

FOR LEASE



COMMERCIAL REAL ESTATE
SERVICES INC.

390-394 Academy Road

WINNIPEG, MB

~ Retail/Office Opportunities in Beautiful Restored Mixed-Use Building ~



PRESLEY BORDIAN, Senior Advisor, Sales & Leasing
(204) 985-1356
presley.bordian@capitalgrp.ca

LUKE PAULSEN, Vice President, Sales & Leasing
(204) 985-1358
luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

capitalgrp.ca

Property Details

~~390 Academy: up to 3,389 sq. ft. (Main floor retail) Leased~~
AREA AVAILABLE (+/-) 394 Academy: 2,535 sq. ft. (Main floor retail)
392 Academy: 673-2,258 sq. ft. (Second floor office)

SITE AREA (+/-) 19,289 sq. ft.

RENTAL RATE 394 Academy: \$15.00 per sq. ft. Net
392 Academy: \$20.00 per sq. ft. Gross (Tenant pays utilities)

ADDITIONAL RENT \$8.60 per sq. ft. (est. 2023)

AVAILABILITY Immediately

PARKING On-Site reserved parking available

HVAC 394 Academy: 3 Ton
392 Academy: 3 Ton

ELECTRICAL 394 Academy: 120V/3-Phase
392 Academy: 120V/3-Phase 250 amps Max
(Three panels total; one available for each bay)

SIGNAGE Building signage opportunities for main floor retail tenants

PROPERTY MANAGEMENT Globe Property Management

HIGHLIGHTS

- » Desirable and densely populated River Heights neighbourhood
- » Great exposure on Academy Road, a high-traffic artery
- » On-site exclusive parking available
- » High-quality space ready for tenant fit out



Photos



394 Academy



390 Academy



390 Academy



390 Academy



390 Academy

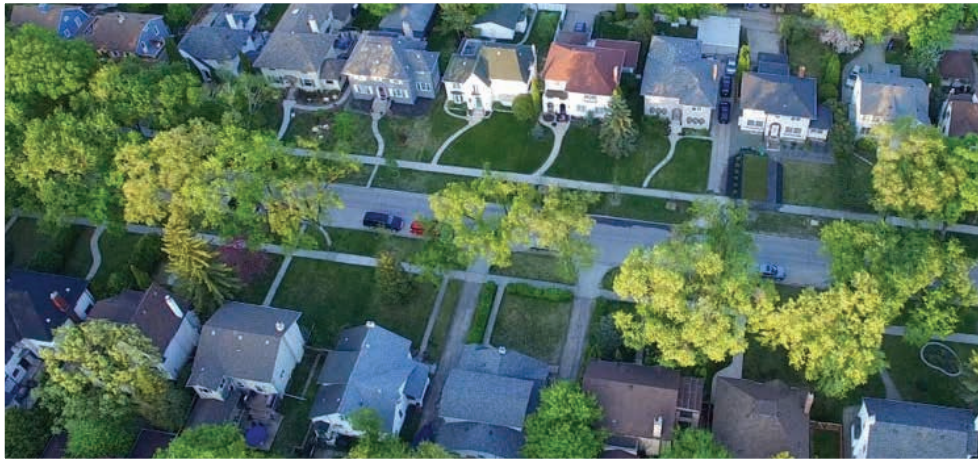


390 Academy

Location Overview

River Heights

The Property is strategically situated in River Heights area in the heart of one of the most desirable locations in Winnipeg. River Heights is suburb located in Central Winnipeg near Downtown. The area boarded by Route 90 to the west, the Assiniboine River to the north, Pembina Street to the east, and Taylor Avenue to the south. River Heights is arguably Winnipeg's hottest real estate market and most desired and dense residential areas. This posh neighborhood is rich in character homes and majestic elm-lined streets. The residential communities in River Heights include high quality single-family homes and multi-tenant apartments. The Property is well serviced by 8 Winnipeg Transit routes and the Winnipeg Transit Blue Line. The property benefits from direct access to major vehicular arteries including Academy Road and Kenaston Boulevard and is located only 10 minutes from downtown Winnipeg.



Retail Aerial



Olive Garden
ITALIAN KITCHEN

A&W

Red Lobster

POLO PARK

Apple

AT&T

BMO

Bath & Body Works

COACH

Bell

claire's

Earls

GUESS

Ford

Hot Lecker

GAP

HUB International

HUDSON'S BAY

EQ3

DQ

Levi's

ROOTS

Shaw's

Tim Hortons

Starbucks



PORTAGE AVENUE

WELLINGTON CRESCENT

90

ACADEMY massage therapy

ESSENTIQUE Aveda SALON & SPA

Saucers CAFE

Academus

BARE BODY SHAVING

EMPTY CUP

fusion grill

REAL SET

JUPITER CANNABIS

ACTION Physiotherapy

ALMOND NAIL BAR

TONY'S academy auto service

PIZZERIA GUSTO

ACADEMY ROAD





COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

PRESLEY BORDIAN, Senior Advisor - Sales & Leasing

(204) 985-1356

presley.bordian@capitalgrp.ca

LUKE PAULSEN, Vice President, Sales & Leasing

(204) 985-1358

luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | 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.