

**FOR LEASE**

# Tuxedo Edge

2020-2030 CORYDON AVENUE, WINNIPEG, MB



COMMERCIAL REAL ESTATE  
SERVICES INC.

*New façade upgrades commencing 2024*

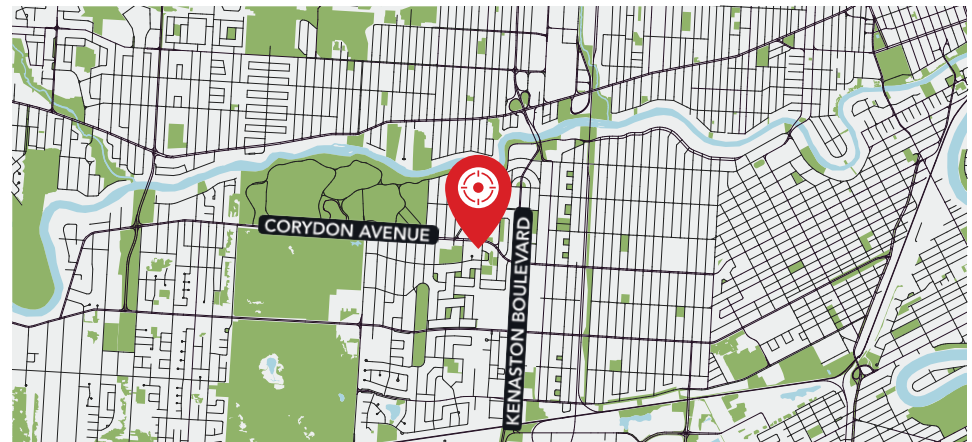


# Property Details

CENTRE GLA (+/-)	1.27 acres (55,483 sq. ft.)	
SITE AREA (+/-)	16,489 sq. ft.	
AREA AVAILABLE (+/-)	2030 Corydon	Main Floor: 3,944 sq. ft. 2nd Floor: 1,945 sq. ft. Total: 5,889 sq. ft.
NET RENTAL RATE	\$26.00 per sq. ft.	
ADDITIONAL RENT (2023)	CAM Tax Total	\$6.25 per sq. ft. \$4.72 per sq. ft. \$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	

