

FOR LEASE

Tuxedo Edge

2020-2030 CORYDON AVENUE, WINNIPEG, MB



COMMERCIAL REAL ESTATE
SERVICES INC.

New façade upgrades commencing 2024

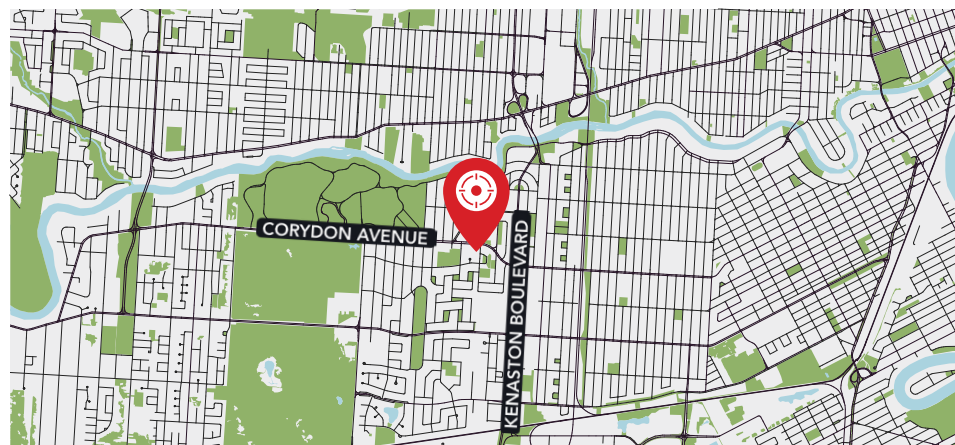


Property Details

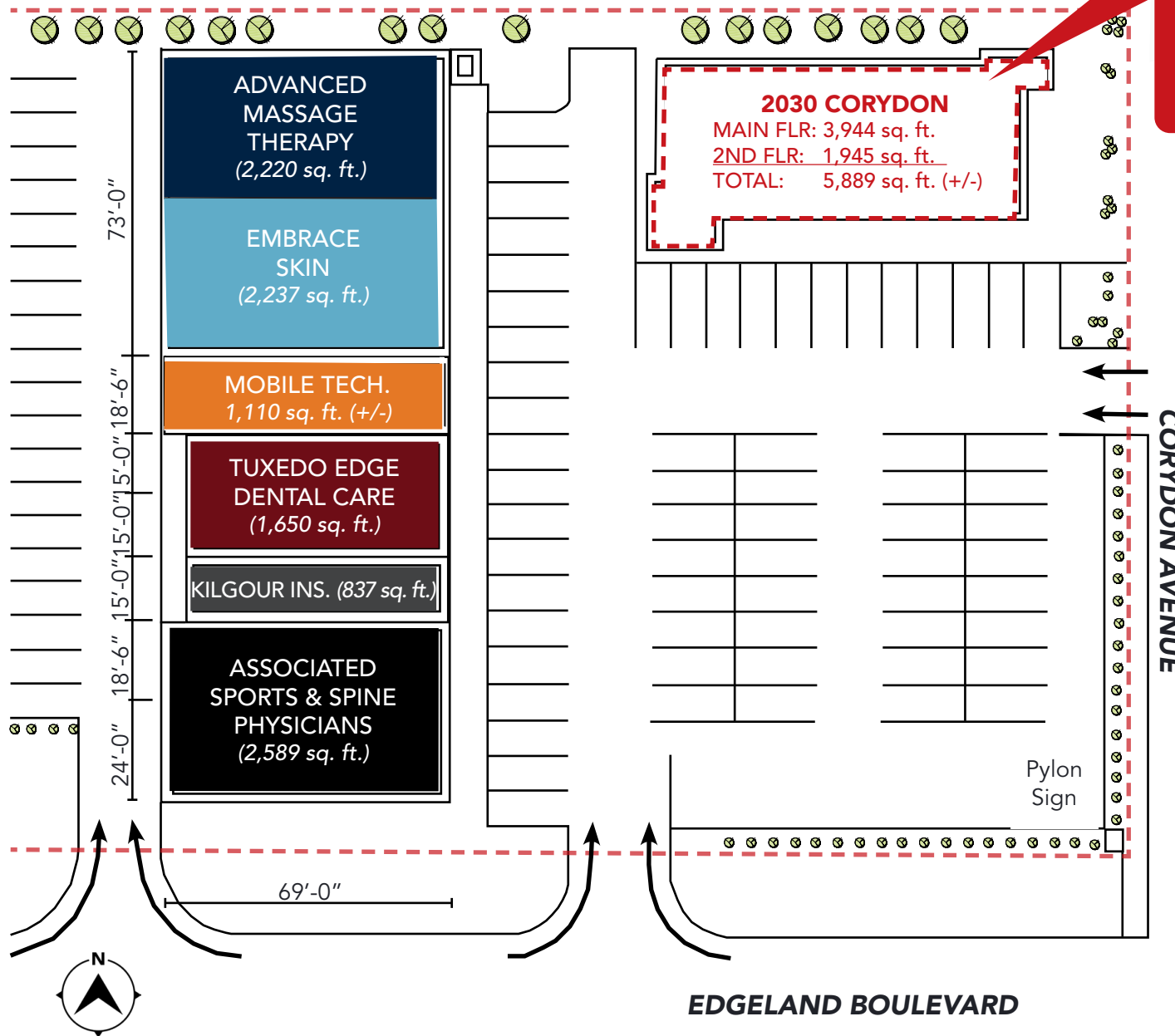
CENTRE GLA (+/-)	16,489 sq. ft.
SITE AREA (+/-)	1.27 acres (55,483 sq. ft.)
AREA AVAILABLE (+/-)	1,932 - 5,889 sq. ft.
NET RENTAL RATE	\$26.00 - \$28.00 per sq. ft.
ADDITIONAL RENT (2023)	CAM \$6.25 per sq. ft. TAX \$4.72 per sq. ft. TOTAL \$10.97 per sq. ft. <i>(plus 5% mgmt fee of gross rent)</i>
AVAILABILITY	Immediately
PARKING (+/-)	83 stalls on-site
ZONING	C2 Commercial
YEAR BUILT	1989
TRAFFIC COUNT	19,500 avg. vehicles per day <i>(2019 City of Winnipeg Traffic Flow Study)</i>
SIGNAGE	Pylon signage opportunities
PROPERTY MANAGEMENT	Capital Property Management

