

FOR LEASE

1400 Taylor Avenue

WINNIPEG, MB

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

~ Architecturally Designed Office Space in Southwest Winnipeg ~



Location

Desirable and densely populated River Heights neighbourhood

Visibility

Great exposure on Taylor Avenue, a high-traffic, high-visibility traffic artery

Parking

On-site exclusive parking for up to 60 vehicles

Access

Excellent site access directly off Taylor Avenue just west of Waverley Street

Space

High-quality office space with existing improvements in-place

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Services provided by Trevor Clay Personal Real Estate Corporation

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing
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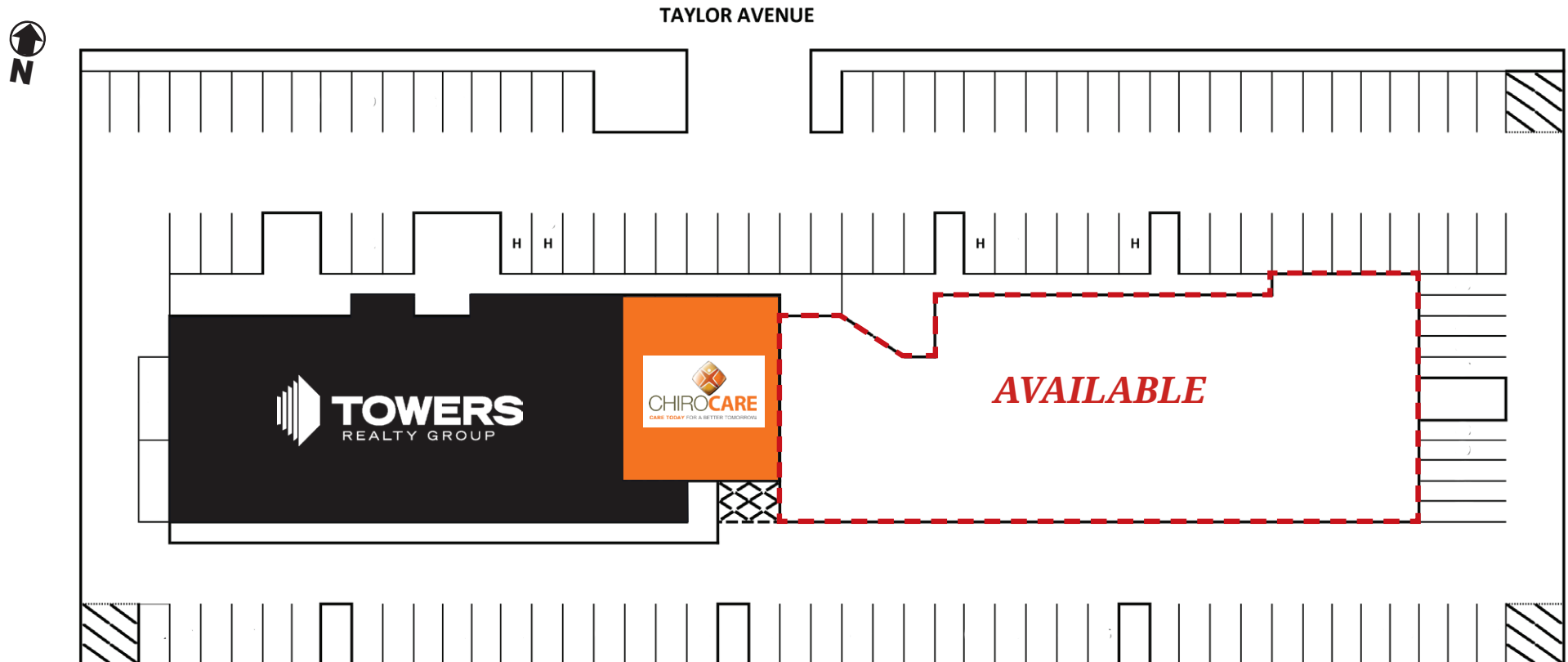
capitalgrp.ca