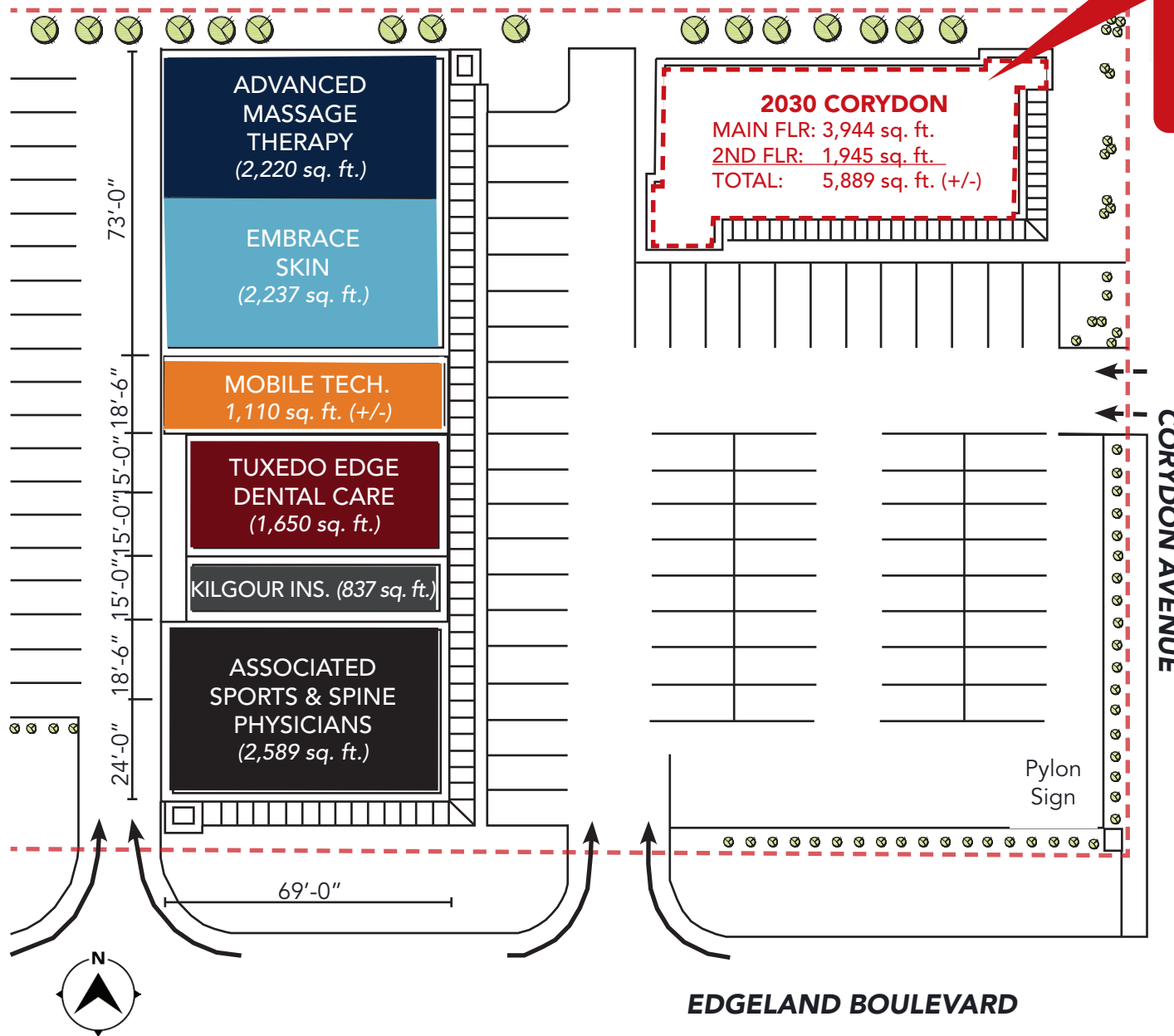
## HIGHLIGHTS

- » 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

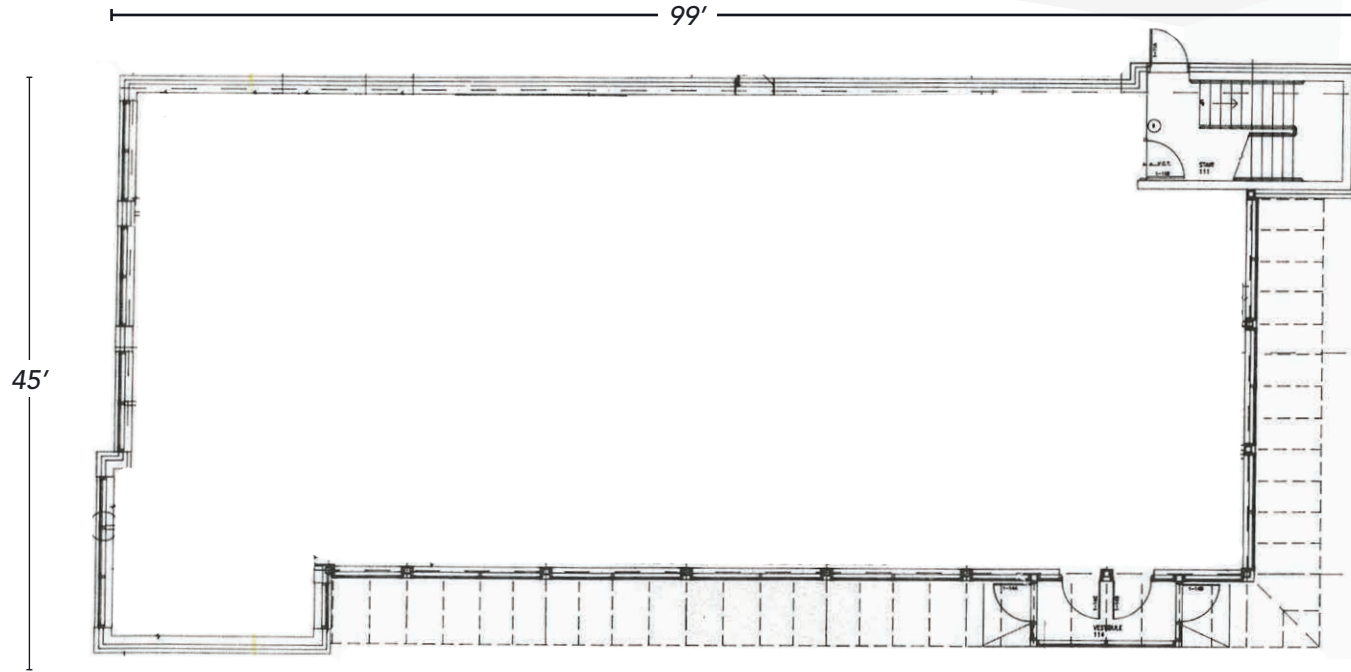


## 2ND FLOOR

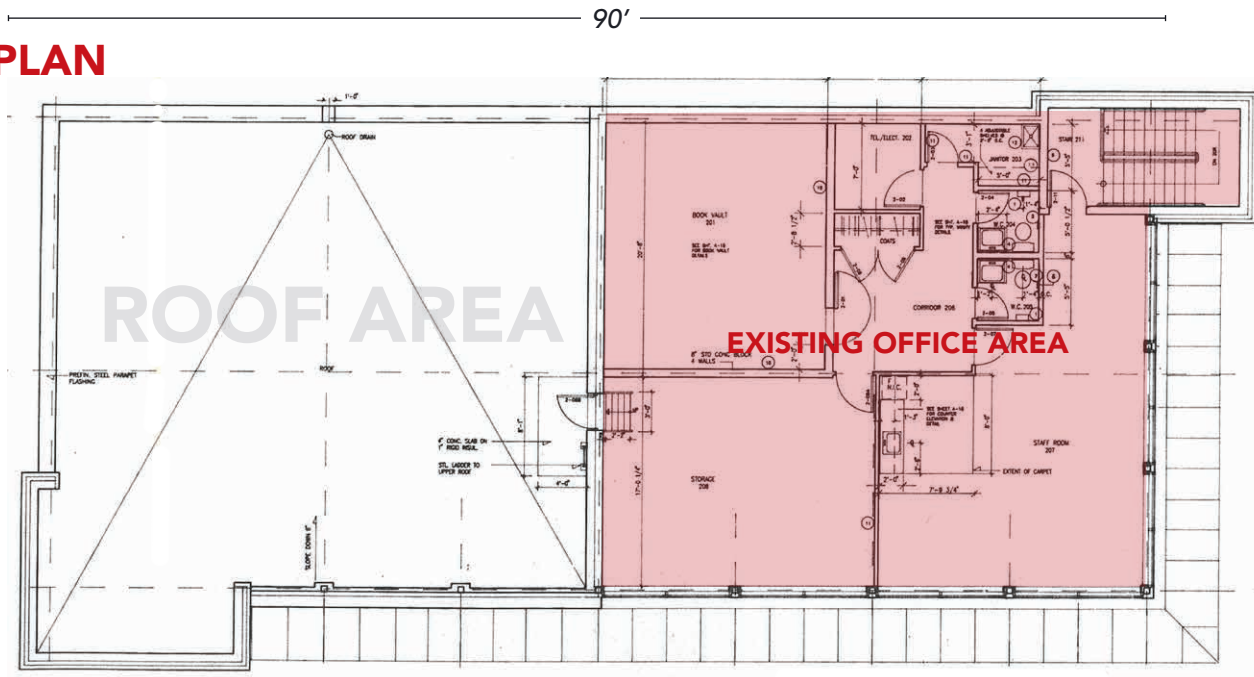