HIGHLIGHTS

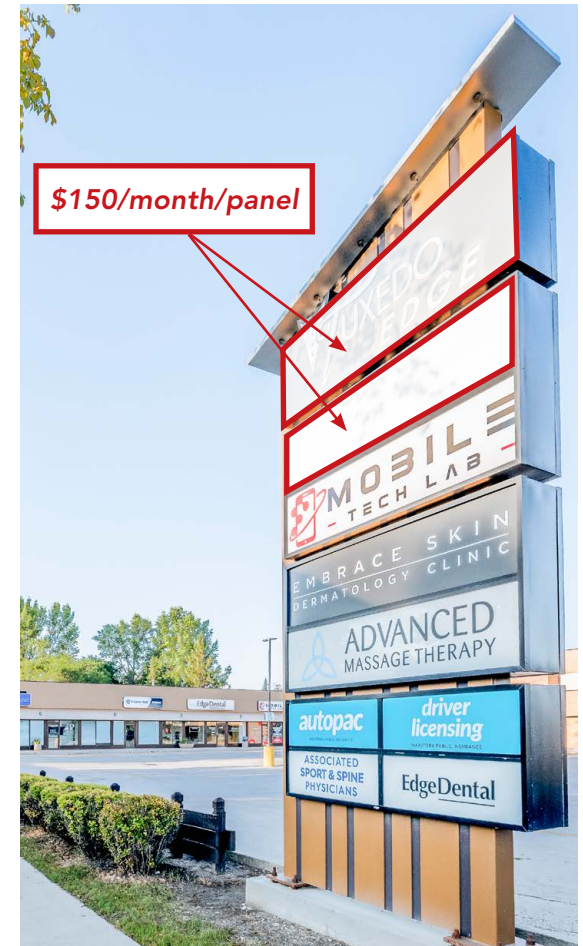
- » Desirable and densely populated River Heights/Tuxedo neighbourhood
- » Great exposure on Corydon Avenue, a high-traffic artery
- » Ample on-site parking available
- » Shadow-anchored by Safeway
- » Well-located next to Tuxedo Park Shopping Centre



