

FOR LEASE



254 EDMONTON STREET

WINNIPEG, MB

HIGH-PROFILE MAIN FLOOR RETAIL SPACES IN DOWNTOWN WINNIPEG



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 Unit 389A, 389B & 387: \$15.00 per sq. ft.

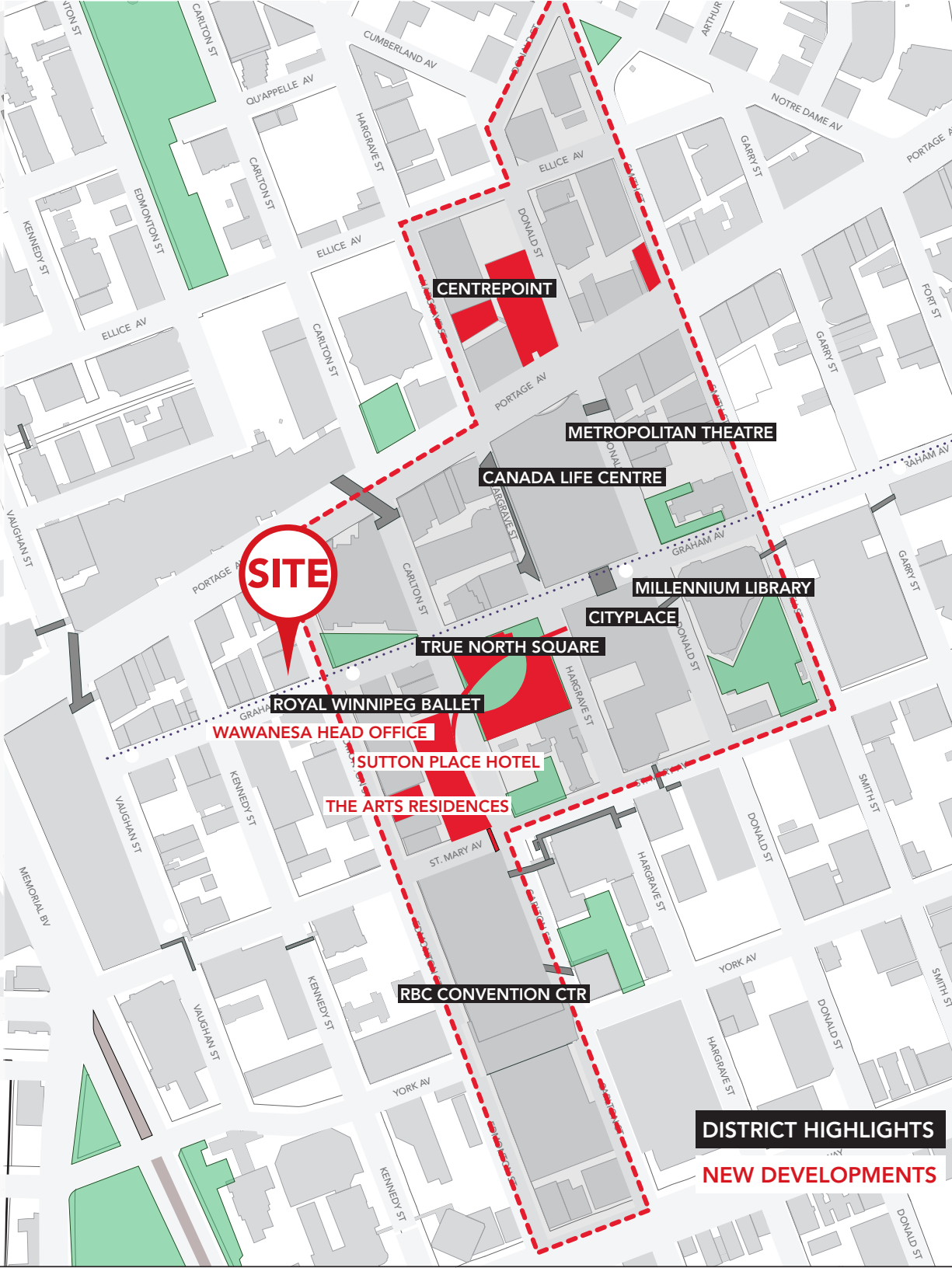
ADDITIONAL RENT \$10.78 per sq. ft. (inclusive of management fees & utilities)

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

city blocks

1

professional & entertainment sports venue

4

hotels including the new Alt Hotel and the 288-room Sutton Place Hotel now under construction

20+

restaurants including Merchant Kitchen, Gusto North and Rudy's

1.5k

new residential units completed since 2018 or currently under construction within a 15-minute walk of the SHED

5

entertainment venues including the Royal Winnipeg Ballet, Canada Life Centre, Burton Cummings Theatre and the MET

2

grocery stores, the new Mattola Grocery at True North Square and Downtown Family Foods

