

~ Commercial Condo Available in CentrePort Canada ~



FOR LEASE

Five Rivers Business Centre

UNIT 122 - 205 LUCAS AVENUE, WINNIPEG, MB

BOB ANTYMNIUK, Vice President, Sales & Leasing
(204) 985-1364
bob.antymniuk@capitalgrp.ca

DAWSON GROENING, Advisor, Sales & Leasing
(204) 985-1383
dawson.groening@capitalgrp.ca


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

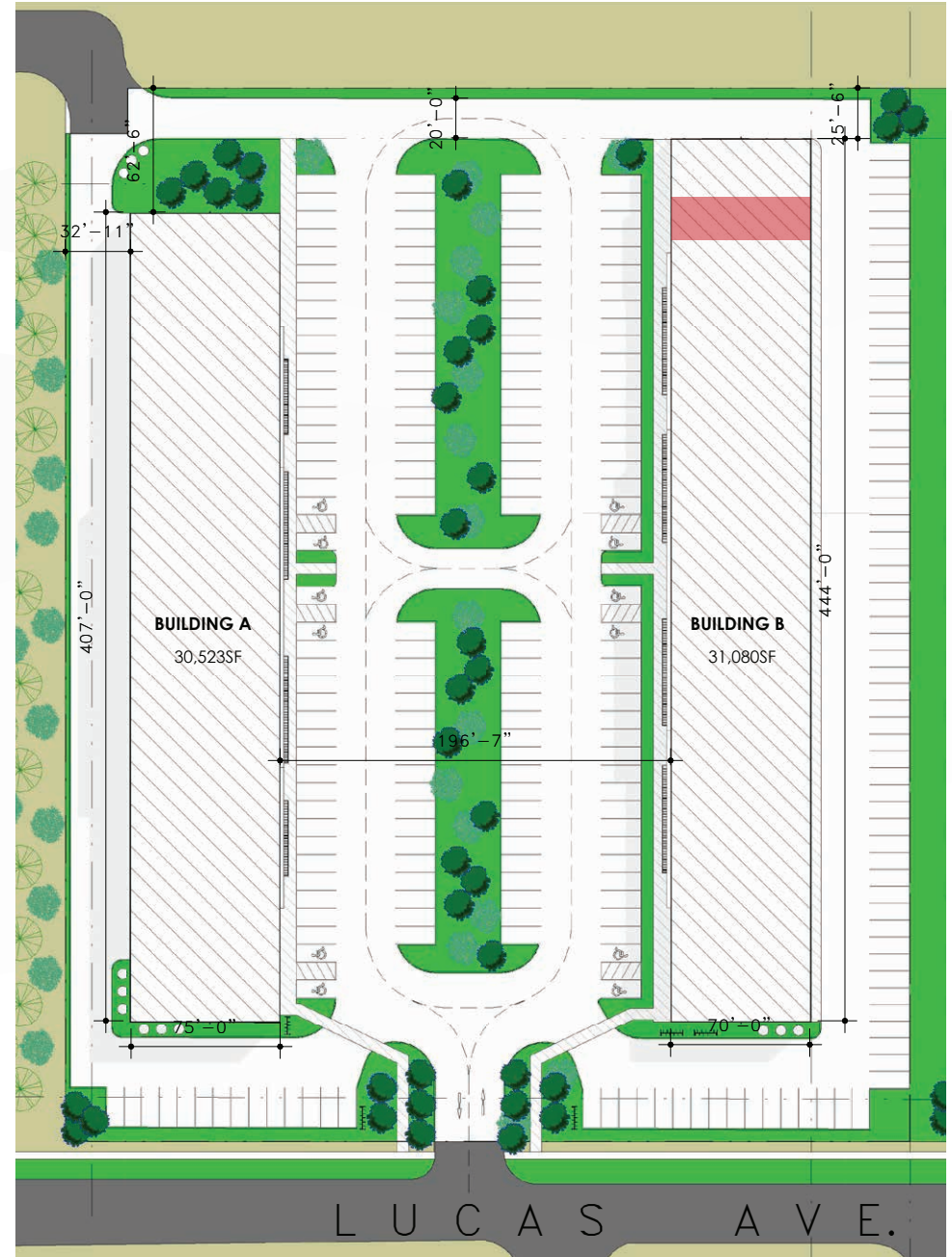
Property Overview

PROPERTY DETAILS

LAND AREA (+/-)	5.8 acres
BUILDING AREA (+/-)	Building A: 30,523 sq. ft. Building B: 31,080 sq. ft. Total: 61,600 sq. ft.
AREA AVAILABLE (+/-)	Building B: Unit 122/Suite V: 1,296 sq. ft.
NET RENTAL RATE	\$38.00 per sq. ft. per year plus mgmt. fee of 5%
ADDITIONAL RENT	TBD
LOADING	Front and rear man doors only
CLEAR HEIGHT (+/-)	15 ft. to u/s of joists 18 ft. to u/s of roof deck
ZONING	M1
ROLL NO.	14100064100
AVAILABILITY	Immediately

