

RETAIL/OFFICE FLEX SPACE FOR SUBLEASE



1680 ELLICE AVENUE

WINNIPEG, MB



CONTACT

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

LUKE PAULSEN, Vice President, Sales & Leasing
(204) 985-1358
luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

PROPERTY DETAILS

BUILDING AREA (+/-)	69,254 sq. ft.
AREA AVAILABLE (+/-)	Unit 5: 2,700 sq. ft.
NET RENTAL RATE	\$15.50 per sq. ft.
ADDITIONAL RENT	\$10.43 per sq. ft. (est. 2025) plus 5% mgmt. fee of gross rent
HEADLEASE EXPIRY DATE	May 31, 2029
PARKING	Six (6) dedicated parking stalls under the head lease
ZONING	M1
PROPERTY MANAGEMENT	Capital Property Management
AVAILABILITY	30 days' notice

HIGHLIGHTS

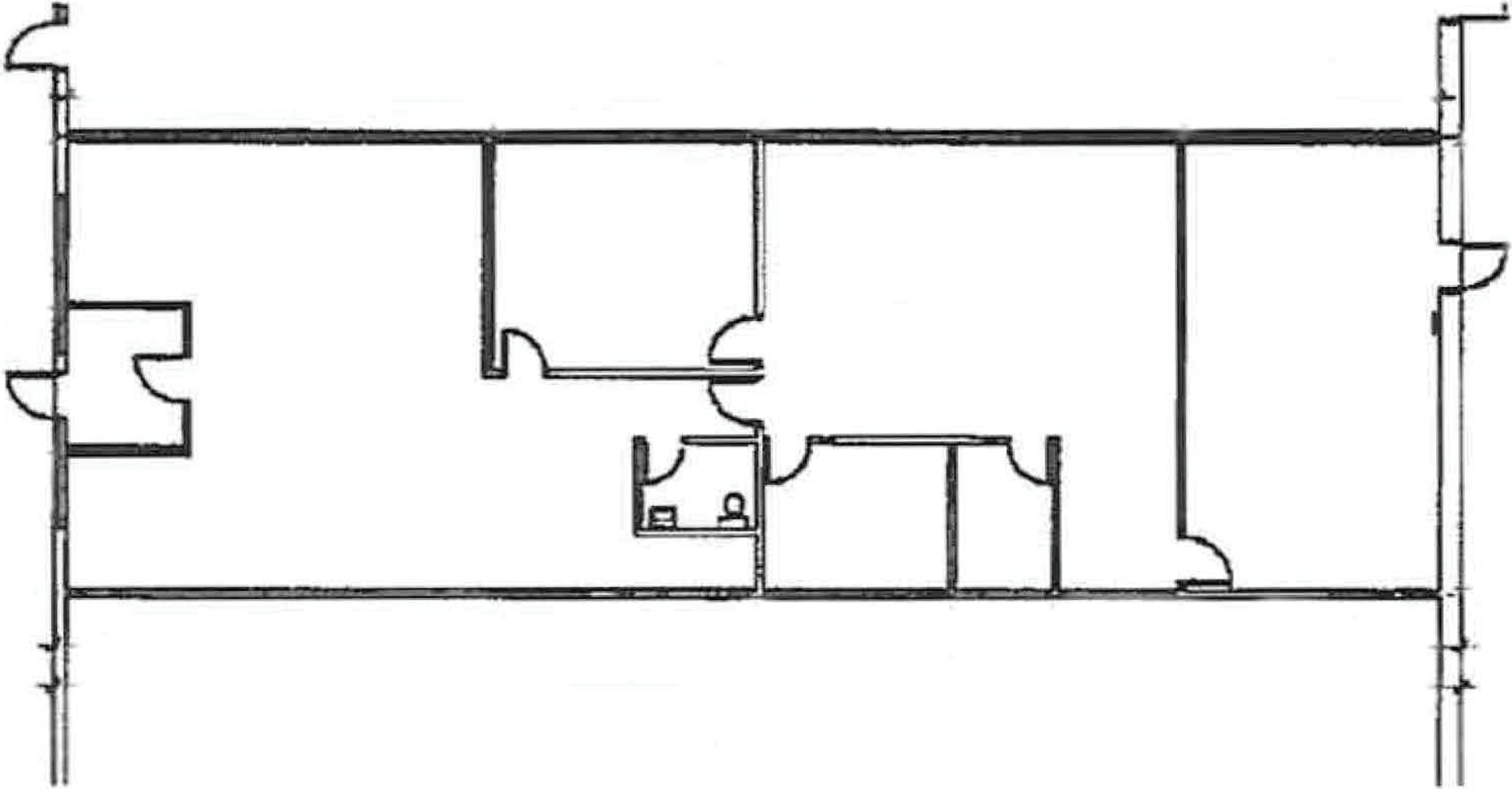
- Strategically located with **easy access** off of Century Street, St. James Street and Ellice Avenue
- Existing retail and classroom improvements in place
- **Contiguous** with next door unit - up to **5,341 sq. ft.** available
- Recent **exterior building upgrades**
- **On-site parking** for tenants and guests