Site Plan



- Main floor is base-building condition
- Partial second storey with a single staircase
- Second floor is finished office space with kitchen & washroom
- 600 amp, 3 Phase (120/208V)
- 3 RTU HVAC units



Site Access



Exterior Upgrades Commencing Spring 2024



2030 Corydon Avenue



2030 Corydon Avenue

MAIN FLOOR

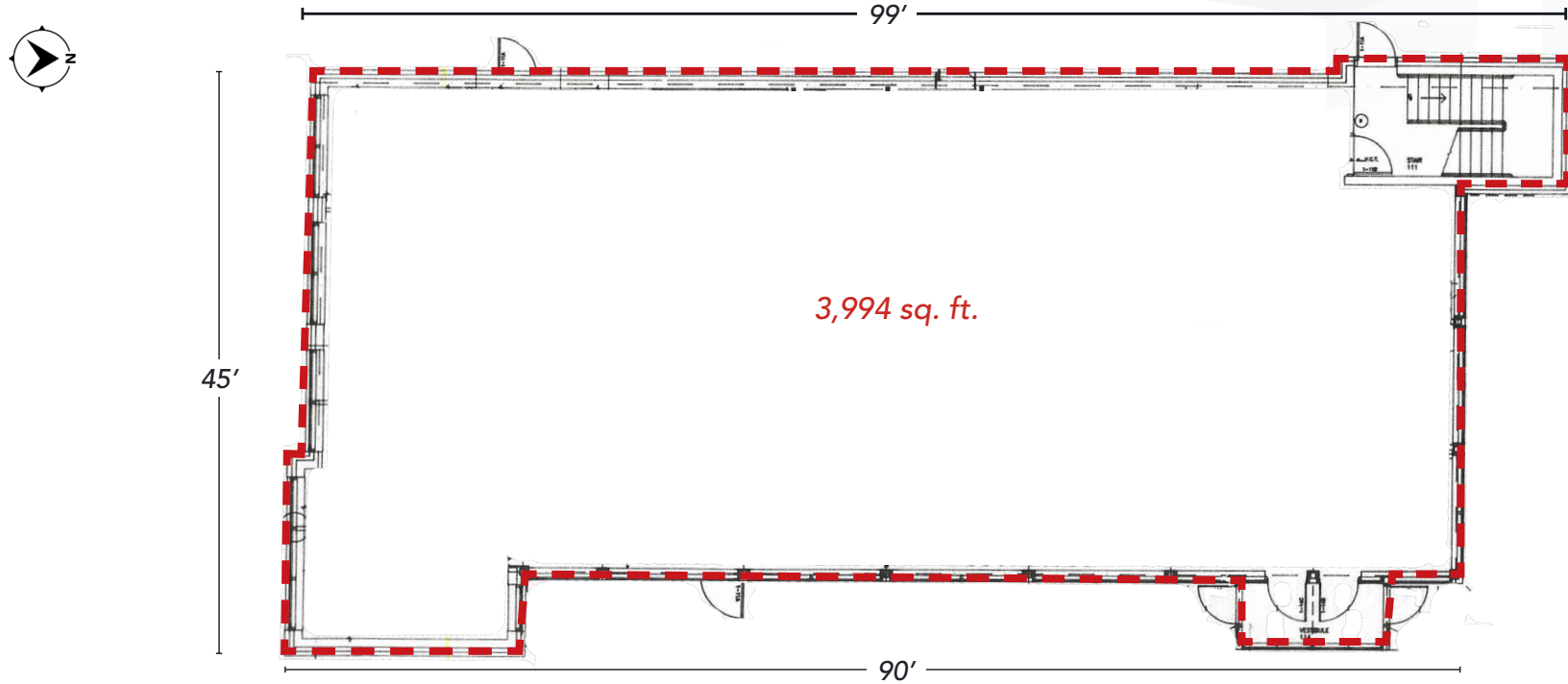


2ND FLOOR

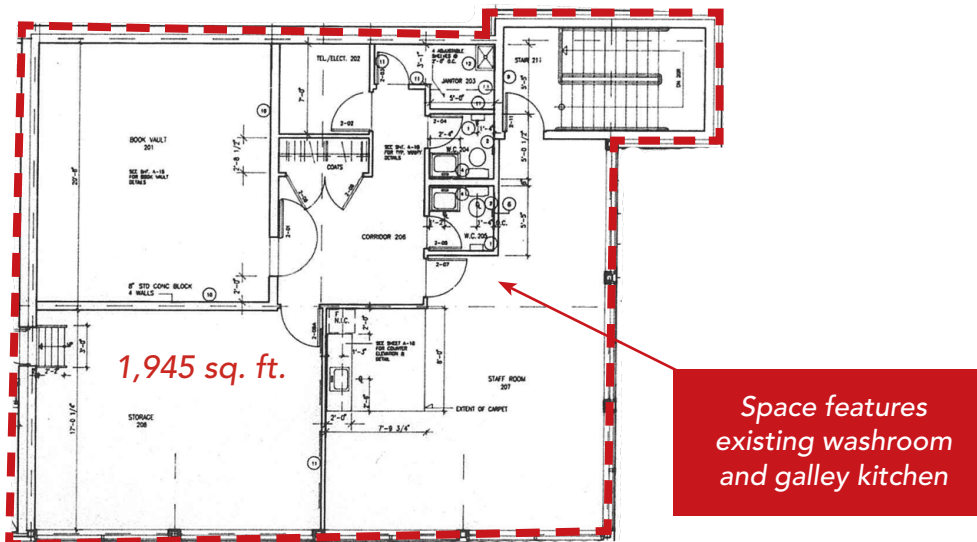


Availability Option 1 (5,889 sq. ft.)