# 2030 Corydon Avenue

## MAIN FLOOR PLAN



## 2ND FLOOR PLAN





# 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**

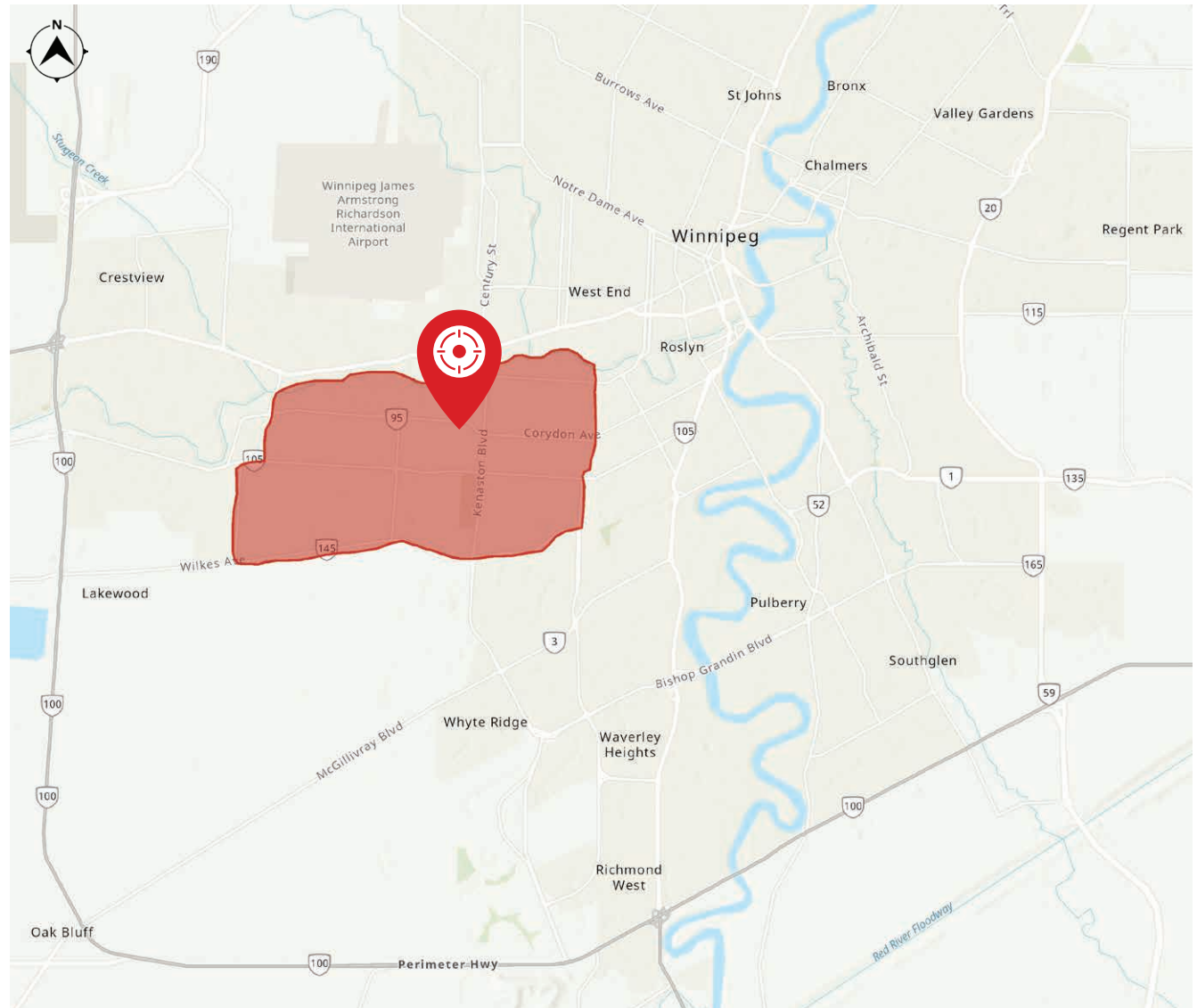
rising to **\$181,810** by 2027



TOTAL HOUSEHOLDS

**17,369**

rising to **18,538** by 2027







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## Contact

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