SITE PLAN



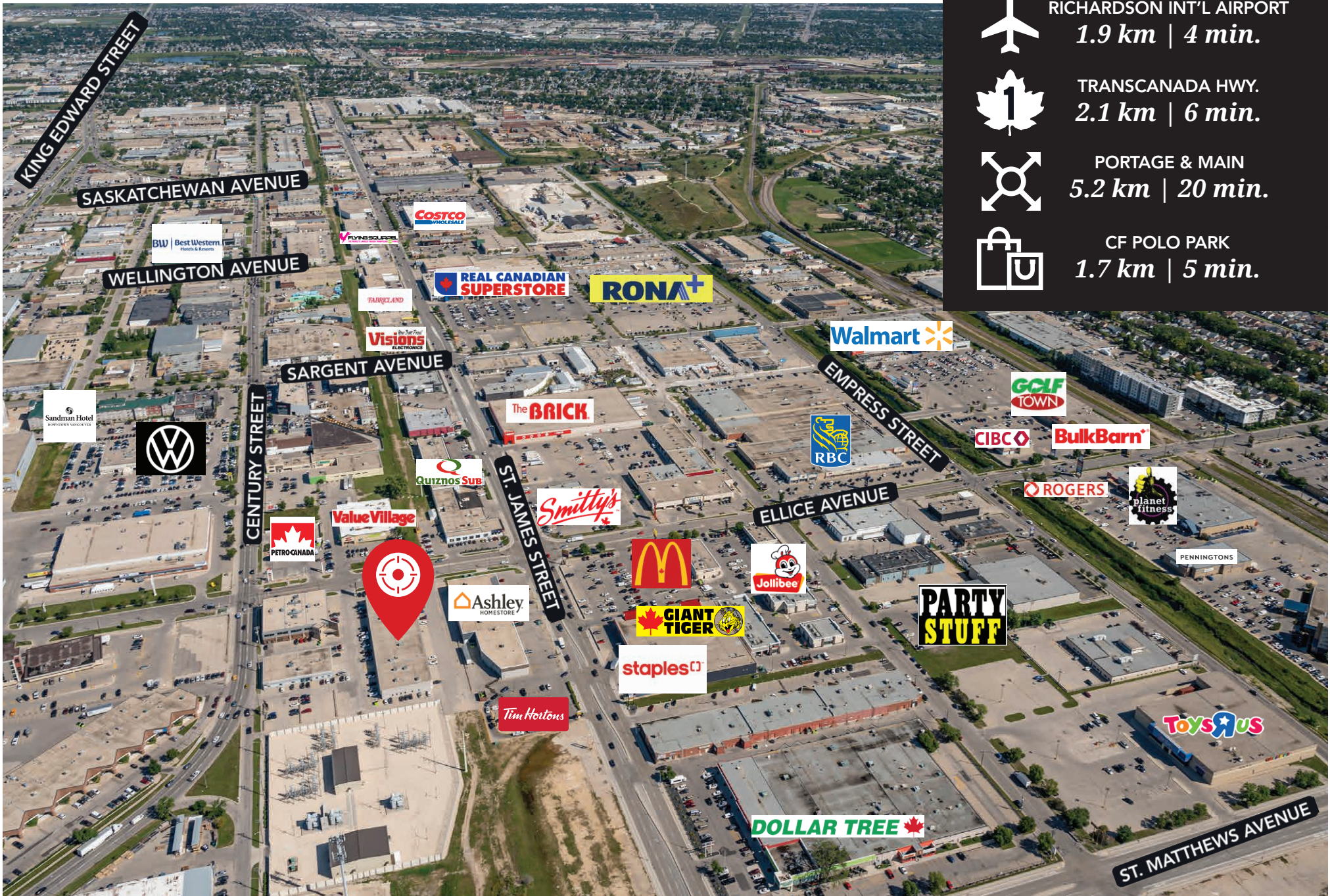
FLOOR PLAN



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.



COMMERCIAL REAL ESTATE
SERVICES INC.

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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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

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