

***High-Quality Office Space Available for
Sublease in the St. James Retail Node***



585 Century Street

WINNIPEG, MB

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

Services provided by Luke Paulsen Personal Real Estate Corporation

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


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

Property Overview

SUBLEASE DETAILS

| | |
|------------------|---|
| AREA AVAILABLE | 9,649 sq. ft. (total rentable area) |
| NET RENTAL RATE | \$14.50 per sq. ft. net |
| ADDITIONAL RENT | \$8.62 per sq. ft. (plus mgmt. fee of 5% of Net Rent) |
| HEADLEASE EXPIRY | November 30, 2026 |
| AVAILABILITY | Immediately |
| PARKING | 30 exclusive stalls available at \$30.00/month/stall |

BUILDING DETAILS

| | |
|---------------|---|
| YEAR BUILT | 1959 |
| # OF FLOORS | 1 |
| ZONING | M1 Industrial |
| ROOF | BUR |
| CONSTRUCTION | Masonry with concrete columns |
| ELECTRICAL | 600 amp, 208 volt |
| HVAC | 4 RTU |
| PYLON SIGNAGE | Pylon sign and building signage opportunities available |
| PROPERTY MGMT | Professionally managed by Capital Property Management |

HIGHLIGHTS



Located in desirable St. James Retail Node near CF Polo Park and the Richardson International Airport



