

MAIN FLOOR OFFICE/RETAIL SPACE FOR LEASE



# 1274-1288 ARCHIBALD STREET

WINNIPEG, MB



**DAWSON GROENING**, Advisor, Sales & Leasing  
(204) 985-1383  
dawson.groening@capitalgrp.ca

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

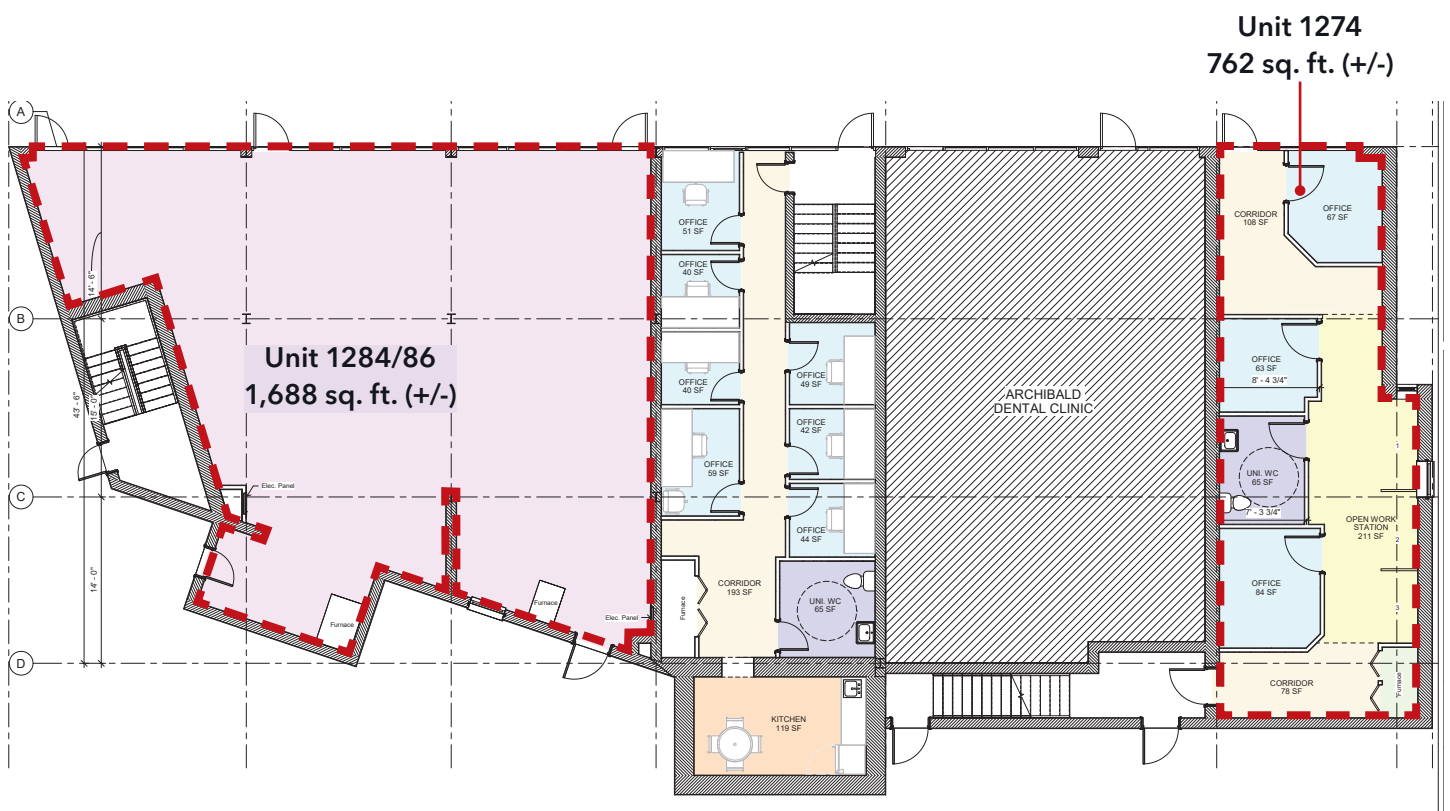
# PROPERTY DETAILS

<b>AREA AVAILABLE (+/-)</b>	Unit 1274: 762 sq. ft. Unit 1284/1286: 1,688 sq. ft.
<b>NET RENTAL RATE</b>	\$22.00 per sq. ft.
<b>ADDITIONAL RENT</b>	\$4.97 per sq. ft. (est. 2026) plus 5% mgmt. fee of gross rent
<b>ZONING</b>	C2
<b>ELECTRICAL</b>	Unit 1274: 100 Amp Unit 1284/1286: 100 Amp and 200 Amp services
<b>MECHANICAL</b>	Unit 1284/1286: Two 3 tons
<b>UTILITIES</b>	Separately metered; water included in Additional Rent
<b>AVAILABILITY</b>	Immediately

