

**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

TREVOR CLAY, Broker, Principal  
(204) 985-1365

[trevor.clay@capitalgrp.ca](mailto:trevor.clay@capitalgrp.ca)

Services provided by Trevor Clay Personal Real Estate Corporation

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing  
(204) 985-1356

[presley.bordian@capitalgrp.ca](mailto:presley.bordian@capitalgrp.ca)

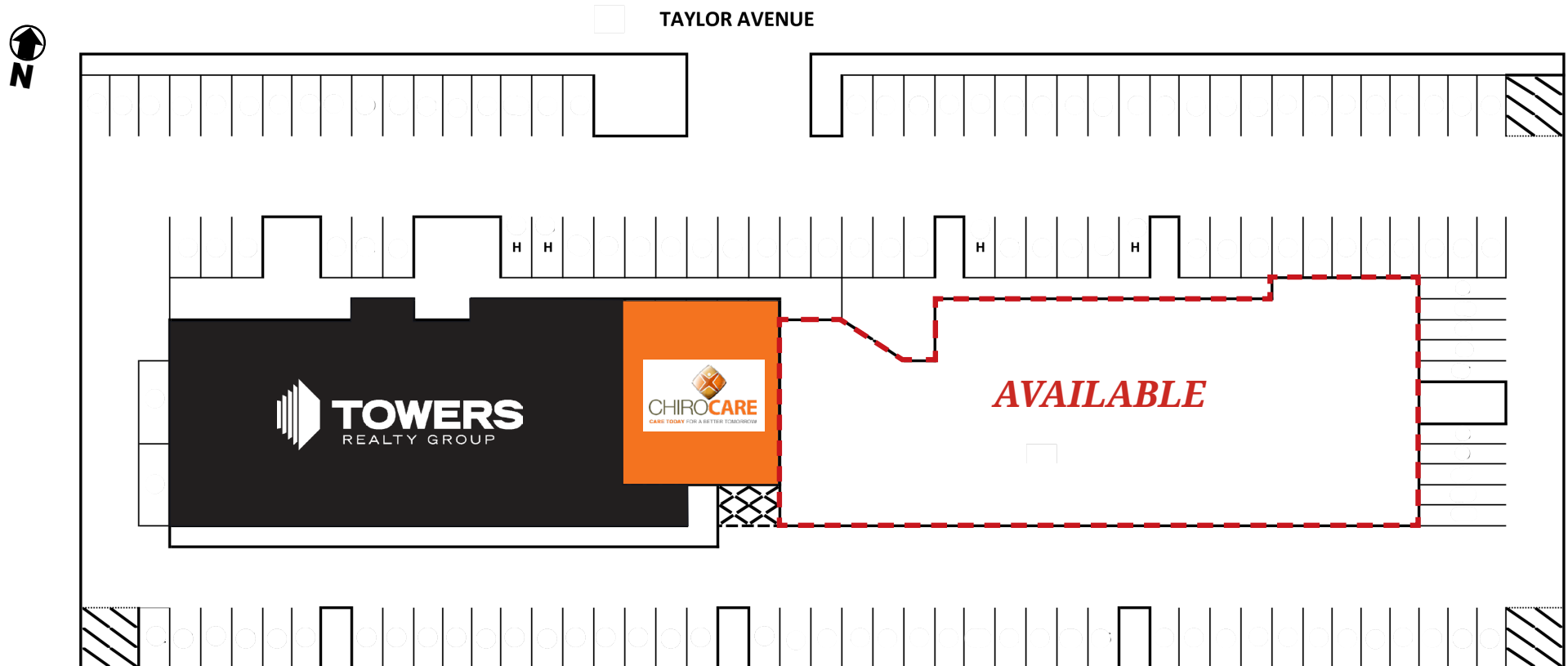
[capitalgrp.ca](http://capitalgrp.ca)

