

~ High-Profile Main Floor Retail Space in Downtown Winnipeg ~



FOR LEASE

254 Edmonton Street

WINNIPEG, MB

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Overview

PROPERTY DETAILS

BUILDING AREA (+/-) 26,000 sq. ft.

NUMBER OF FLOORS Professional, three-storey office building

MANAGEMENT Martin Eagleton Ltd.

UNIT DETAILS

AREA AVAILABLE (+/-)

Unit 254:	2,530 sq. ft. LEASED
Unit 389A:	2,391 sq. ft.
Unit 389B:	1,974 sq. ft.
Unit 387:	2,028 sq. ft.

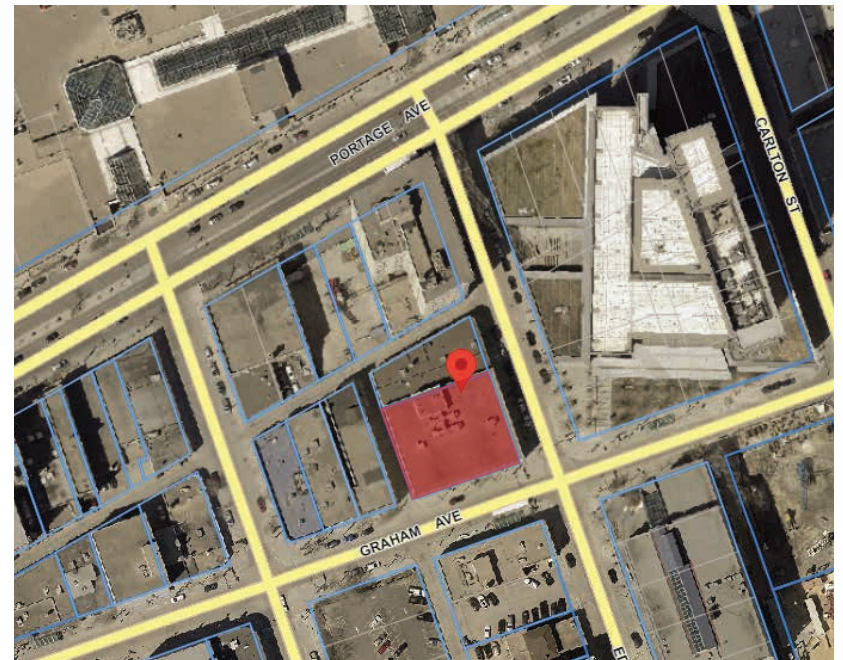
NET RENT \$15.00 per sq. ft.

ADDITIONAL RENT \$10.78 per sq. ft. (inclusive of mgmt fees & utilities)