## HIGHLIGHTS

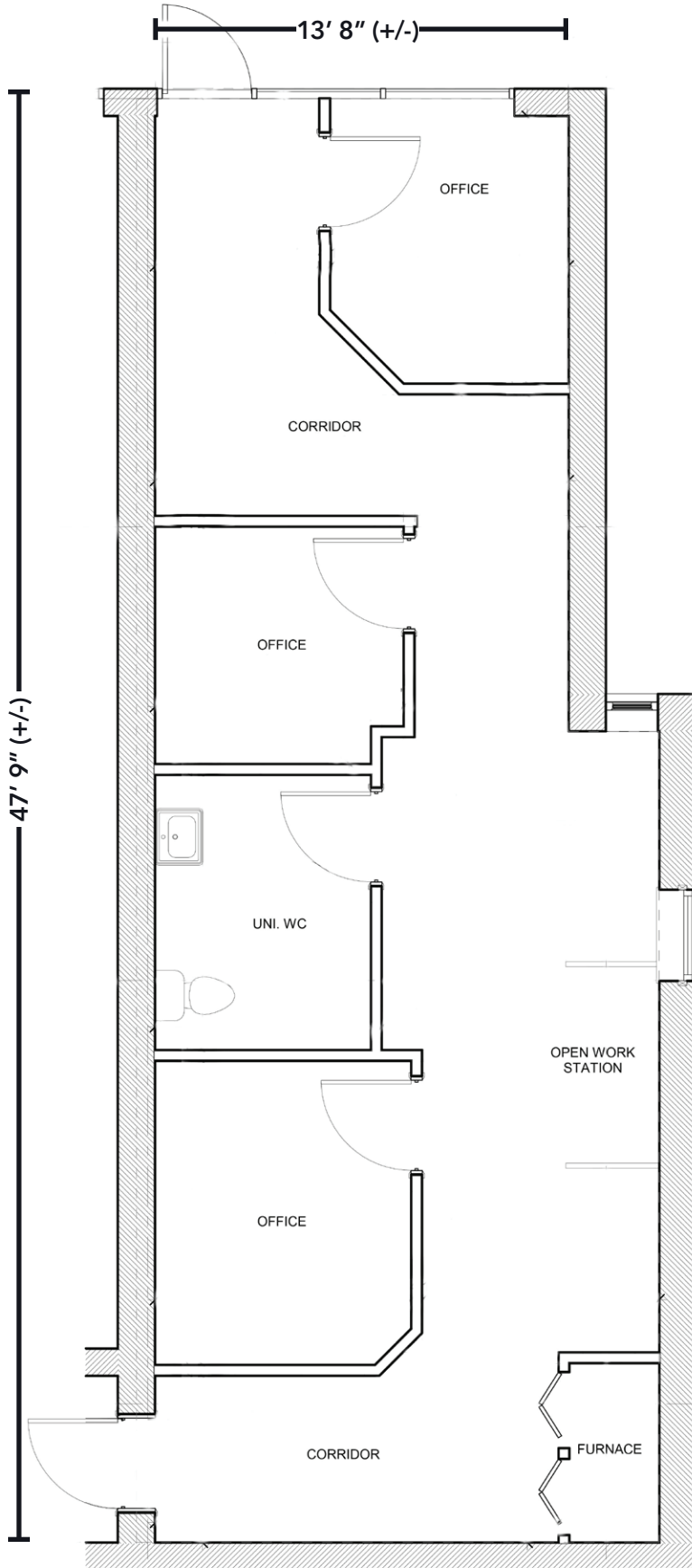
- Highly visible, built-out office space and open concept retail/office space
- On-site parking for customers and staff in front and back of premises
- Prominent pylon signage opportunity with excellent exposure
- Prime positioning along a high-traffic corridor
- Efficient floor plan
- Convenient access to major routes and surrounding amenities