# Property Details

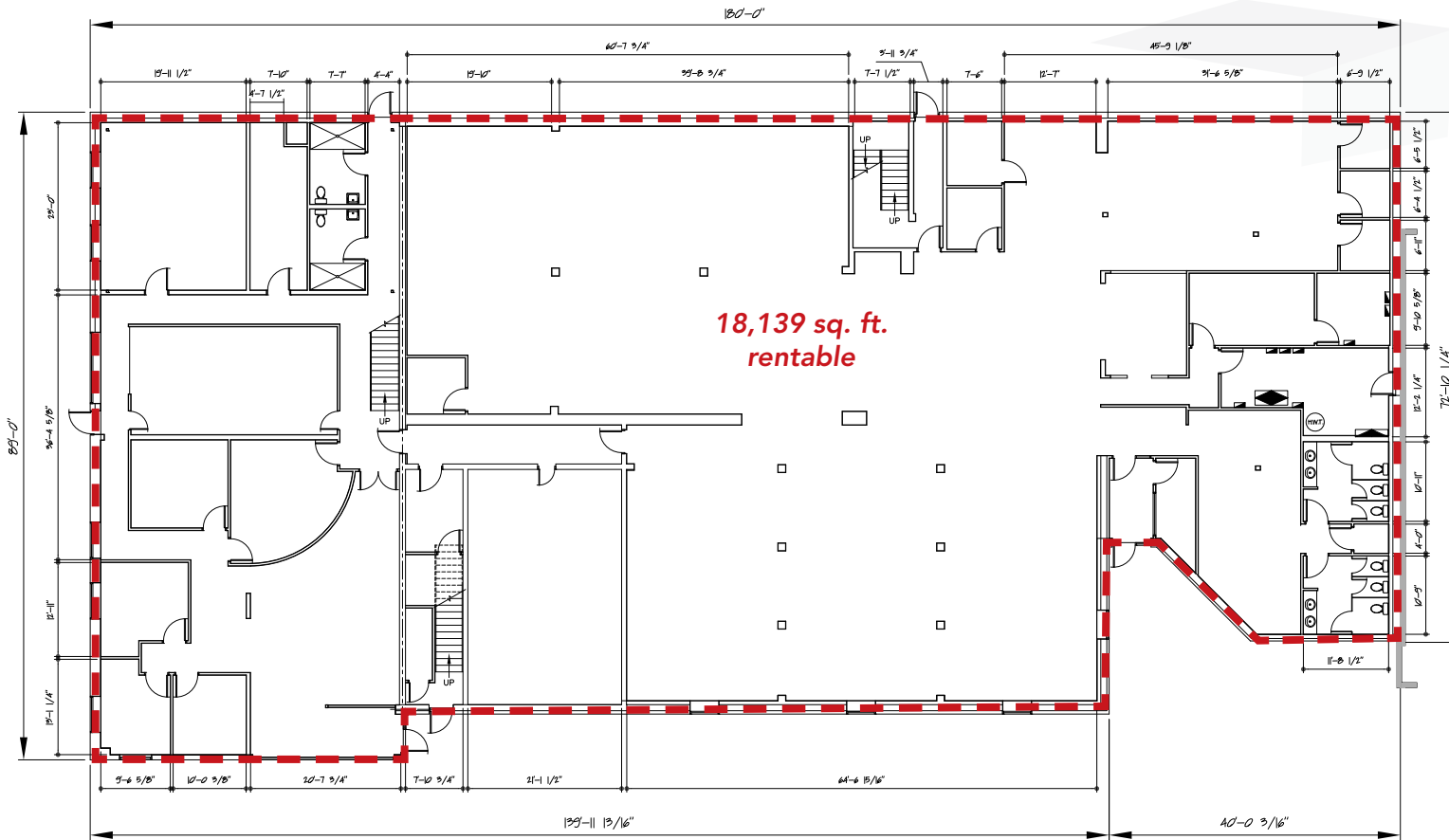
<b>AREA AVAILABLE (+/-)</b>	5,329 - 18,139 sq. ft. <i>(square footage subject to final measurement)</i>
<b>NET RENTAL RATE</b>	\$17.95 per sq. ft.
<b>ADDITIONAL RENT</b>	\$9.65 per sq. ft. <i>(plus 5% mgmt fee of gross rent)</i>
<b>AVAILABILITY</b>	Immediately
<b>PARKING</b>	60 parking stalls available
<b># OF FLOORS</b>	2