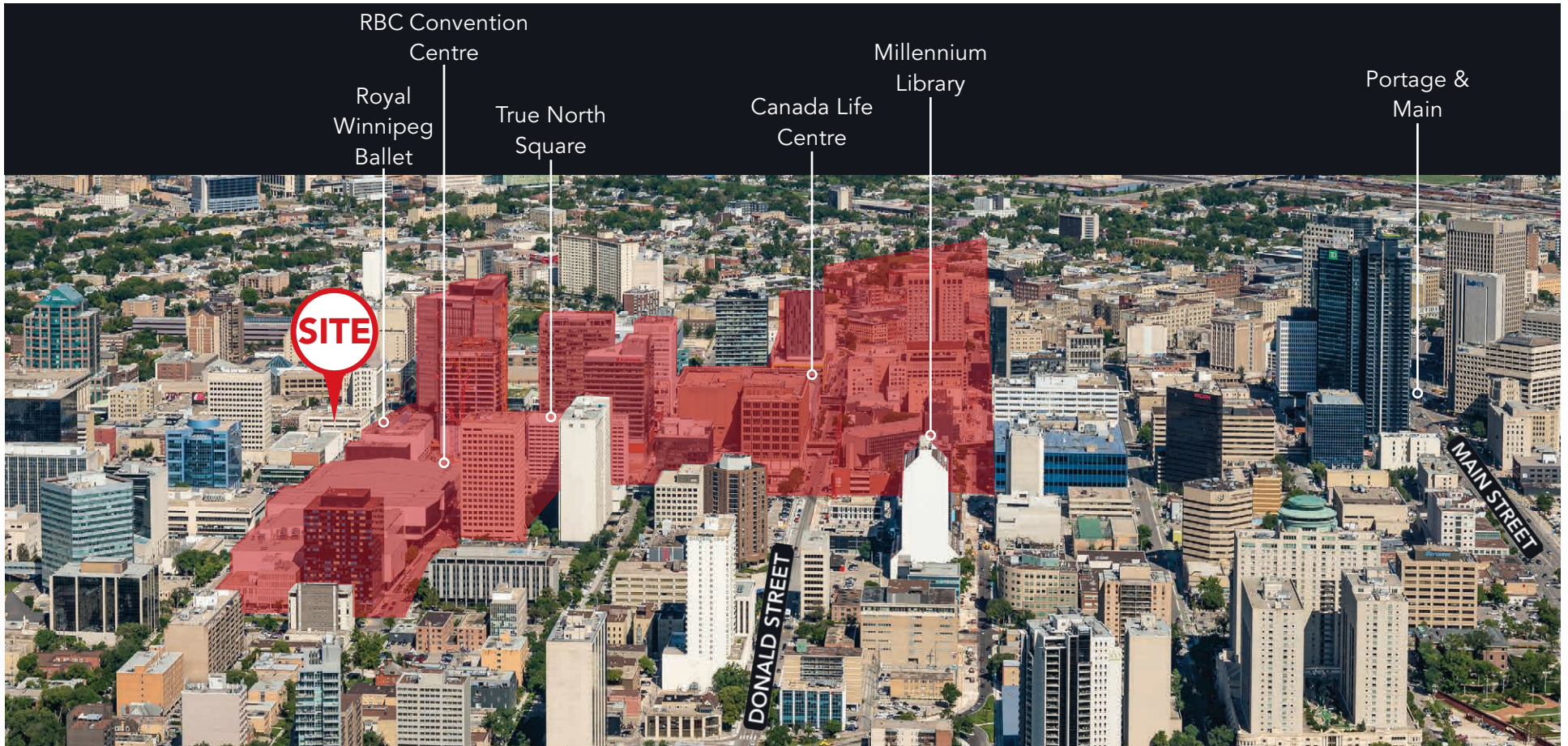
AVAILABILITY Immediately

PROPERTY HIGHLIGHTS

- Situated on the border of the Sports Hospitality Entertainment District (SHED)
- Prominent exterior signage
- Adjacent to the Graham Avenue Transit corridor servicing 20 bus routes
- Upcoming building upgrades to include exterior brick re-painting and new canopy for retail tenants



The SHED District



11

total city blocks within the SHED



4

hotels including the new Alt Hotel and the Sutton Place hotel now under construction



20+

restaurants including Merchant Kitchen, Gusto North, Browns Socialhouse and Rudy's



6

entertainment & sporting venues including Canada Life Centre, the MET and the Royal Winnipeg Ballet



MANITOBA HYDRO

TRUE NORTH SQUARE

ROYAL WINNIPEG BALLET

SITE

BOVD MEDICAL CENTRE

ROYAL WINNIPEG BALLET

PINNACLE
WIND-PANNELS.COM



254 Edmonton Street features high-profile main floor retail opportunities located one block from Portage Avenue and True North Square and only steps away from Royal Winnipeg Ballet.