Property Details

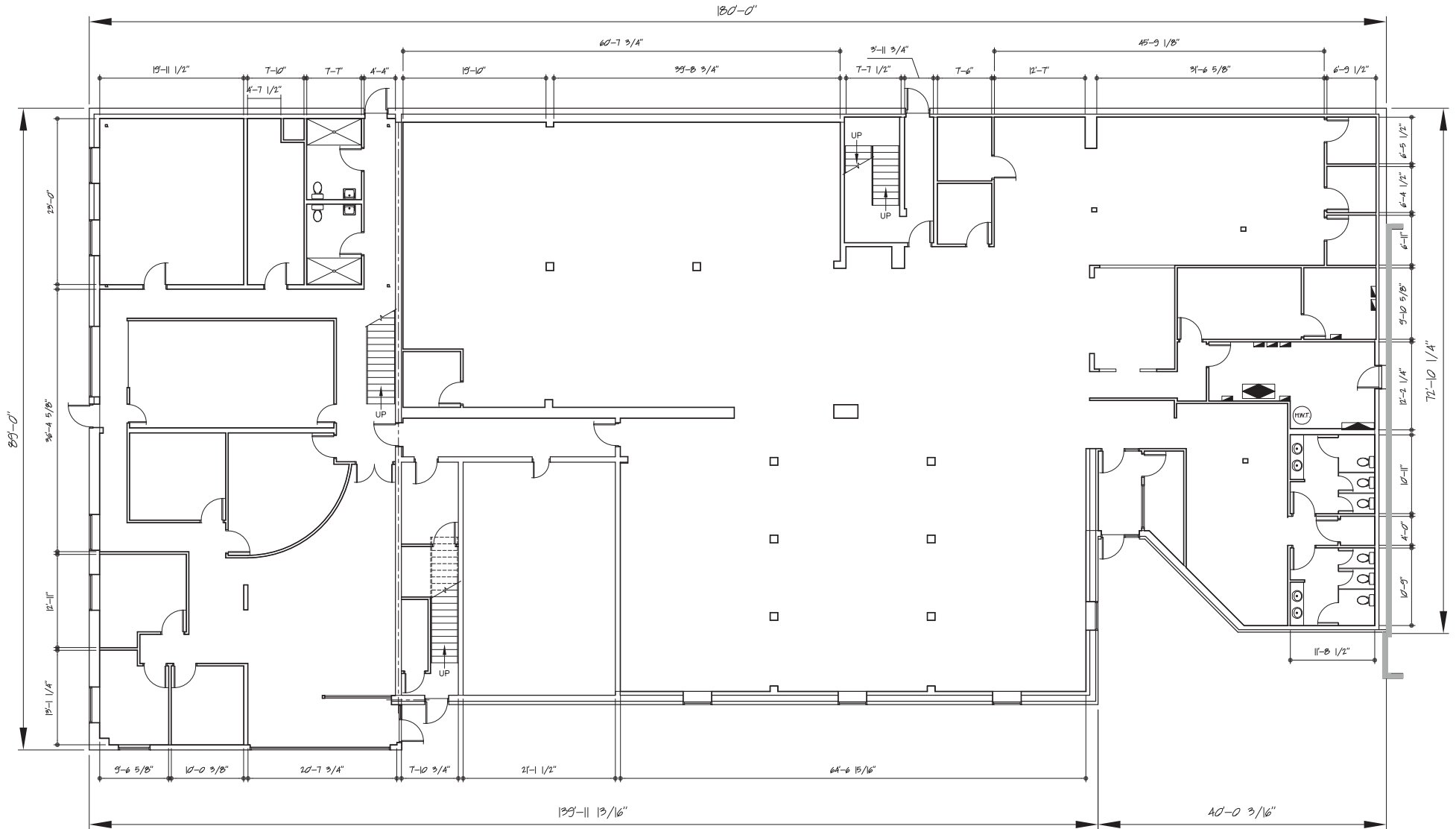
AREA AVAILABLE (+/-)	Main Floor	14,591 sq. ft.
	Second Floor	3,548 sq. ft.
	Total	18,139 sq. ft.
NET RENTAL RATE	\$17.95 per sq. ft.	
ADDITIONAL RENT	\$9.65 per sq. ft. <i>(plus 5% mgmt fee of gross rent)</i>	
AVAILABILITY	Immediately	
PARKING	60 parking stalls available	
# OF FLOORS	2	

