

OFFICE SPACE FOR LEASE



1255 CLARENCE AVENUE

WINNIPEG, MB



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Services provided by Trevor Clay Personal Real Estate Corporation

PROPERTY DETAILS

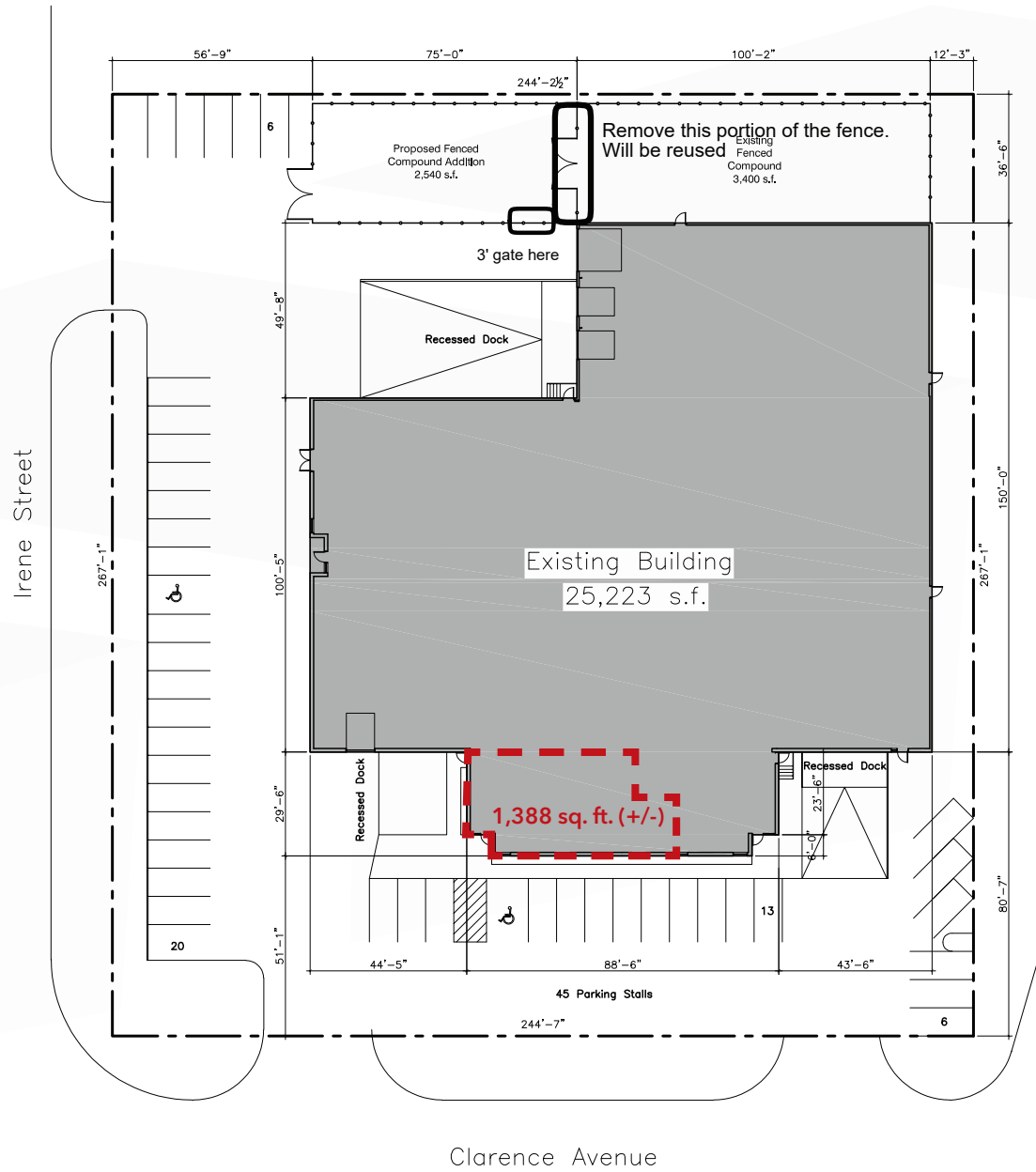
AREA AVAILABLE (+/-)	1,388 sq. ft.
NET RENTAL RATE	\$15.00 per sq. ft.
ADDITIONAL RENT	\$6.71 per sq. ft. (est. 2026) inclusive of mgmt. fee and utilities
SIGNAGE	Building signage available
PARKING	45 on-site parking stalls
ZONING	M2
AVAILABILITY	May 1, 2026