## SITE PLAN



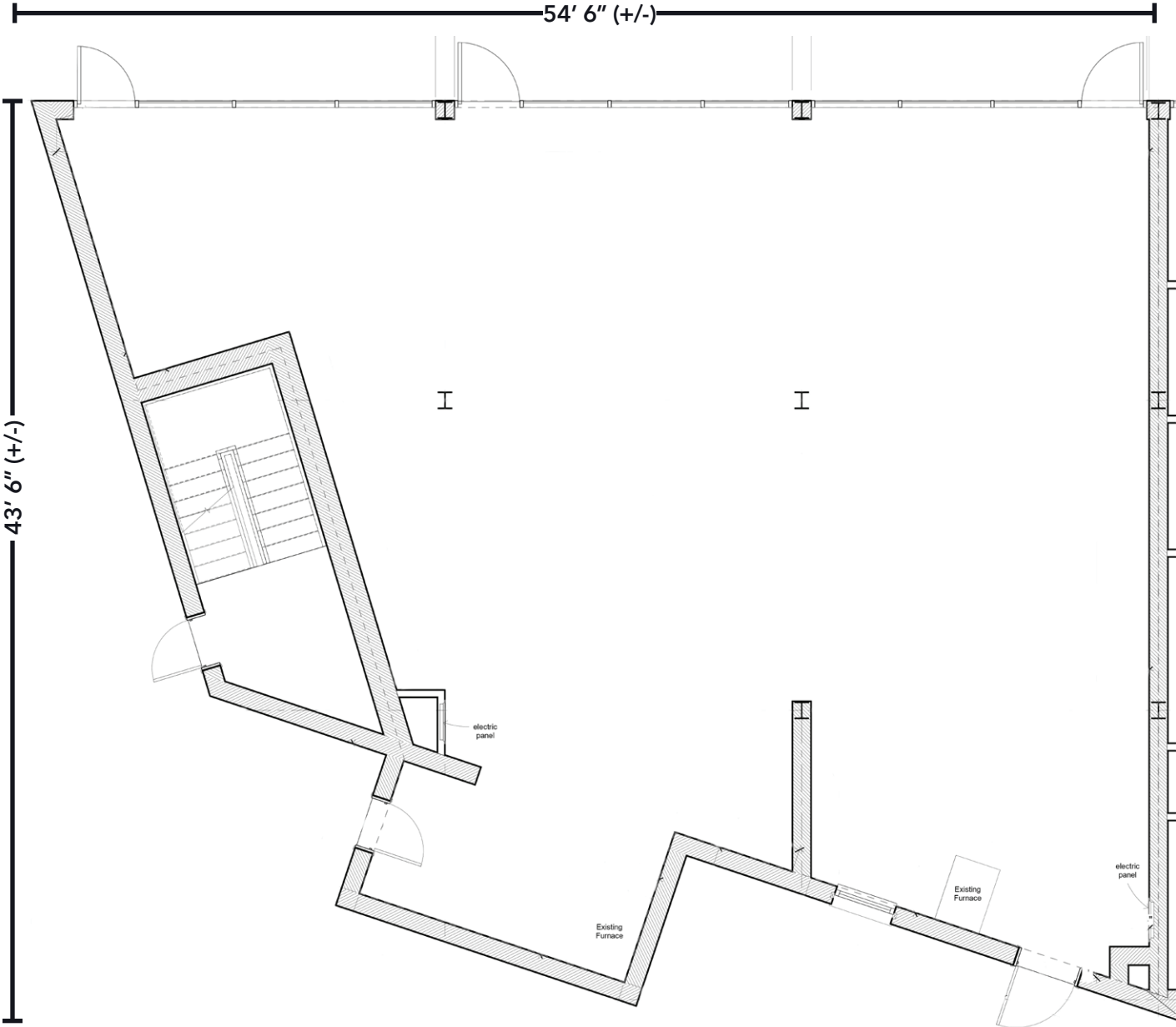
# FLOOR PLAN

UNIT 1274



# FLOOR PLAN

