

FOR LEASE

261 Vaughan Street

WINNIPEG, MB

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

~Retail Space Opportunity in the Heart of Downtown Winnipeg~

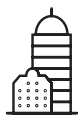


Incentives



Financial incentive opportunities available to tenants interested in property renovations

Skywalk



Connected by Downtown Winnipeg Skywalk system

Amenities



Close proximity to downtown amenities and restaurants

Parking



Ample parkade and street parking available

261 Vaughan Street

Property Details

| | | |
|----------------------|------------------------|--------------------------------------|
| | Unit 261: | 1,736 sq. ft. |
| AREA AVAILABLE (+/-) | Unit 261 B: | 644 sq. ft. <i>Leased</i> |
| | Total: | 2,380 sq. ft. |

NET RENTAL RATE \$11.00 per sq. ft.

ADDITIONAL RENT (EST. 2023) \$11.17 per sq. ft. including CAM, taxes and mgmt fees

ZONING M - Multiple Uses

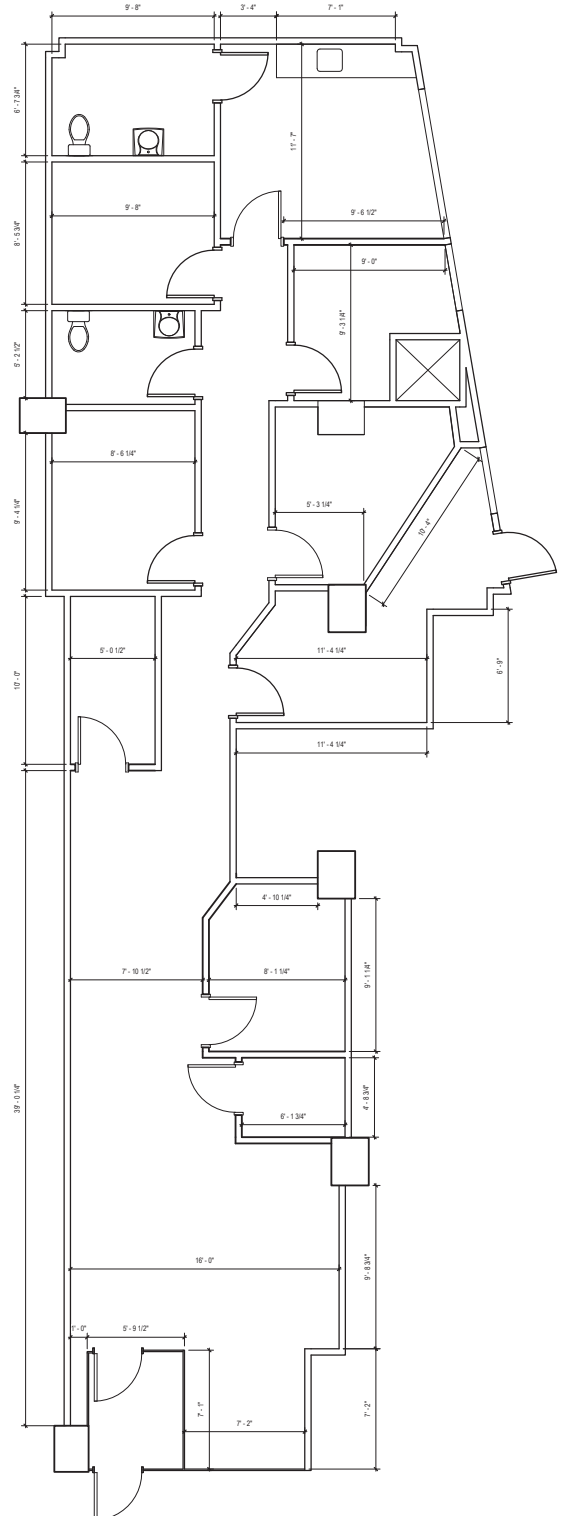
HIGHLIGHTS

- Directly connected to Portage Place Mall for Skywalk access
- Adjacent to major Winnipeg Transit bus stops
- Walking distance to Downtown Winnipeg entertainment and amenities including Canada Life Centre and True North Square
- Ample parkade and street parking including heated underground parkade
- On-site security guard available from Monday to Saturday



261 Vaughan Street

Unit 261



261 Vaughan Street

Drive Time Analysis



CANADA LIFE CENTRE
3 minutes



RBC CONVENTION CENTRE
4 minutes



UNIVERSITY OF WINNIPEG
1 minutes



PORTAGE & MAIN
3 minutes



THE FORKS
5 minutes



PERIMETER HIGHWAY
19 minutes



COMMERCIAL REAL ESTATE
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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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