PROPERTY HIGHLIGHTS

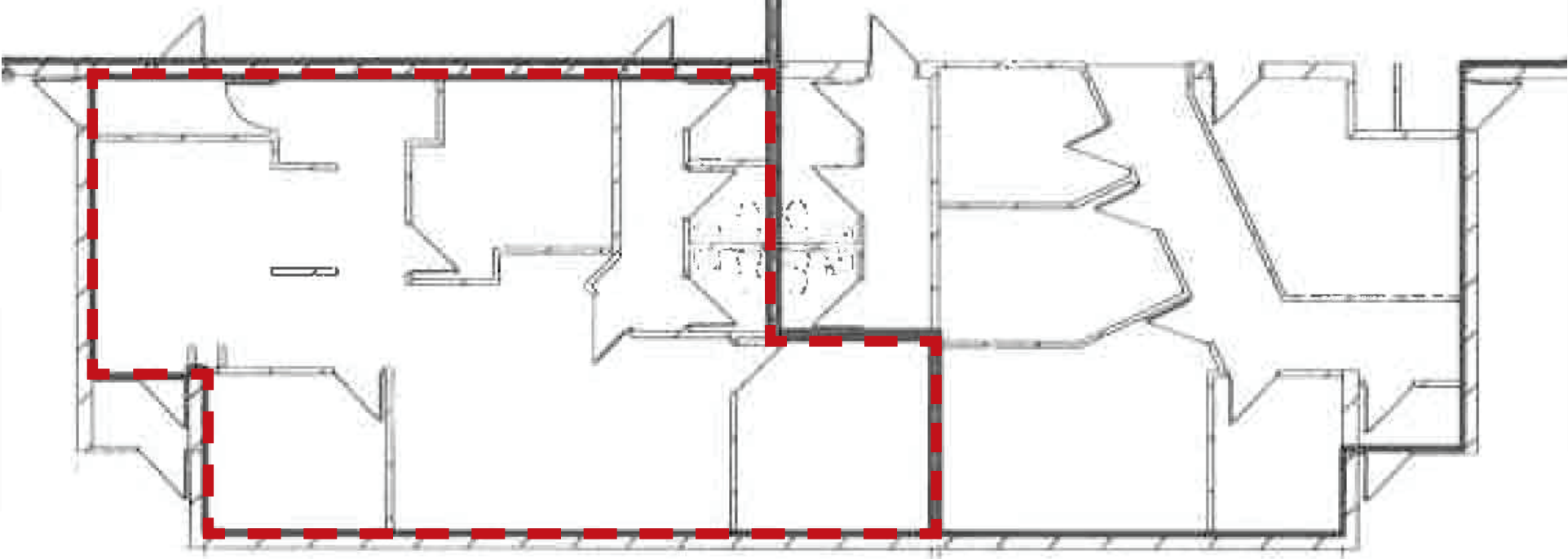
- Move-in ready office space in Southwest Winnipeg
- Ample on-site parking
- Easy access to major traffic routes offering a convenient location with ample amenities in the surrounding area



SITE PLAN



FLOOR PLAN



INTERIOR PHOTOGRAPHS



LOCATION AERIAL



DEMOGRAPHIC ANALYSIS



POPULATION

Total Population

1 km	3 km	5 km
3,178	56,167	179,306

Projected Population (2030)

3,231	60,364	187,559
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MEDIAN AGE