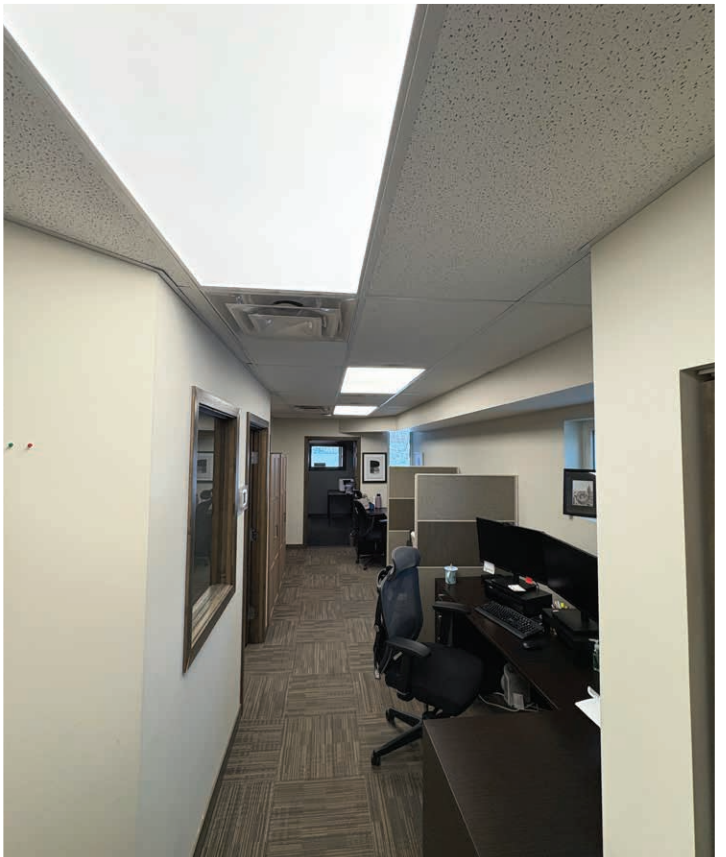
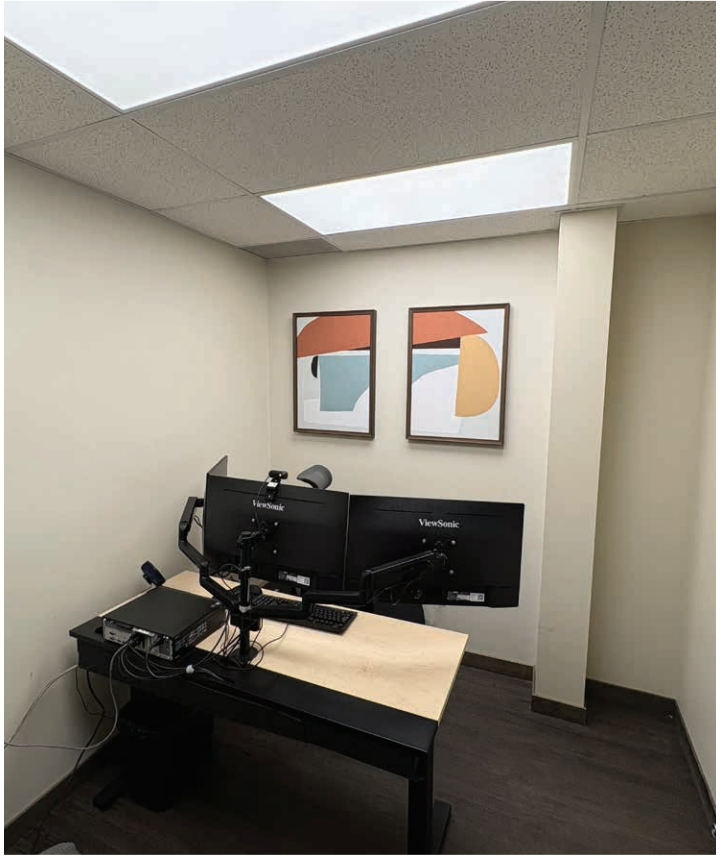
UNIT 1284/1286