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

## SITE PLAN



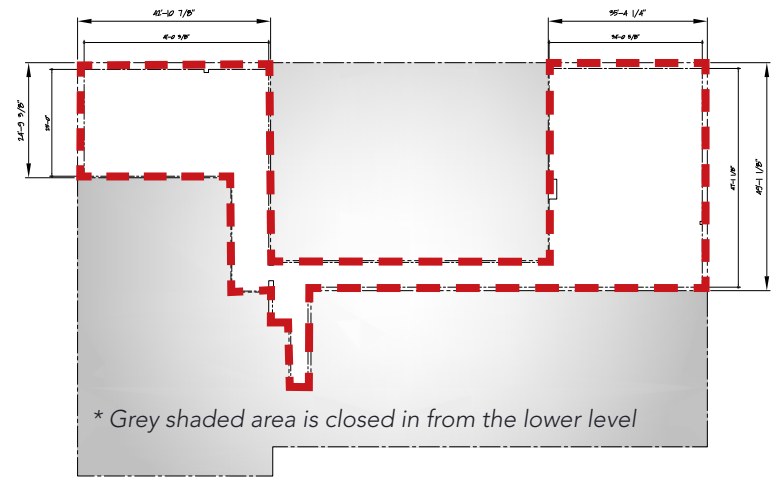
# Full Space Floor Plans



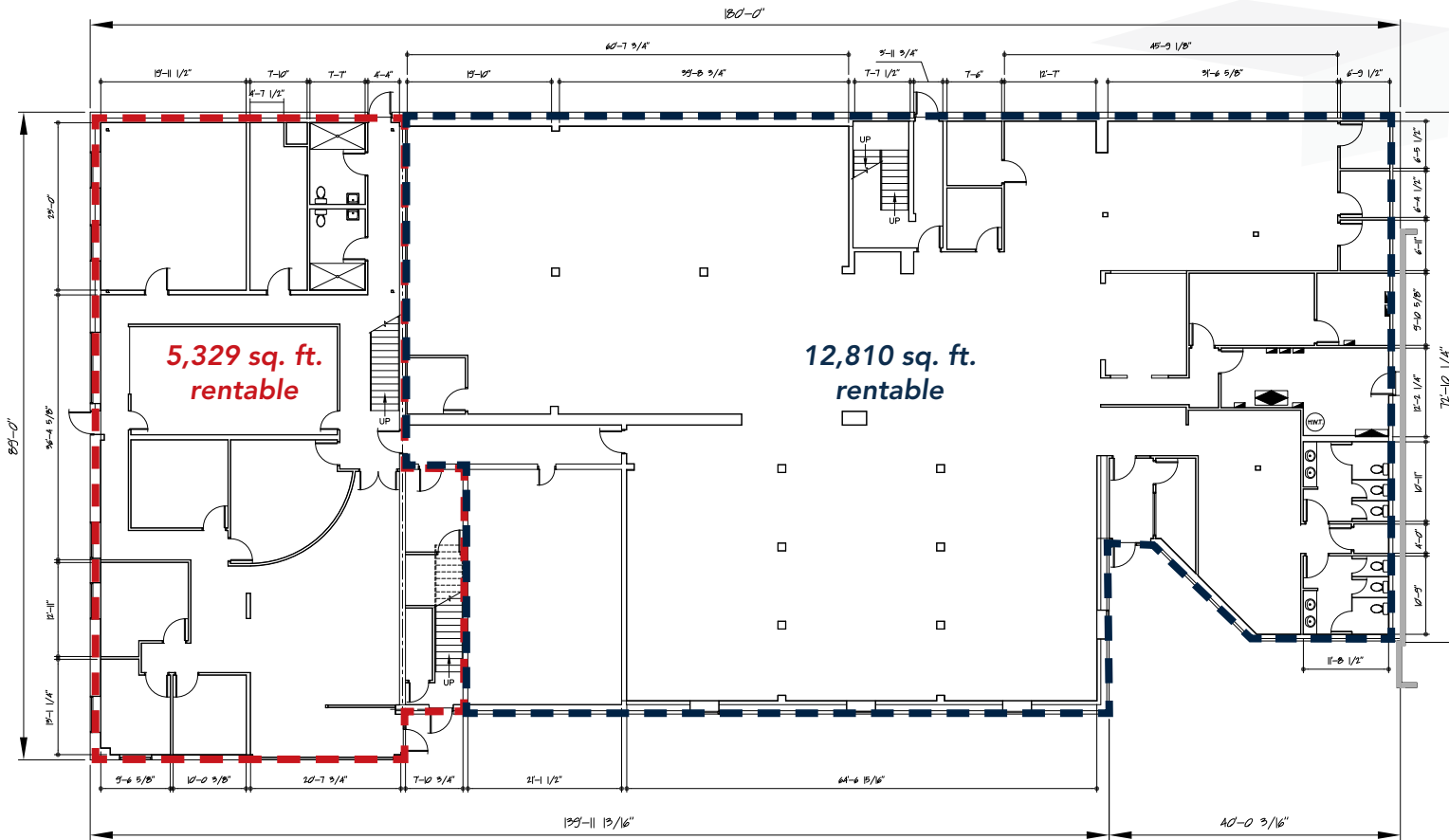
## MAIN FLOOR



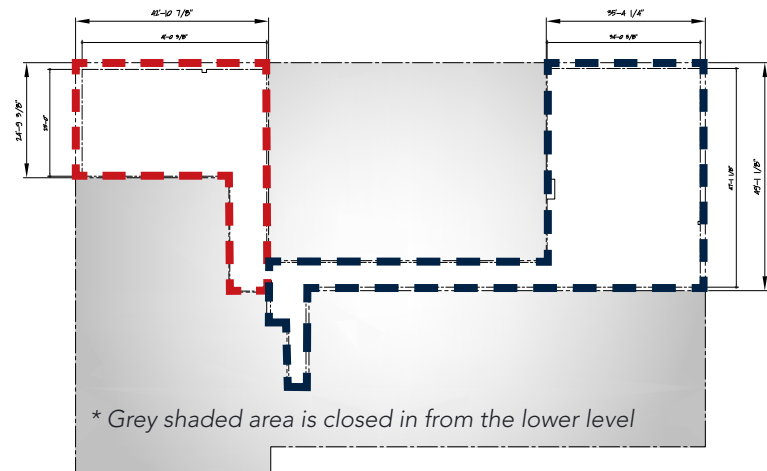
## 2ND FLOOR MEZZANINE

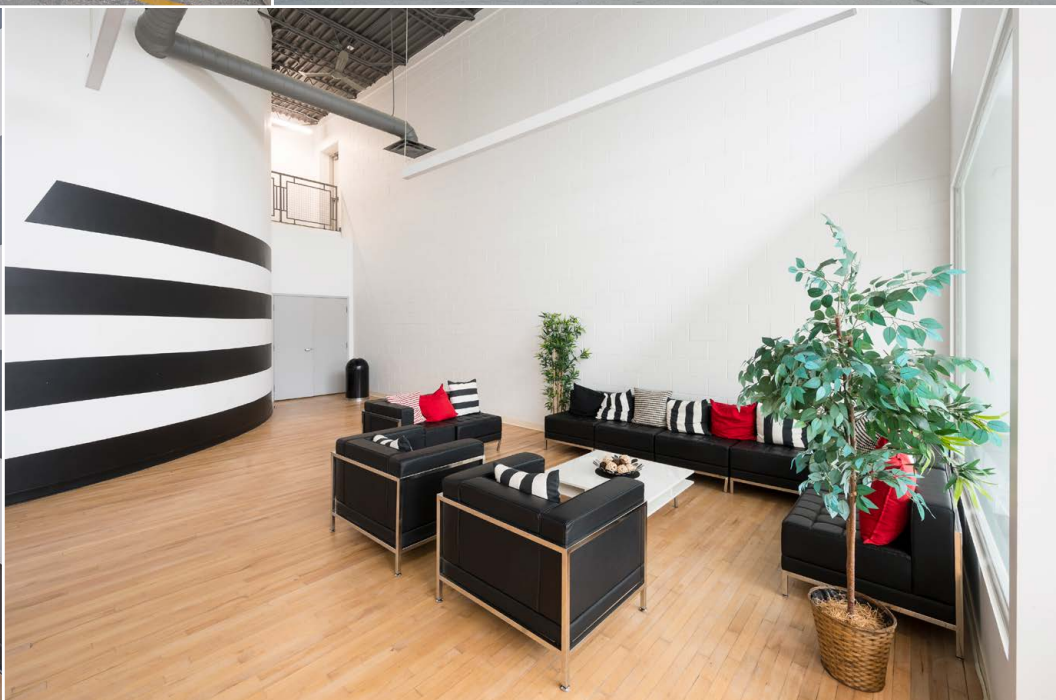


# Demising Options Floor Plans



## 2ND FLOOR MEZZANINE







# Location

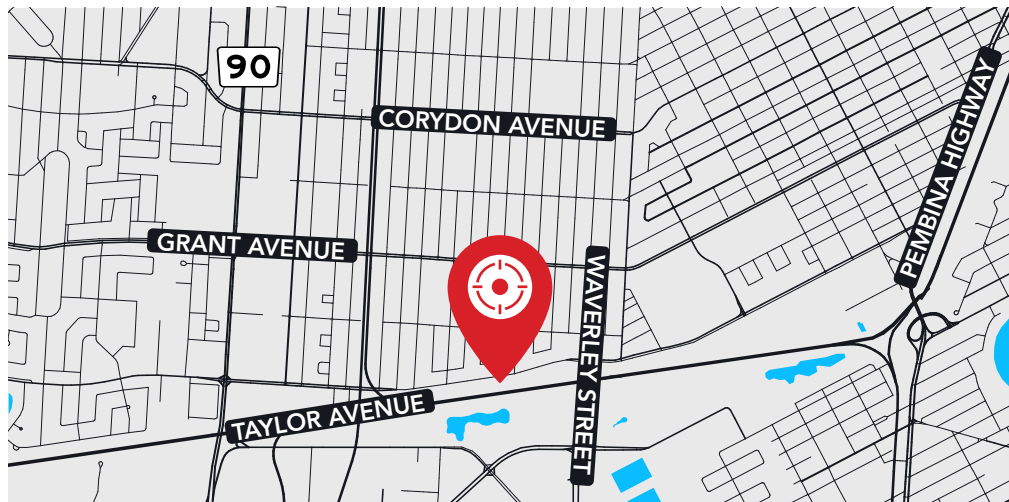
## PREMIUM RIVER HEIGHTS AREA

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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## Contact

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**CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.**

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)

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