MAIN FLOOR



2ND FLOOR

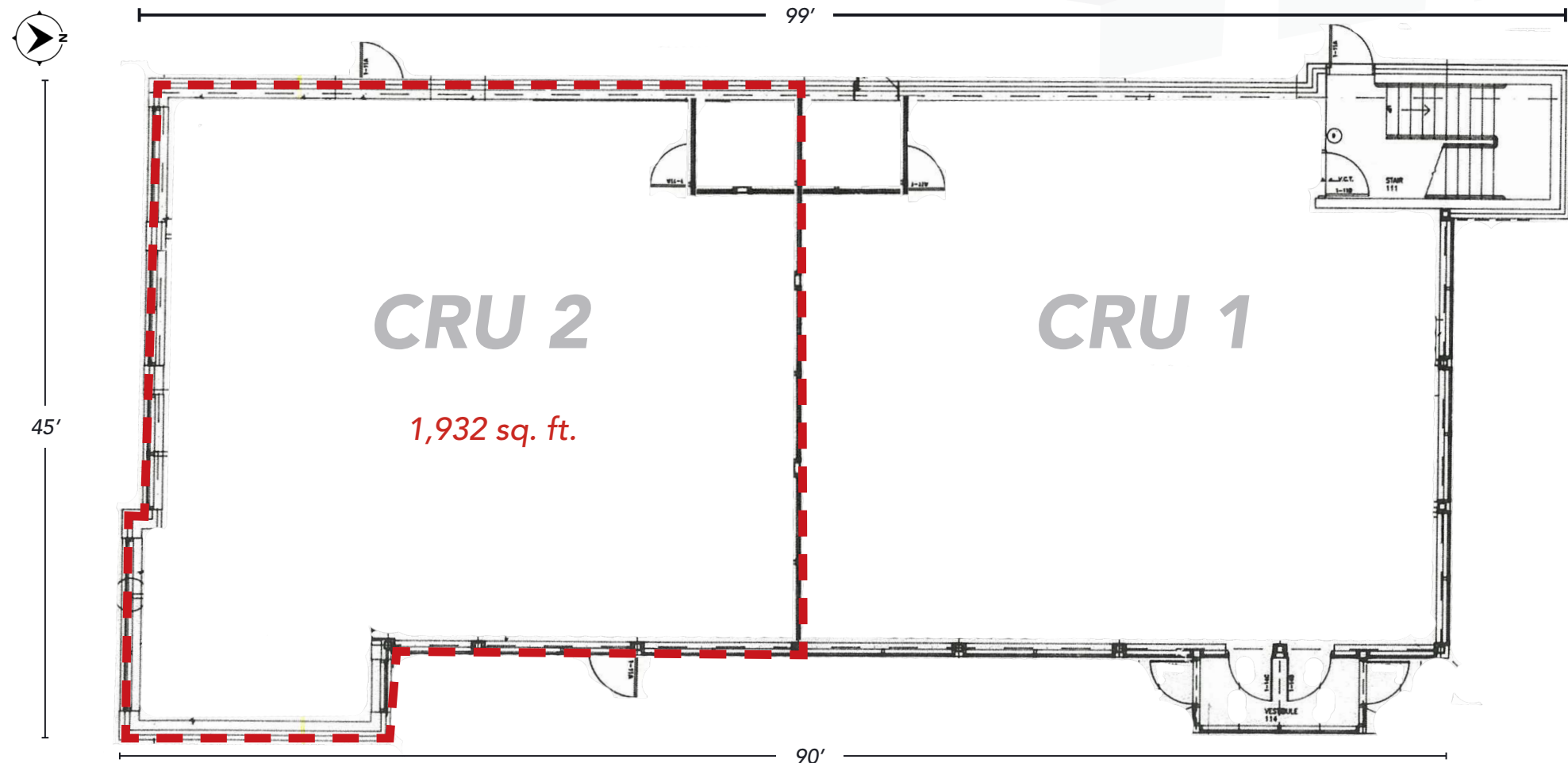


DETAILS

AVAILABLE AREA	5,889 sq. ft.
NET RENTAL RATE	\$26.00 per sq. ft.
ADDITIONAL RENT	\$10.97 per sq. ft. (plus 5% mgmt fee of gross rent)
ELECTRICAL	600 amp, 208 volt, 3 Phase
HVAC	MAIN FLOOR 1, 10 tonne RTU & 1, 5 tonne HVAC unit
	SECOND FLOOR 1, 5 tonne RTU

Availability Option 2 (1,932 sq. ft.)