PROPERTY HIGHLIGHTS

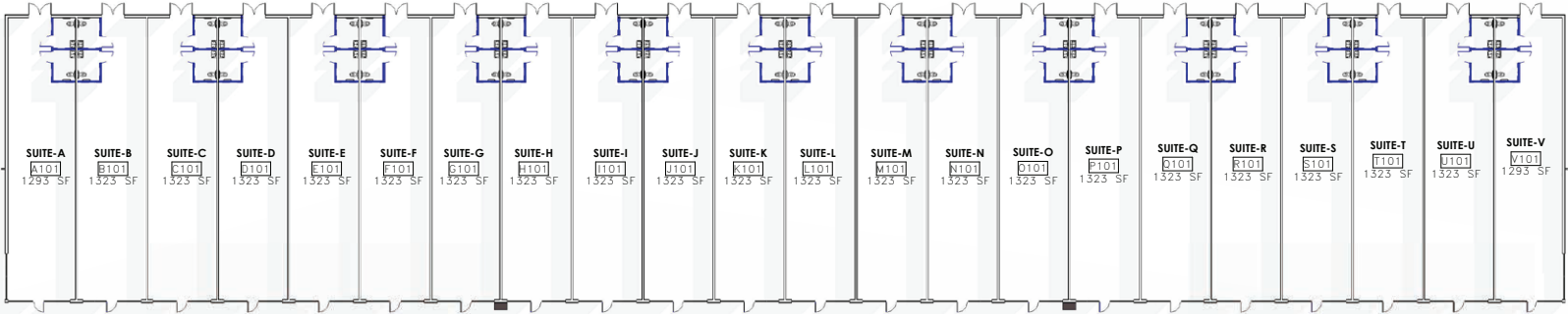
- Brand new state-of-the-art commercial condo in the growing Northwest Quadrant of Winnipeg
- Site will service and provide amenities to growing Route 90 and CentrePort Industrial Parks
- Ample on-site parking available
- Ideally suited for office and professional services



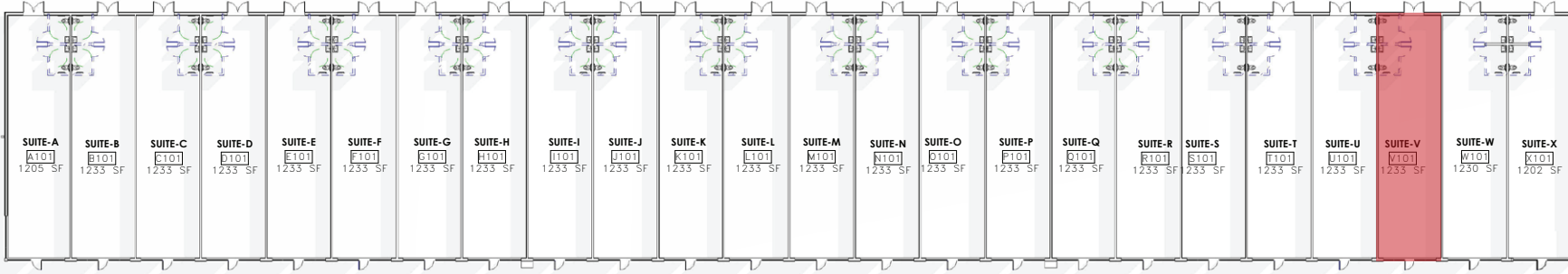
Site Plan



Floor Plan



MAIN FLOOR PLAN BLDG A
1/32" = 1'-0"



MAIN FLOOR PLAN BLDG B
1/32" = 1'-0"

PERIMETER HIGHWAY

CENTREPORT CANADA



SITE

INDUSTRIAL
MANUFACTURING
&
LOGISTICS

CENTREPORT
CANADA
RAIL PARK

STRATEGIC
DEVELOPMENT

FUTURE
RESIDENTIAL



MURRAY IND.

BROOKPORT BUS. PK.

BROOKSIDE BUS. PK.

BROOKSIDE IND. PK.



WINNIPEG
RICHARDSON
INTERNATIONAL AIRPORT

NORTH INKSTER IND.

INKSBROOK IND. PK.

NORTHWEST BUS. PK.

OAK POINT IND.