---

# PHOTOS

**UNIT 1274**



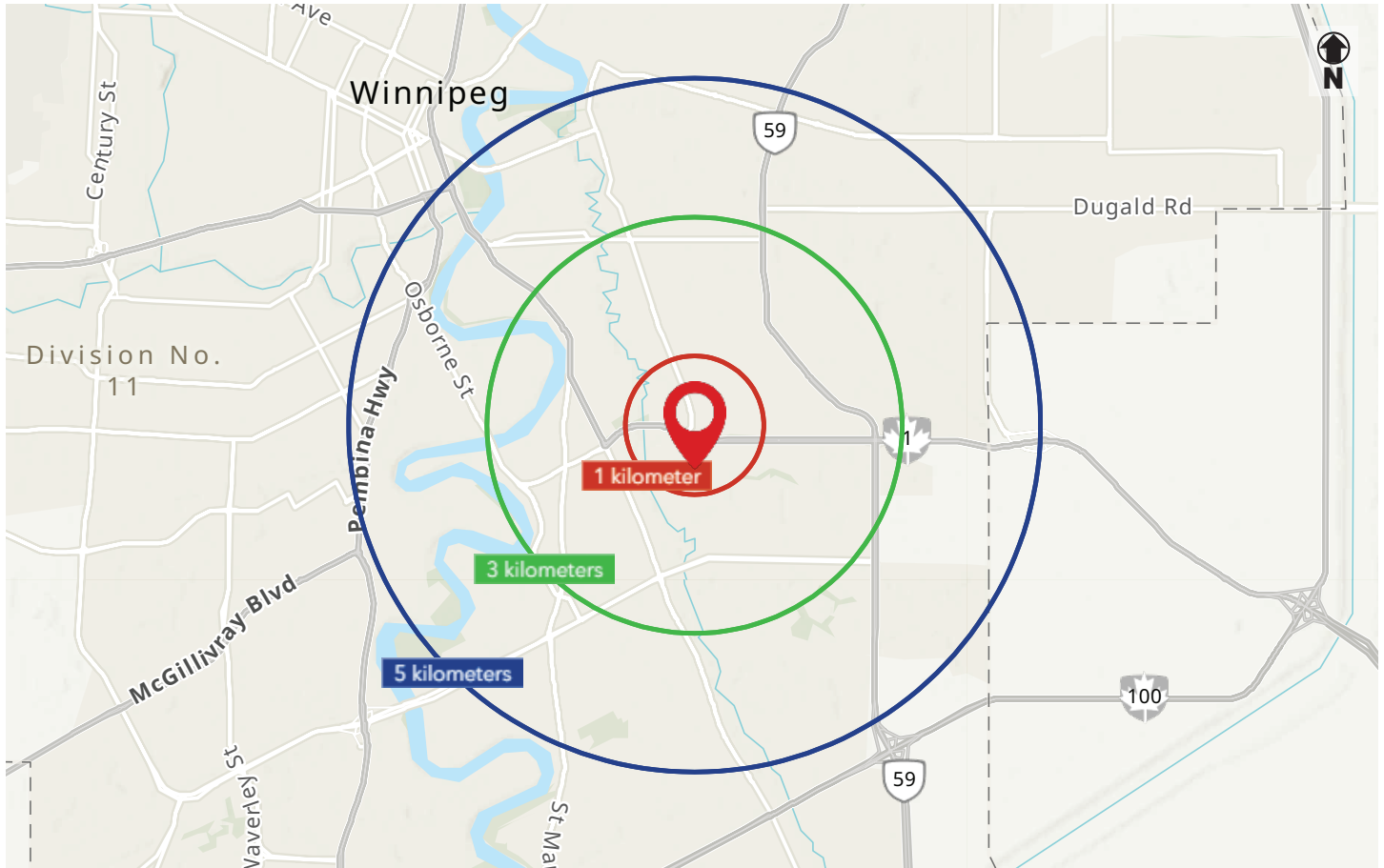
---

# PHOTOS

**UNIT 1284/1286**



# DEMOGRAPHIC ANALYSIS



## POPULATION

1 km

3 km

5 km

7,175

61,130

159,516

*Projected (2030)*

7,151

62,997

166,514



## HOUSEHOLD INCOME

1 km

3 km

5 km

\$96,646

\$110,399

\$112,163

*Projected (2030)*

\$111,792

\$128,013

\$129,680



## HOUSEHOLDS

1 km

3 km

5 km

3,090

25,302

67,207



## MEDIAN AGE

1 km

3 km

5 km

41.1

39.6

38.7

---

## Contact

DAWSON GROENING, Advisor, Sales & Leasing

(204) 985-1383

[dawson.groening@capitalgrp.ca](mailto:dawson.groening@capitalgrp.ca)

PRESLEY BORDIAN, Vice President, Sales & Leasing

(204) 985-1356

[presley.bordian@capitalgrp.ca](mailto:presley.bordian@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](http://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.