalls

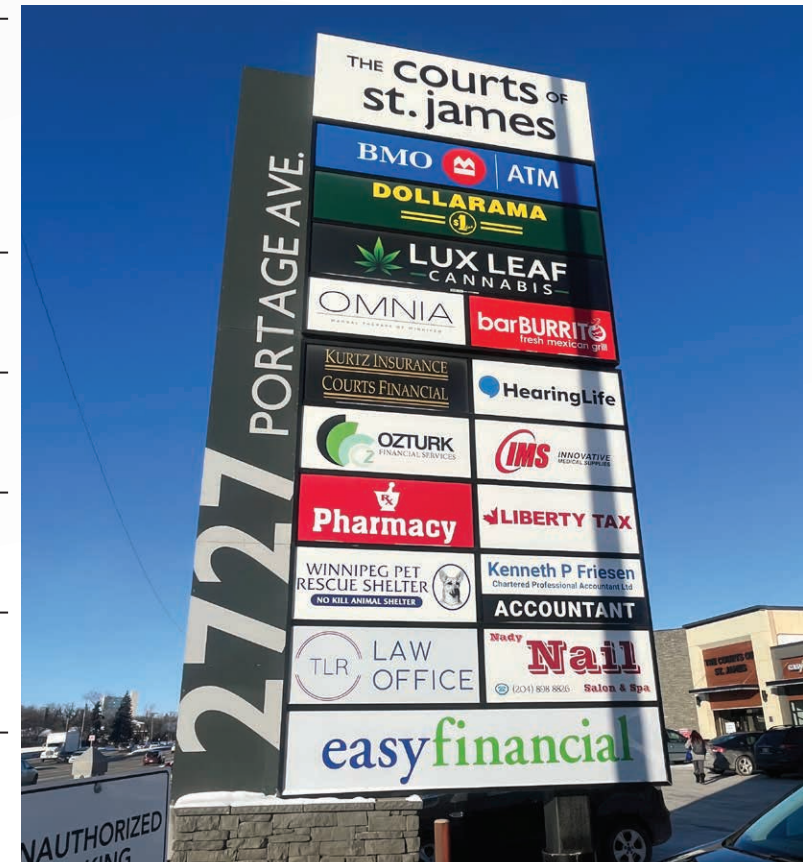
**ZONING** C3

**TRAFFIC COUNT** 46,500 avg. vehicles per day  
(2023 City of Winnipeg Traffic Flow Map)

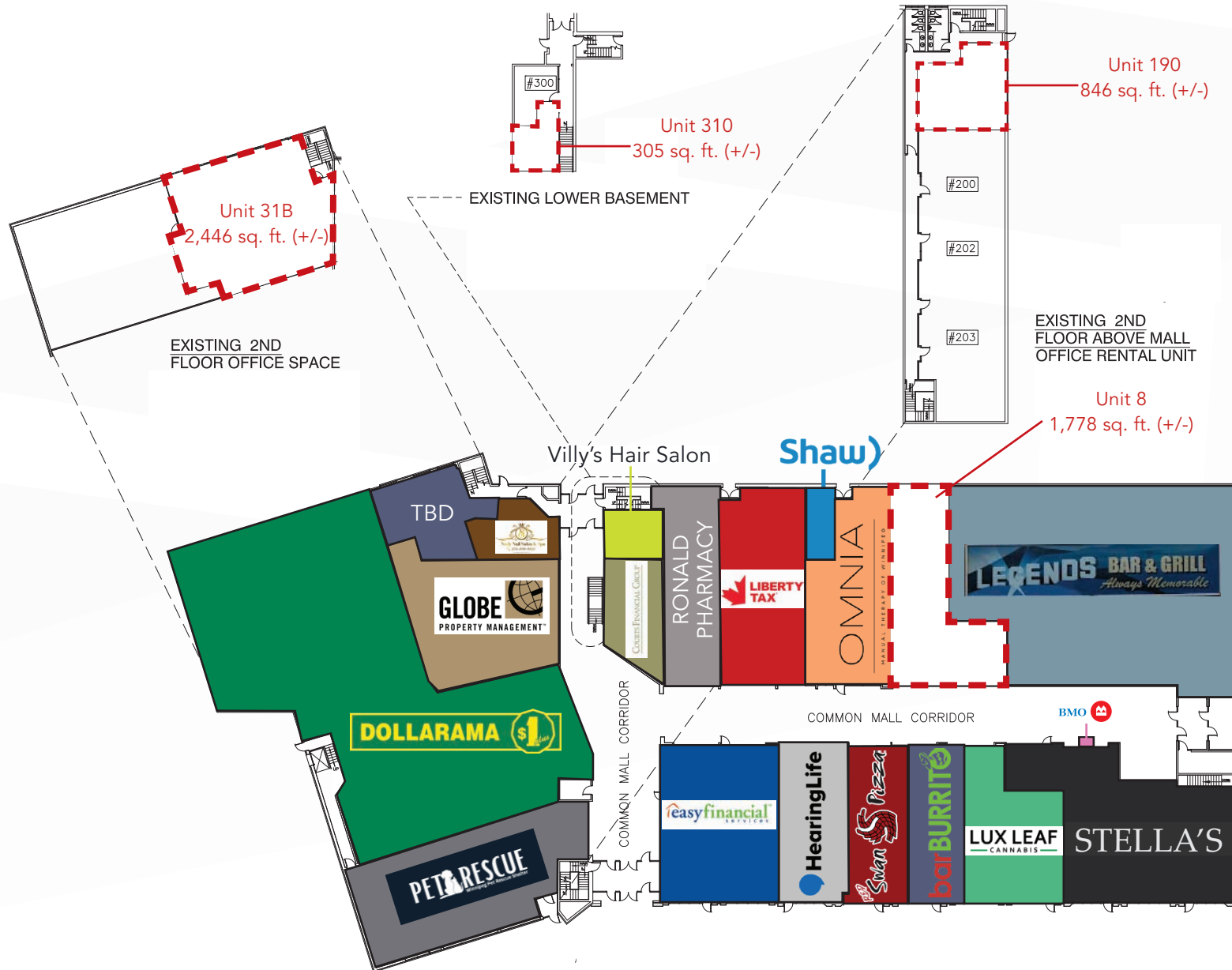
**PROPERTY MANAGEMENT** Globe Property Management

## HIGHLIGHTS

- Existing office improvements in place
- Recent exterior building upgrades
- Immediate availability
- Centrally located with easy access
- Ample on-site parking for tenants and guests
- On-site, manned security