DAYTIME POPULATION

25,700

15-MINUTE WALK TIME



POP. GROWTH RATE

3.1%

annual grow (2020-2030)
15-MINUTE WALK TIME



MEDIAN AGE

35.7

15-MINUTE WALK TIME



WALK SCORE

94

WALKER'S PARADISE



BIKE SCORE

88

BIKER'S PARADISE

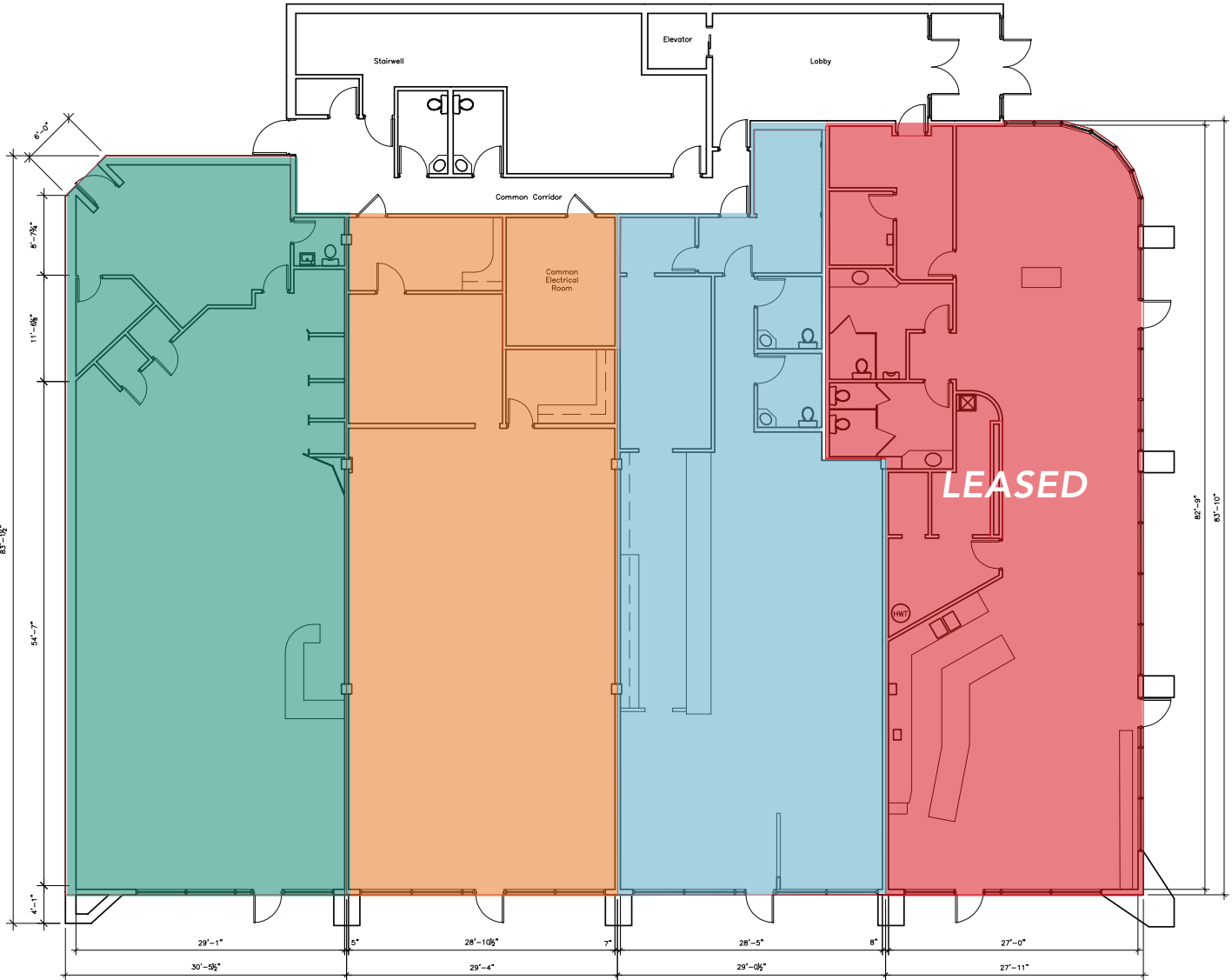


TRANSIT SCORE

86

EXCELLENT TRANSIT

Floor Plan

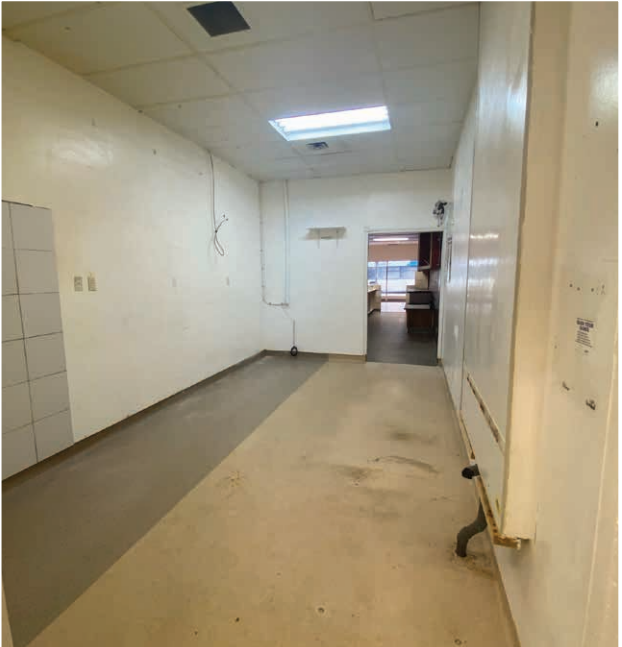


389A GRAHAM AVE. 2,391 SQ. FT. (+/-)
389B GRAHAM AVE. 1,974 SQ. FT. (+/-)
387 GRAHAM AVE. 2,028 SQ. FT. (+/-)
254 EDMONTON ST. 2,530 SQ. FT. (+/-)

**Individual floor plans available upon request*

Photos

387 GRAHAM AVENUE



Photos

389B GRAHAM AVENUE



Photos

389A GRAHAM AVENUE





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