Great exposure along Century Street, a high-traffic high-visibility route



On-site exclusive parking

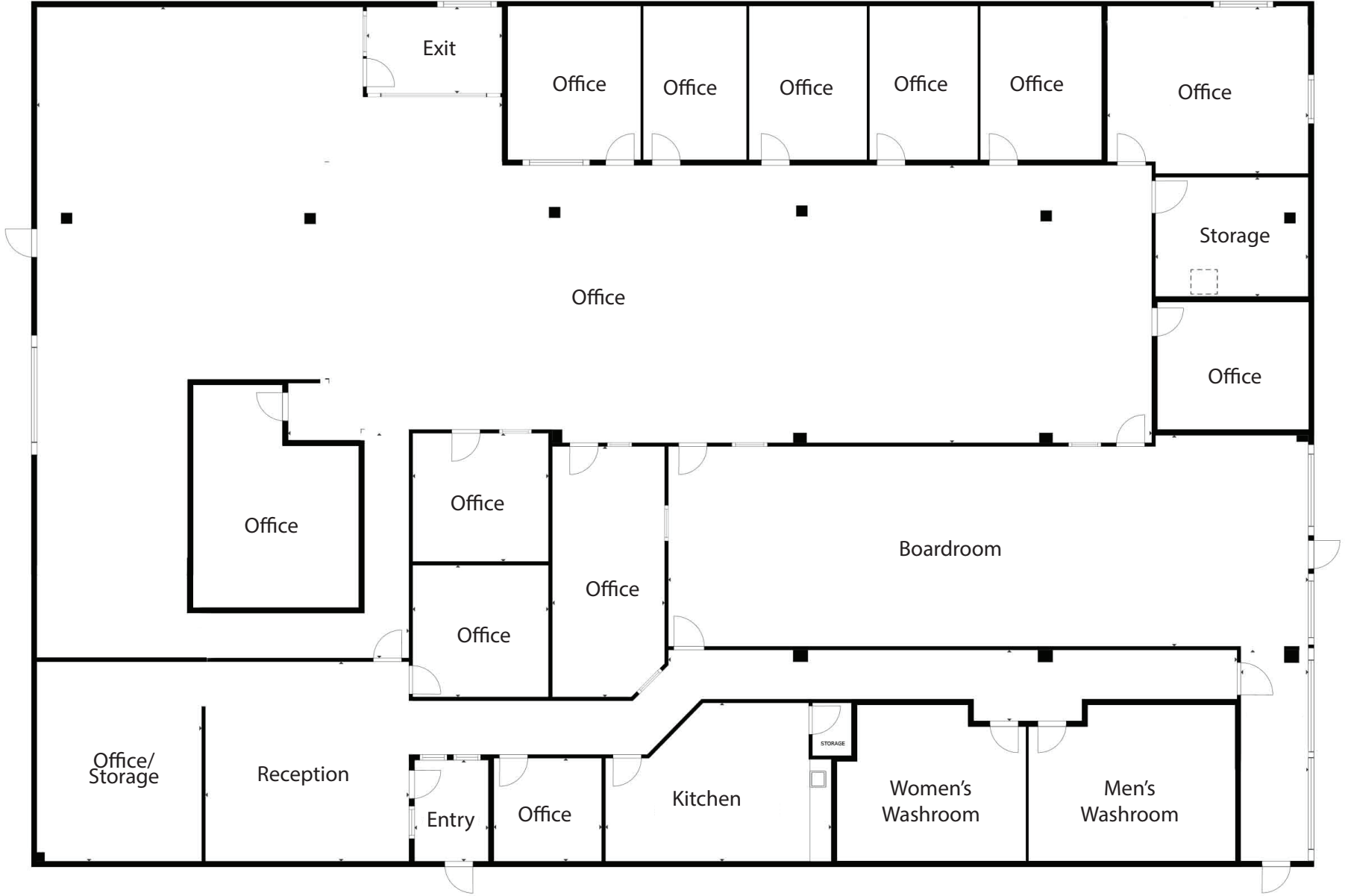


Great site access directly off Century Street



High quality office space with existing improvements in place

Floor Plan



Interior Photos



Premium Location

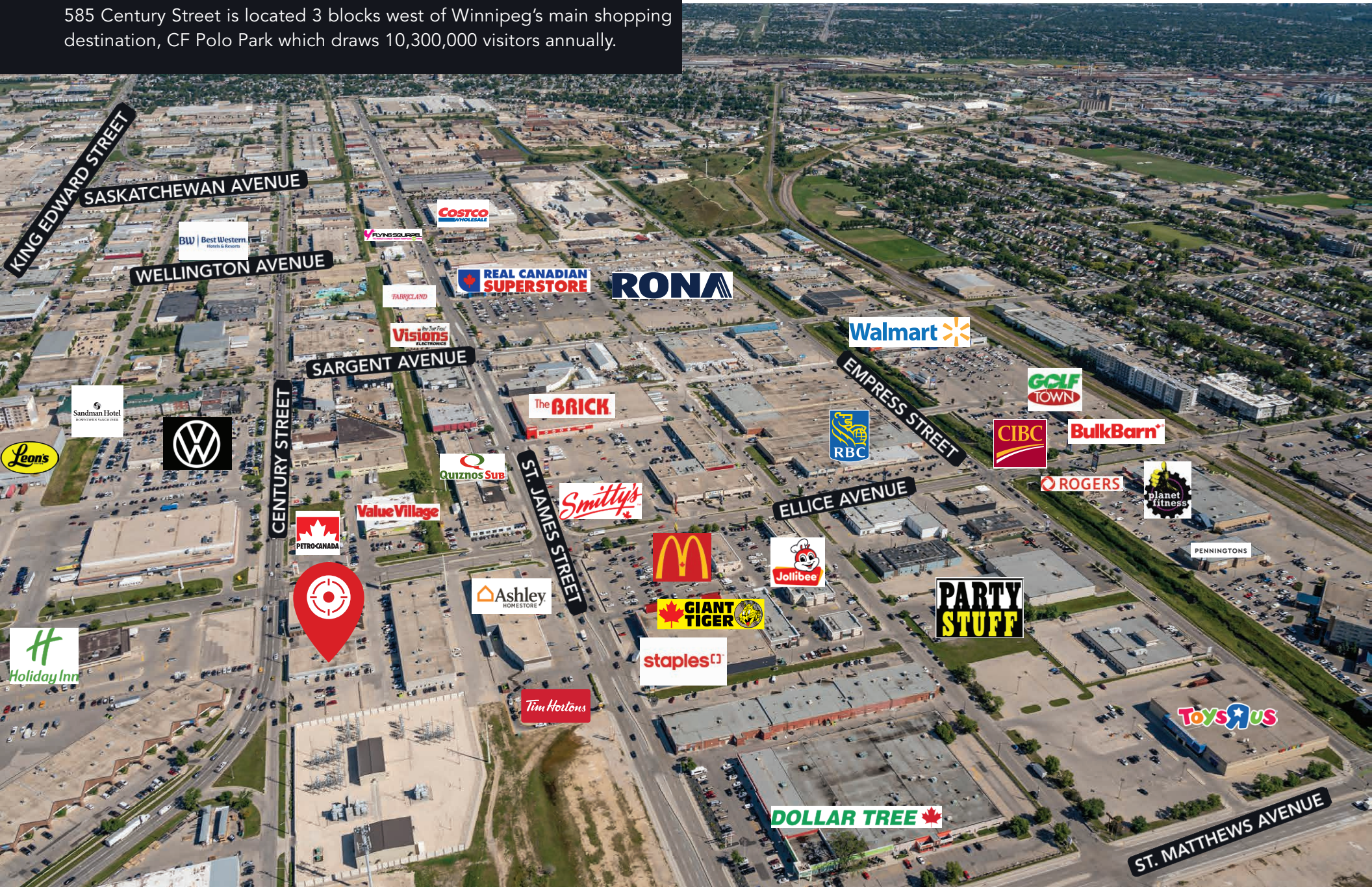
585 Century Street is strategically located in St. James Retail Node on a high-exposure artery with a daily traffic count of approximately 23,400 vehicles per day. The location benefits from its proximity to many national and needs-based retailers within the Polo Park retail node as well as its adjacency to the St. James Industrial Park and the Richardson International Airport. The site offers premium visibility and access directly off Century Street and is directly south of Ellice Avenue, a major east-west throughfare.

The property features ample on-site parking for staff and visitors directly adjacent to the building and prominent building signage opportunities are available.



Surrounding Retail Landscape

585 Century Street is located 3 blocks west of Winnipeg's main shopping destination, CF Polo Park which draws 10,300,000 visitors annually.



St. James Industrial Park

The Property is ideally located in the St. James Industrial Park with direct access to all the major northwest transportation routes and in the vicinity of many high-profile neighboring tenants.



DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT
1.9 km | 4 min.



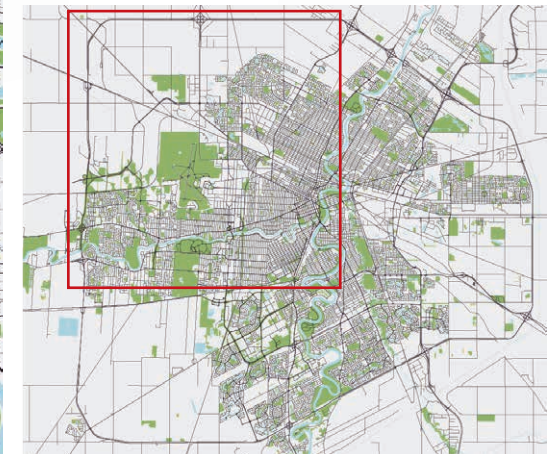
TRANSCANADA HWY.
2.1 km | 6 min.



PORTAGE & MAIN
5.2 km | 20 min.



CF POLO PARK
1.7 km | 5 min.





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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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

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