MAIN FLOOR

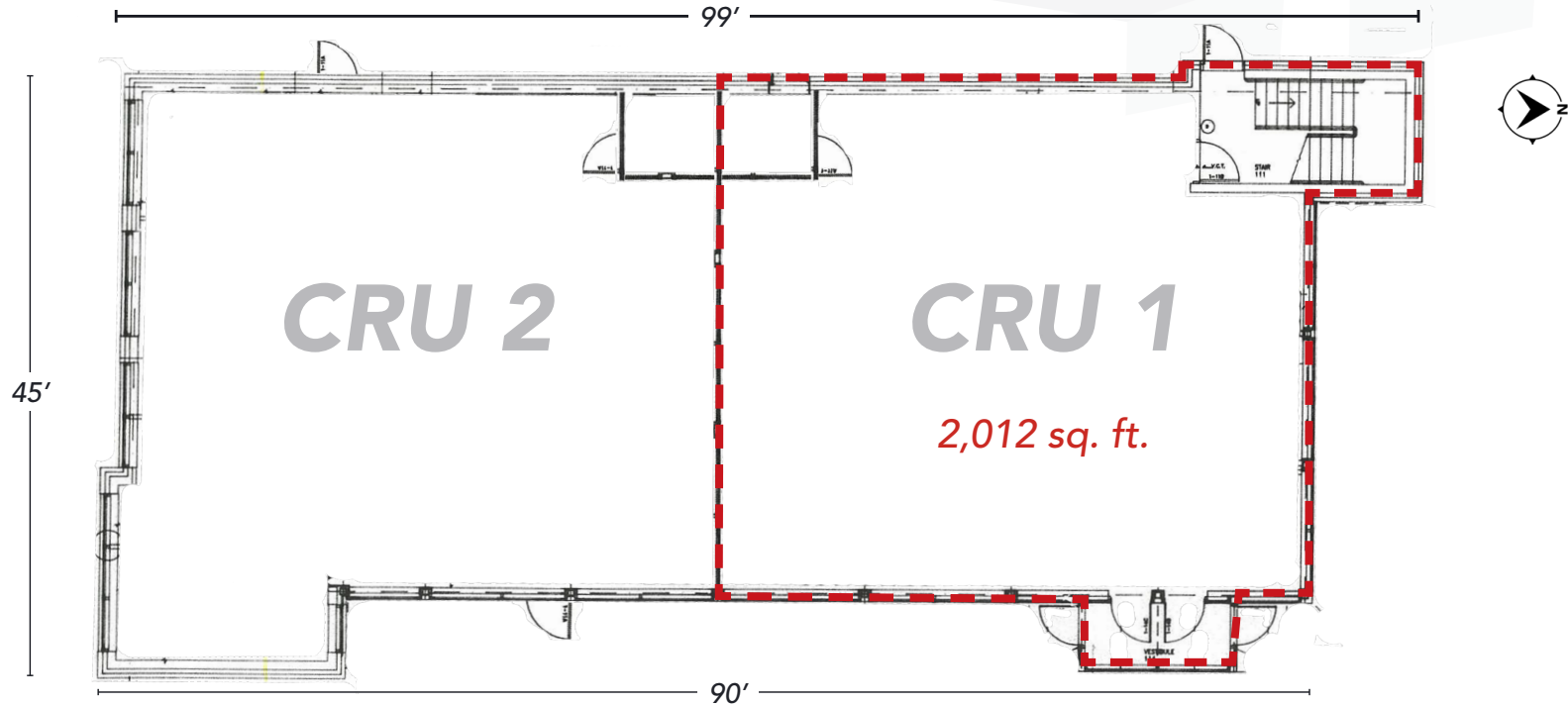


DETAILS

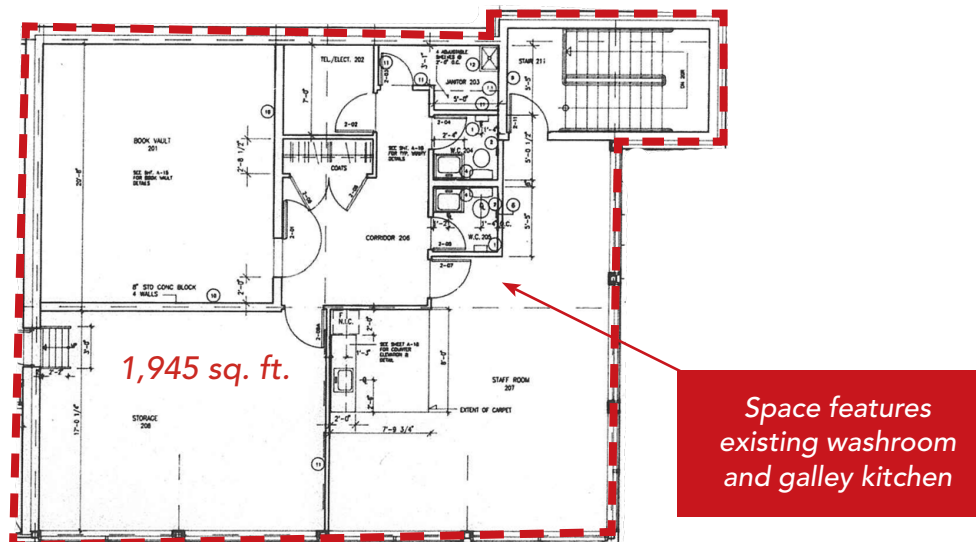
AVAILABLE AREA	1,932 sq. ft.
NET RENTAL RATE	\$28.00 per sq. ft.
ADDITIONAL RENT	\$10.97 per sq. ft. (plus 5% mgmt fee of gross rent)
ELECTRICAL	200 amp, 208 volt, 3 Phase
HVAC	10 tonne RTU unit

Availability Option 3 (3,957 sq. ft.)

MAIN FLOOR



2ND FLOOR



DETAILS

AVAILABLE AREA	3,957 sq. ft.	
NET RENTAL RATE	\$28.00 per sq. ft.	
ADDITIONAL RENT	\$10.97 per sq. ft. (plus 5% mgmt fee of gross rent)	
ELECTRICAL	MAIN FLOOR	200 amp, 208 volt, 3 Phase
	SECOND FLOOR	150 amp, 208 volt, 3 Phase
HVAC	MAIN FLOOR	1, 5 tonne HVAC unit
	SECOND FLOOR	1, 5 tonne RTU

Location Aerial



Demographic Analysis

PRIMARY TRADE AREA



TOTAL POPULATION

43,667

1.24% annual growth rate (2017-2027)