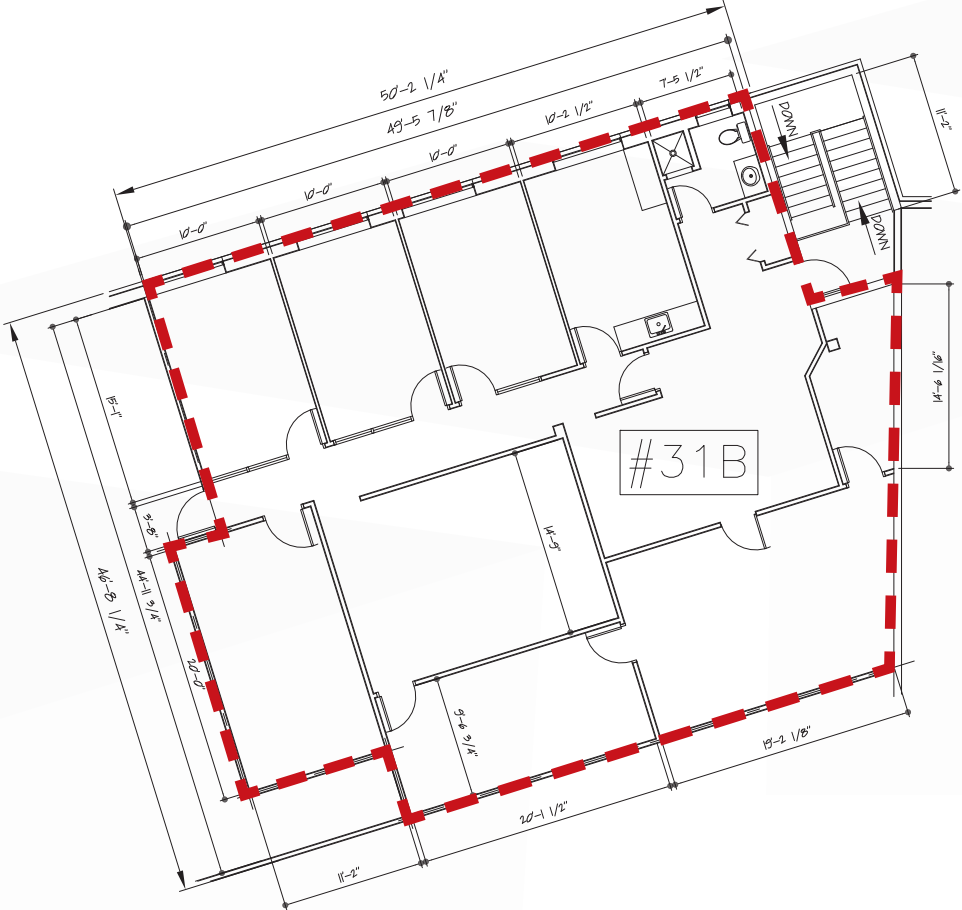


# Site Plan



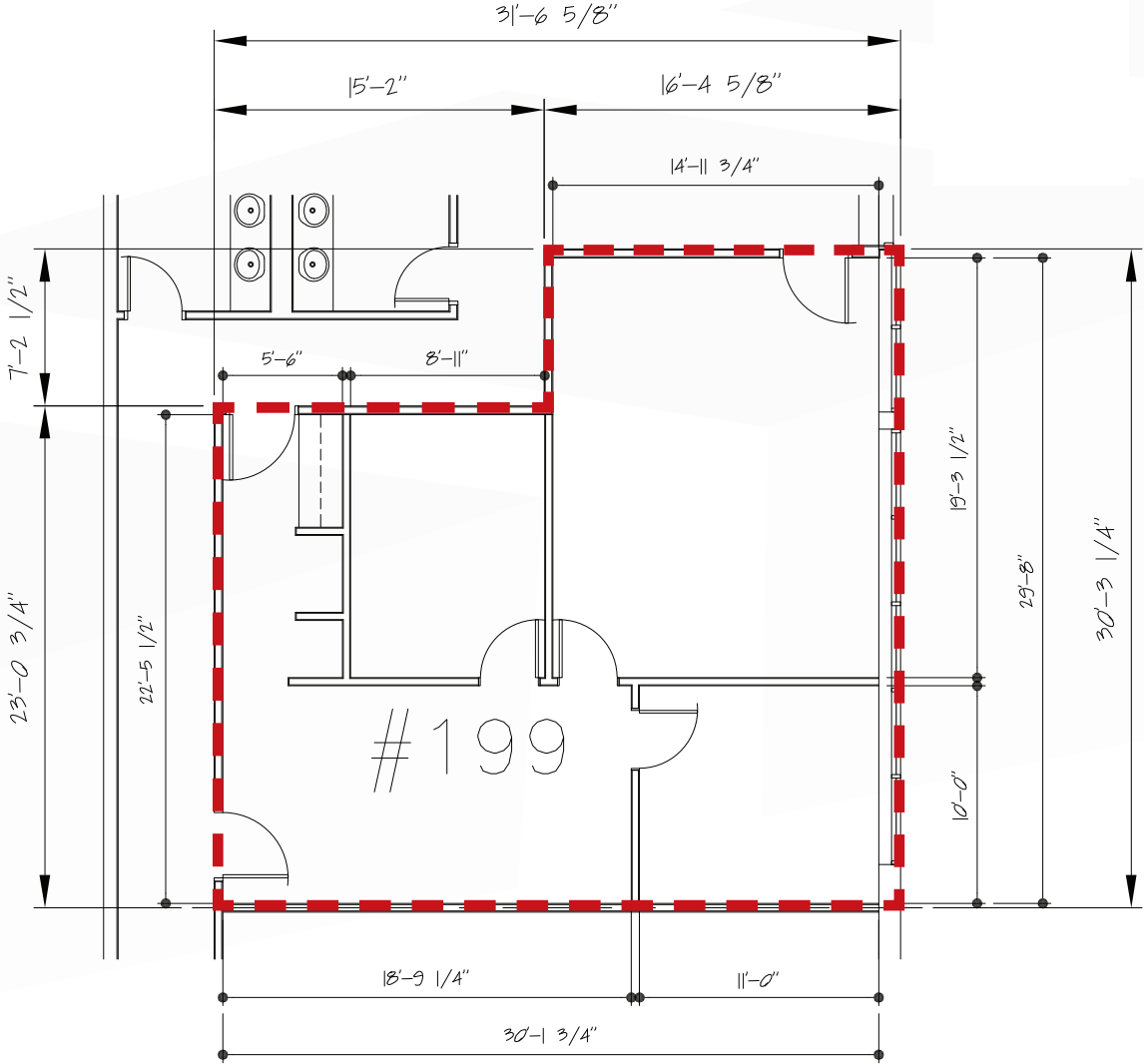
# Floor Plan

## UNIT 31B



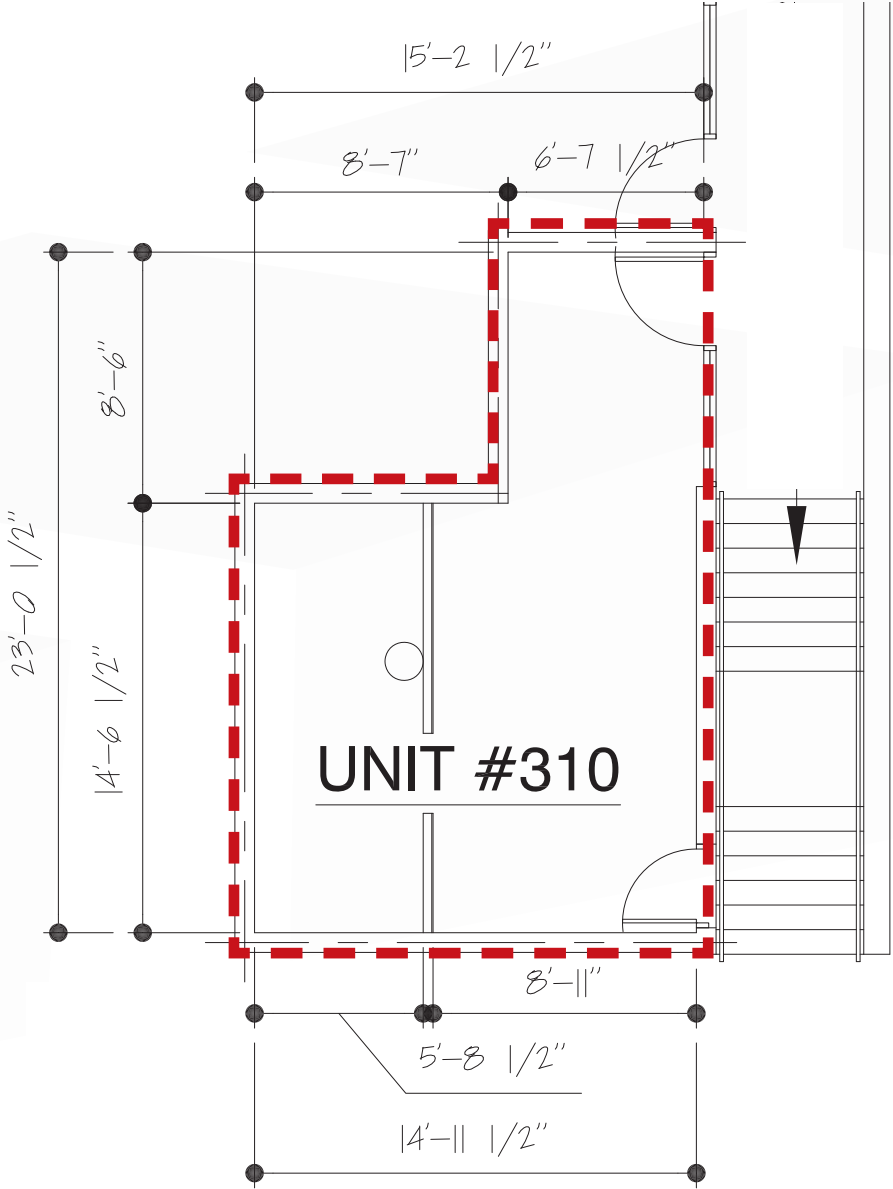
# Floor Plan

## UNIT 190



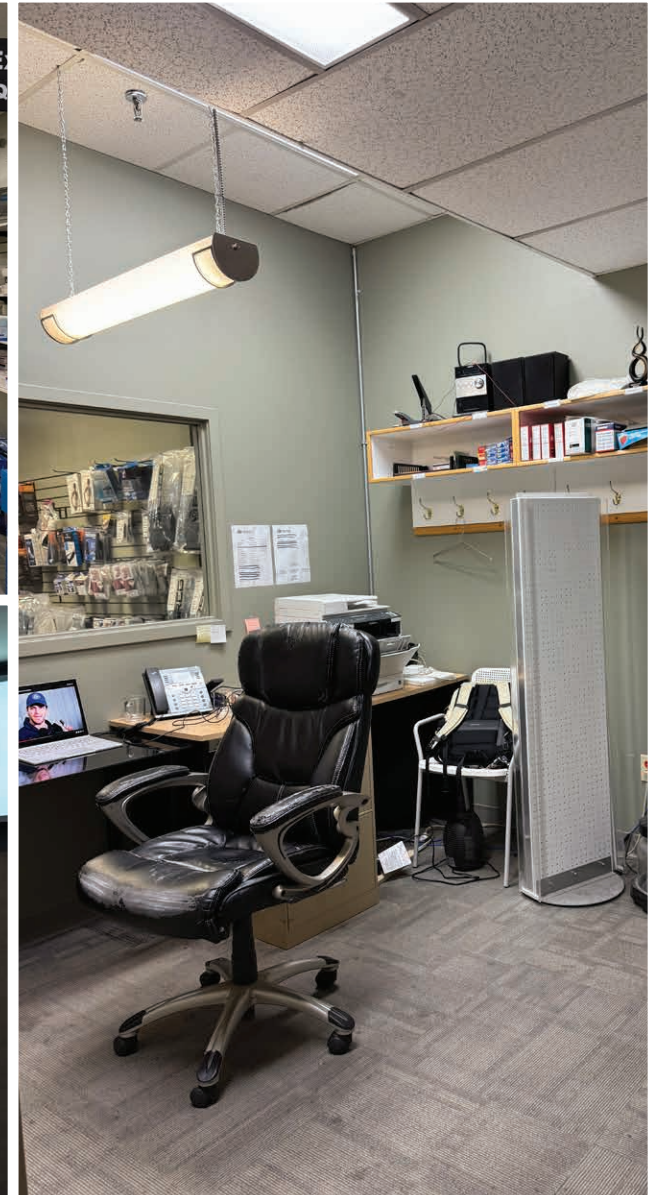