INKSTER IND. PK.

WESTON SHOPS

OMAND'S CREEK IND.

ST. JAMES IND.



CENTREPORT CANADA WAY

INKSTER BOULEVARD

Demographic Analysis



POPULATION	1 KM	3 KM	5 KM
Total Population (2024)	6,568	33,702	88,861
Projected Population (2027)	6,852	38,498	97,189



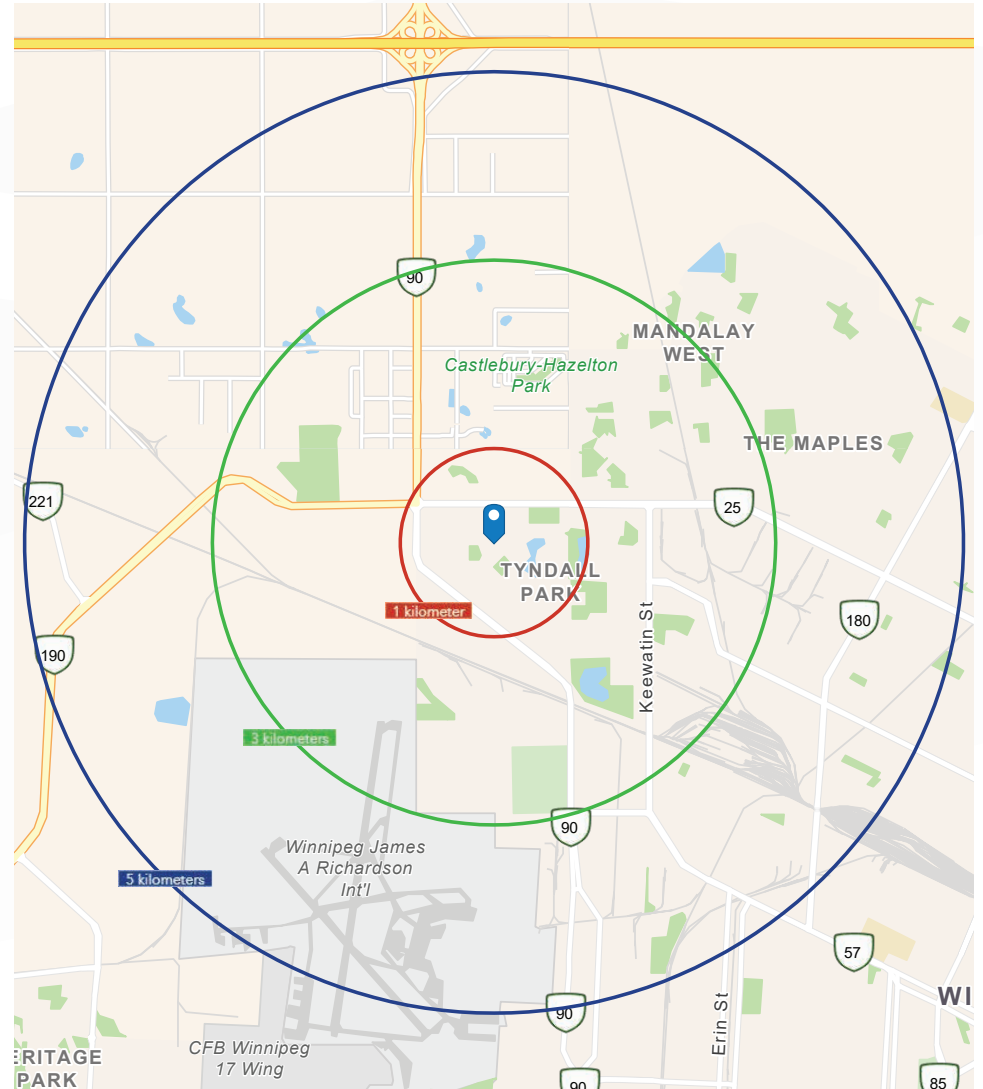
MEDIAN AGE	1 KM	3 KM	5 KM
Median Age (2024)	39	36	36



HOUSEHOLD INCOME	1 KM	3 KM	5 KM
Avg. Household Income (2024)	\$122,597	\$105,133	\$96,861
Projected Household Income (2027)	\$139,835	\$125,495	\$114,911



HOUSEHOLDS	1 KM	3 KM	5 KM
Total Households (2024)	1,837	9,770	26,913





COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

BOB ANTYMNIUK, Vice President, Sales & Leasing
(204) 985-1364
bob.antymniuk@capitalgrp.ca

DAWSON GROENING, Advisor, Sales & Leasing
(204) 985-1383
dawson.groening@capitalgrp.ca

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.