MEDIAN AGE

44.7

rising to **44.8** by 2027



AVG. HOUSEHOLD INCOME

\$161,115

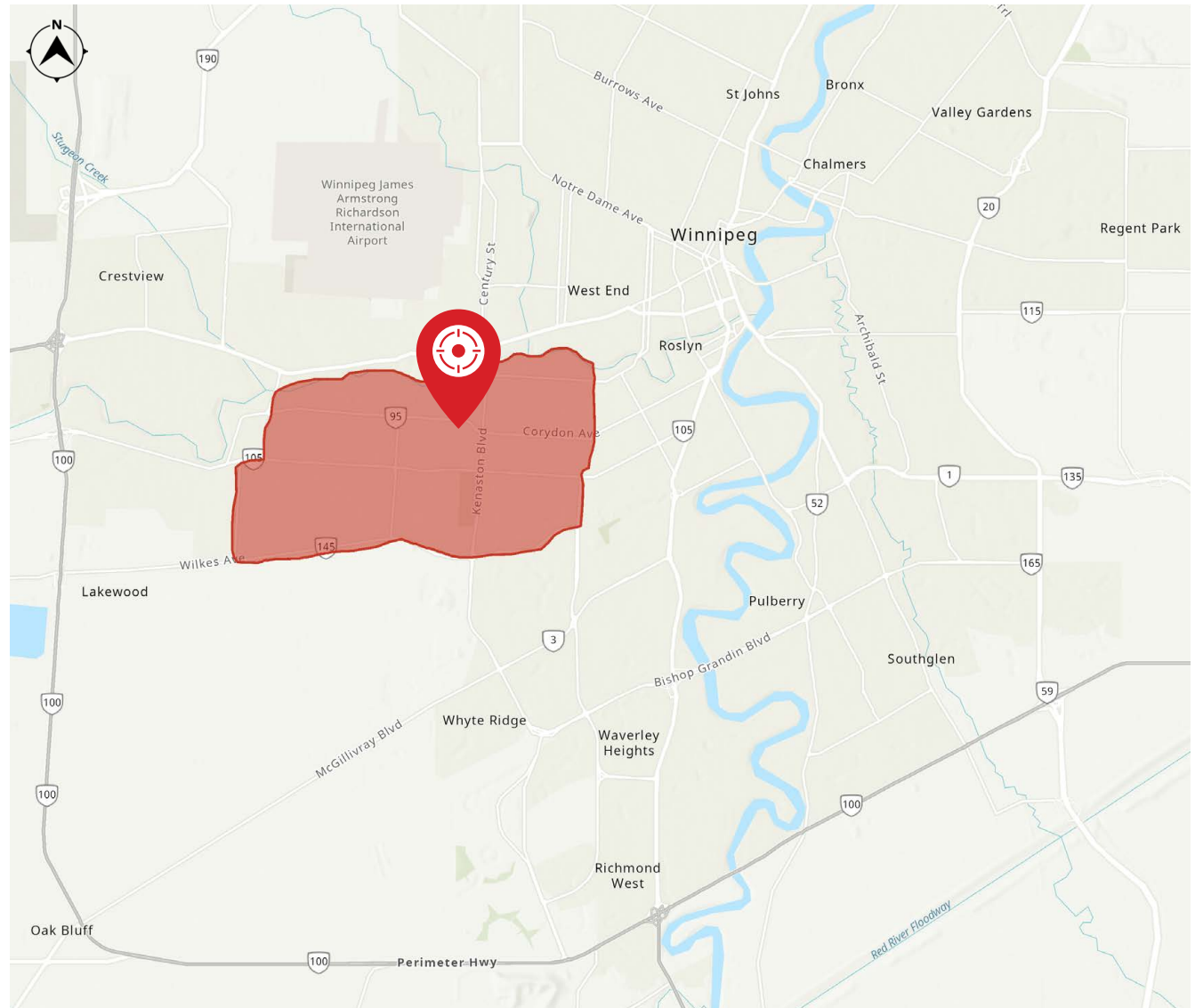
rising to **\$181,810** by 2027



TOTAL HOUSEHOLDS

17,369

rising to **18,538** by 2027



Contact

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