SITE AREA	1.8 acres (+/-)
FRONTAGE	395' along Taylor Avenue
STRUCTURE	Masonry
HVAC	5x4 Tons, 3x7.5 Tons, 1x3 Tons, and 2x6 Tons
ELECTRICAL SERVICE	400 Amp, 347/600 Volt, 3-Phase, 4 Wire
SIGNAGE	Pylon and building signage opportunities
PROPERTY MGMT.	Professionally managed by Towers Realty

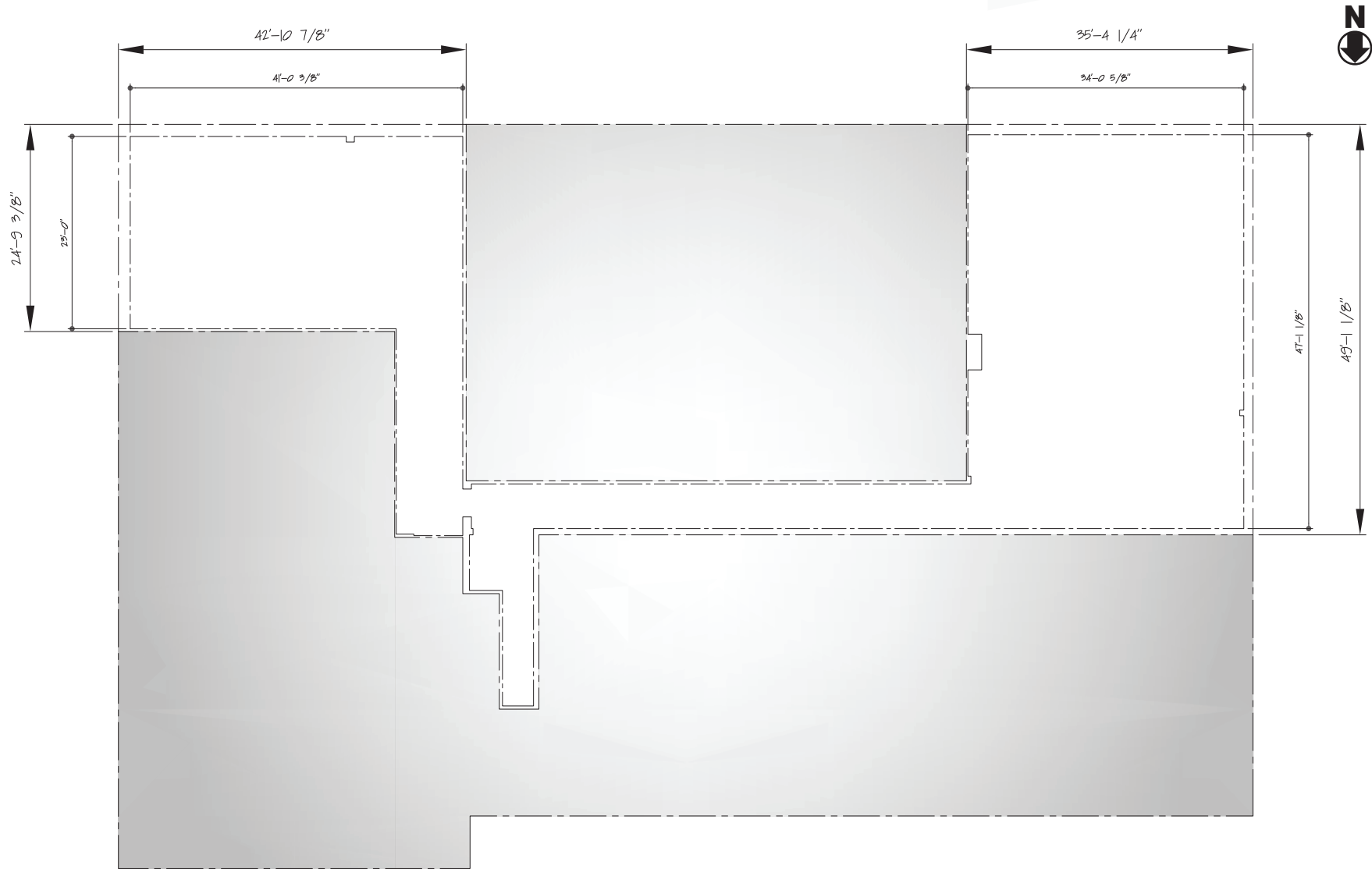
SITE PLAN



Main Floor Plan



Second Floor Plan



* Grey shaded area is closed in from the lower level





Location

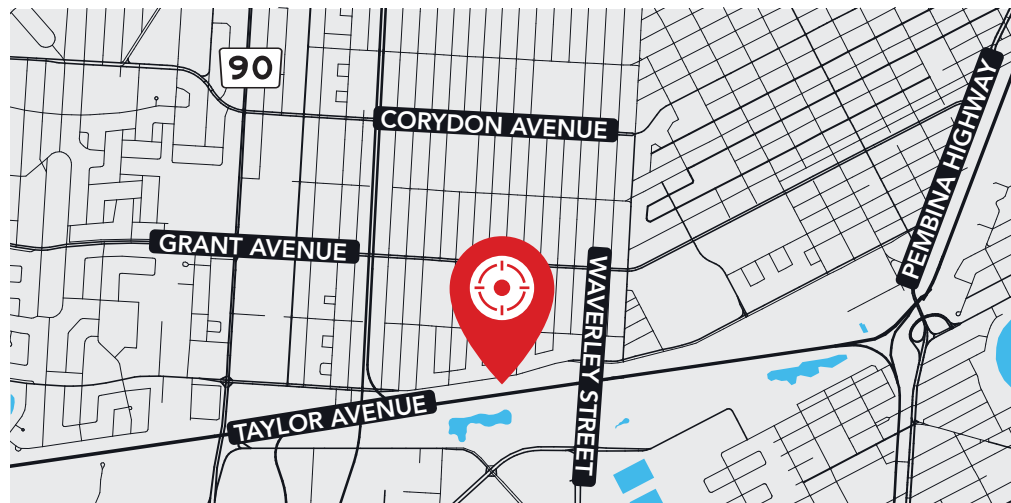
PREMIUM RIVER HEIGHTS AREA

1400 Taylor Avenue is strategically located in South River Heights area in one of the most desirable locations in Winnipeg. River Heights is in southwest Winnipeg and only minutes to the downtown core. The area is bordered by Route 90 to the west, the Assiniboine River to the North, Pembina Highway to the east and Taylor Avenue to the south. The densely populated River Heights area is among Winnipeg's hottest real estate markets. 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 and the community are well serviced by Winnipeg Transit routes and service-oriented retail amenities along Taylor and Grant Avenues. The Property benefits from nearly 400 feet of frontage along Taylor Avenue a major vehicular traffic artery. The Property is only 10 minutes from Downtown Winnipeg and the retail amenities along Kenaston Boulevard at Seasons of Tuxedo.

DRIVE TIMES

Grant Park Shopping Centre	4 min.	Portage & Main	15 min.
Pan Am Clinic	2 min.	University of Winnipeg	13 min.
Seasons of Tuxedo	10 min.	University of Manitoba	14 min.

LOCATION MAP



GRANT PARK SHOPPING CENTRE



PAN AM POOL



REH-FIT CENTRE



OUTLET COLLECTION AT SEASONS

Area Amenities

GRANT PARK SHOPPING CENTRE



GRANT PARK FESTIVAL

GRANT PARK PAVILLIONS



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