# Floor Plan

## UNIT 310



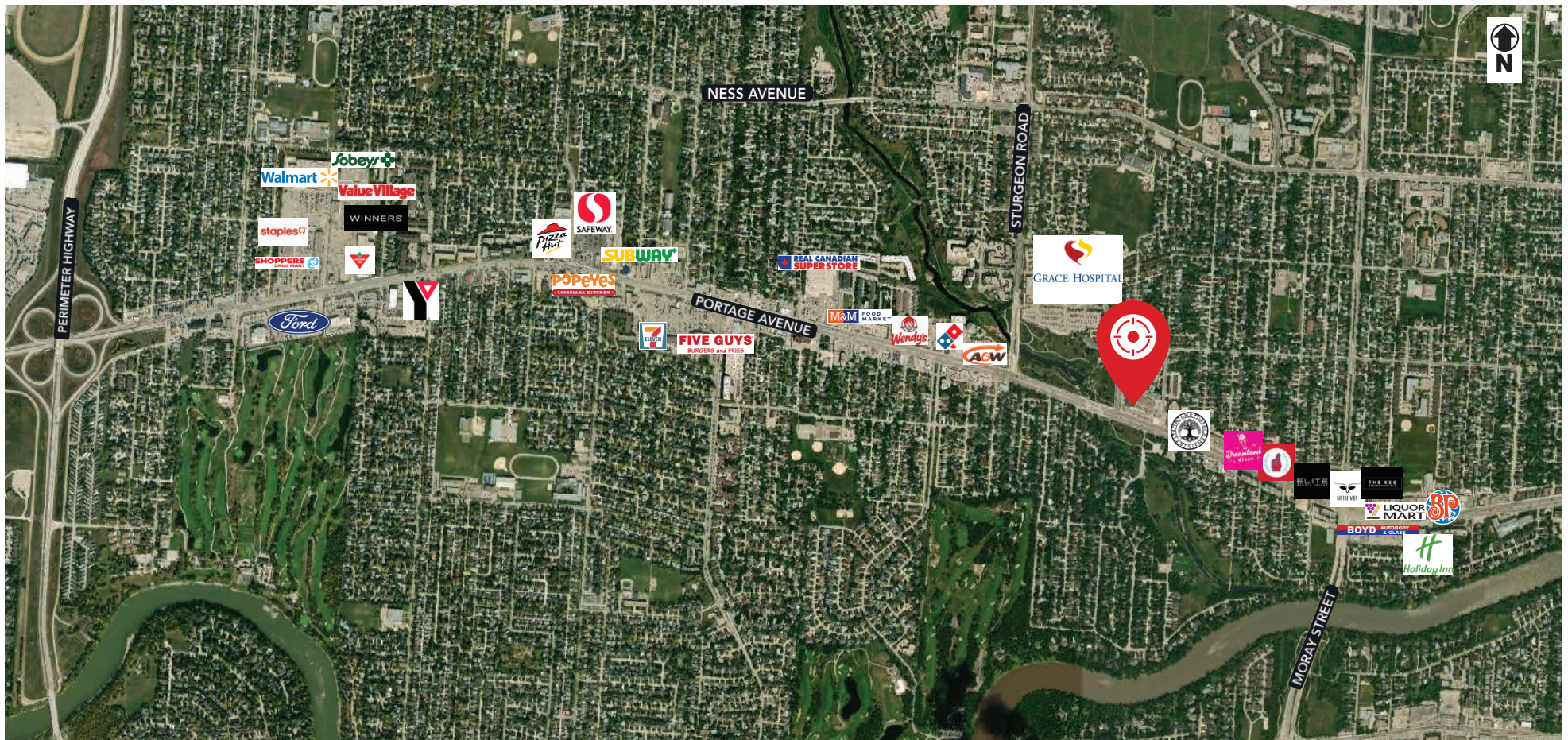
# Interior Photos

## UNIT 8

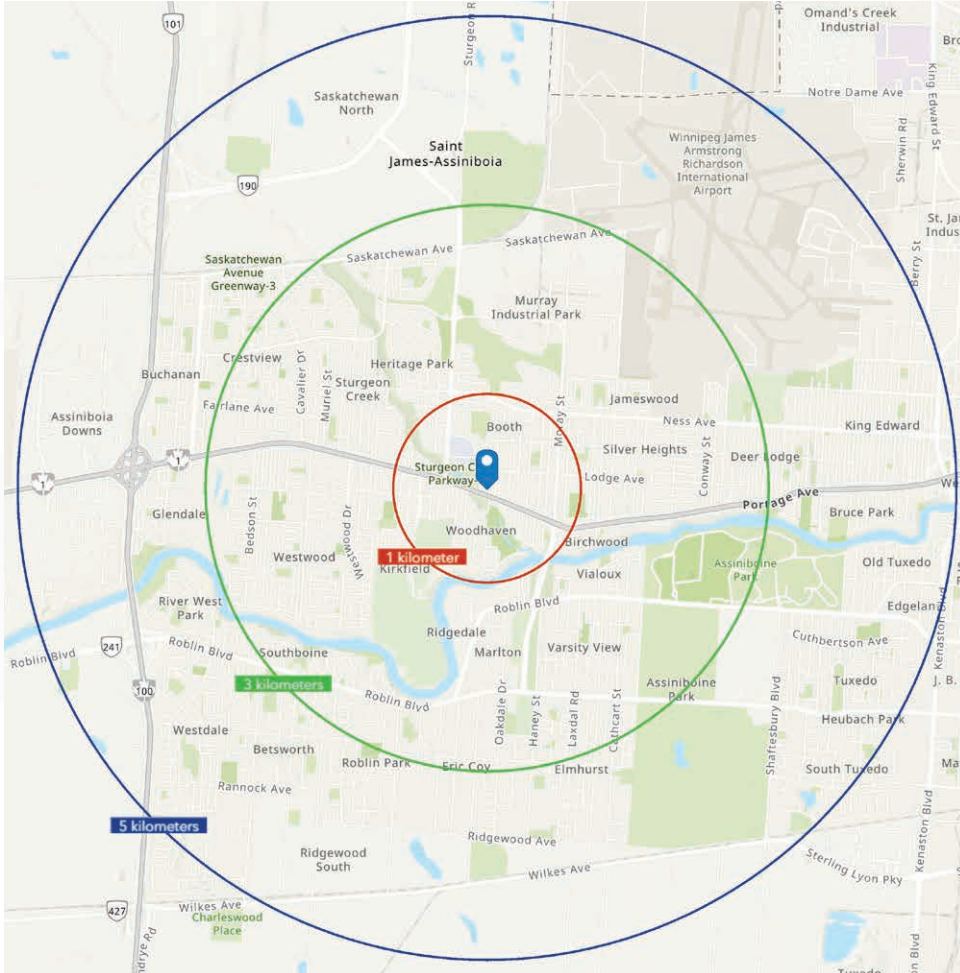


# General Area Overview

The site is well-located in west Winnipeg, directly on Portage Avenue, midway between the Unicity retail node and the Polo Park retail node and just west of Moray Street, which provides access across the Assiniboine River to Charleswood/Tuxedo. The surrounding neighbourhood is densely populated with established parks and school amenities.



# Demographic Analysis



POPULATION	1 KM	3 KM	5 KM
<i>Total Population (2024)</i>	8,561	56,001	98,349
<i>Projected Population (2029)</i>	8,574	57,507	103,874



MEDIAN AGE	1 KM	3 KM	5 KM
<i>Median Age (2024)</i>	44	43	42



HOUSEHOLD INCOME	1 KM	3 KM	5 KM
<i>Avg. Household Income (2024)</i>	\$100,932	\$112,531	\$131,077
<i>Projected Household Income (2029)</i>	\$118,041	\$131,148	\$154,437



HOUSEHOLDS	1 KM	3 KM	5 KM
<i>Total Households (2024)</i>	3,996	24,372	41,484



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## Contact

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