Median Age

1 km	3 km	5 km
32.2	37.7	37.8



HOUSEHOLD INCOME

Avg. Household Income

1 km	3 km	5 km
\$102,328	\$134,971	\$134,852

Proj. Household Income (2030)

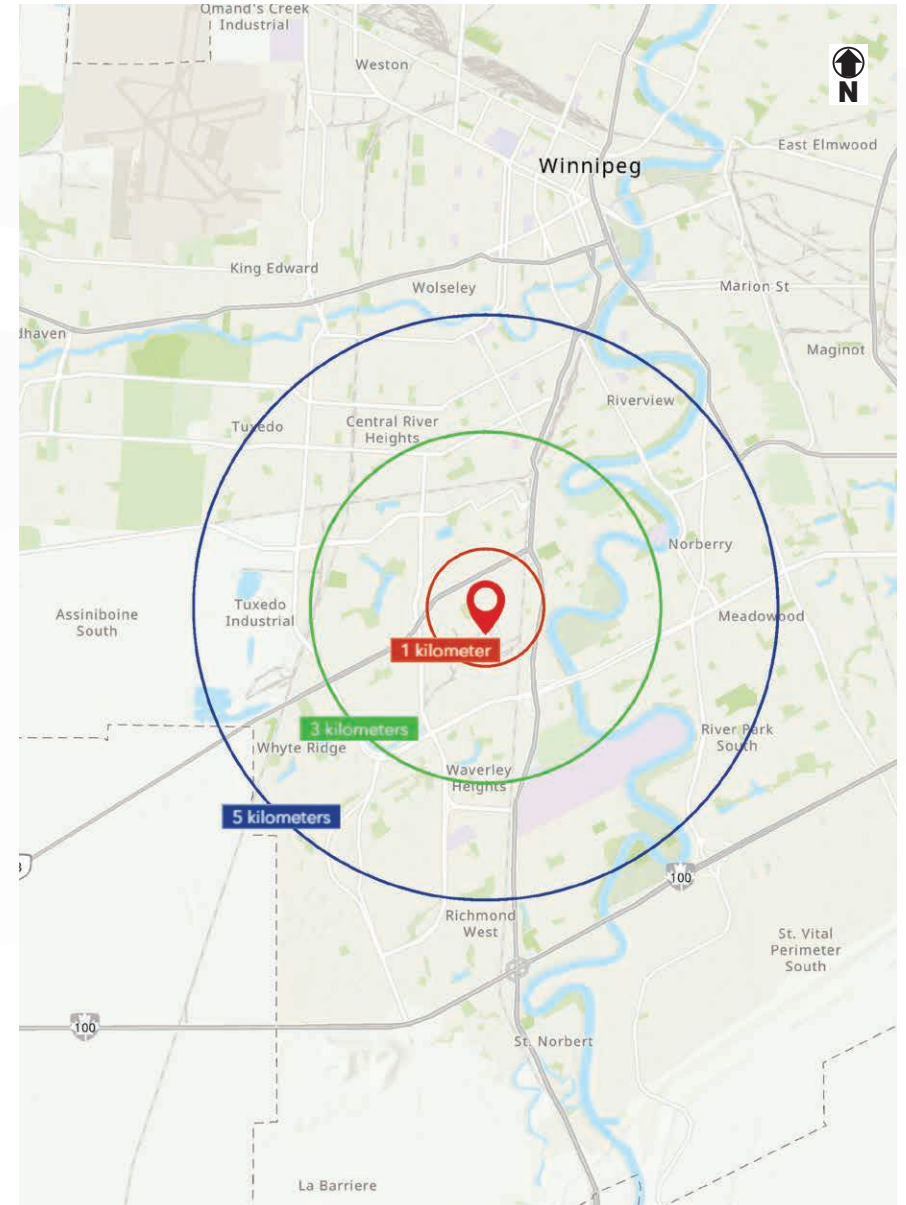
\$119,124	\$157,103	\$156,243
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HOUSEHOLDS

Total Households

1 km	3 km	5 km
1,138	22,403	72,619





Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

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