1

shopping centre

DISTRICT HIGHLIGHTS

NEW DEVELOPMENTS



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

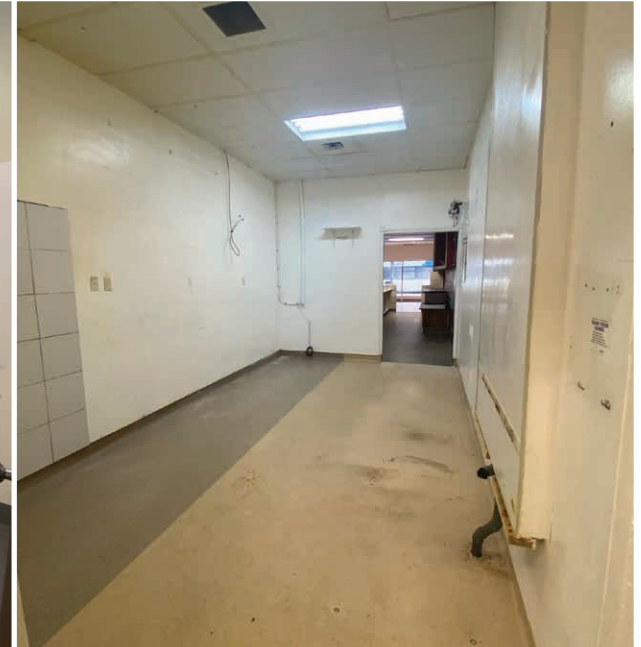


389A GRAHAM AVE. **389B GRAHAM AVE.** **387 GRAHAM AVE.** **254 EDMONTON ST.**
2,391 SQ. FT. (+/-) 1,974 SQ. FT. (+/-) 2,028 SQ. FT. (+/-) 2,530 SQ. FT. (+/-)

**Individual floor plans available upon request*



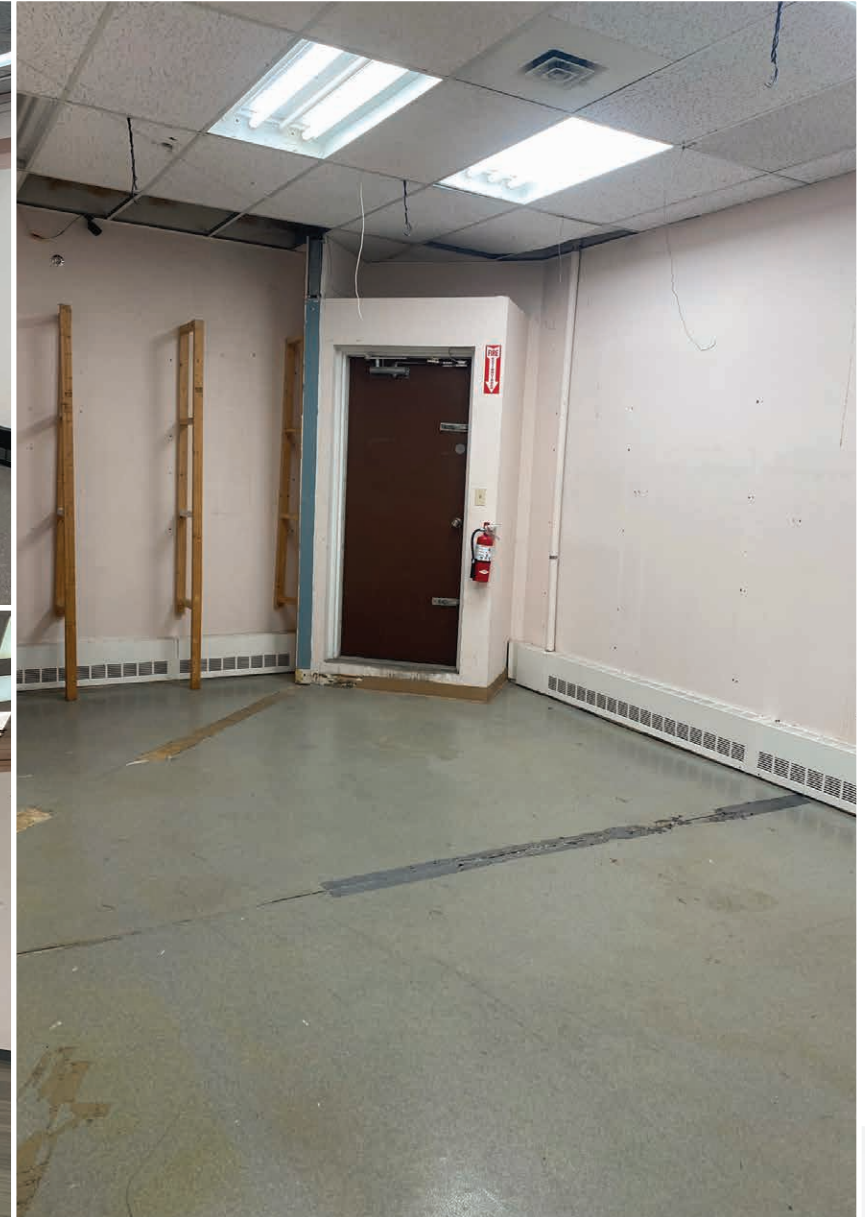
387 GRAHAM AVENUE PHOTOGRAPHS



389B GRAHAM AVENUE PHOTOGRAPHS



389A GRAHAM AVENUE PHOTOGRAPHS



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