

~ Newly Constructed Commercial Condo Available in CentrePort Canada ~



FOR LEASE

Five Rivers Business Centre

UNIT 104 - 205 LUCAS AVENUE, WINNIPEG, MB

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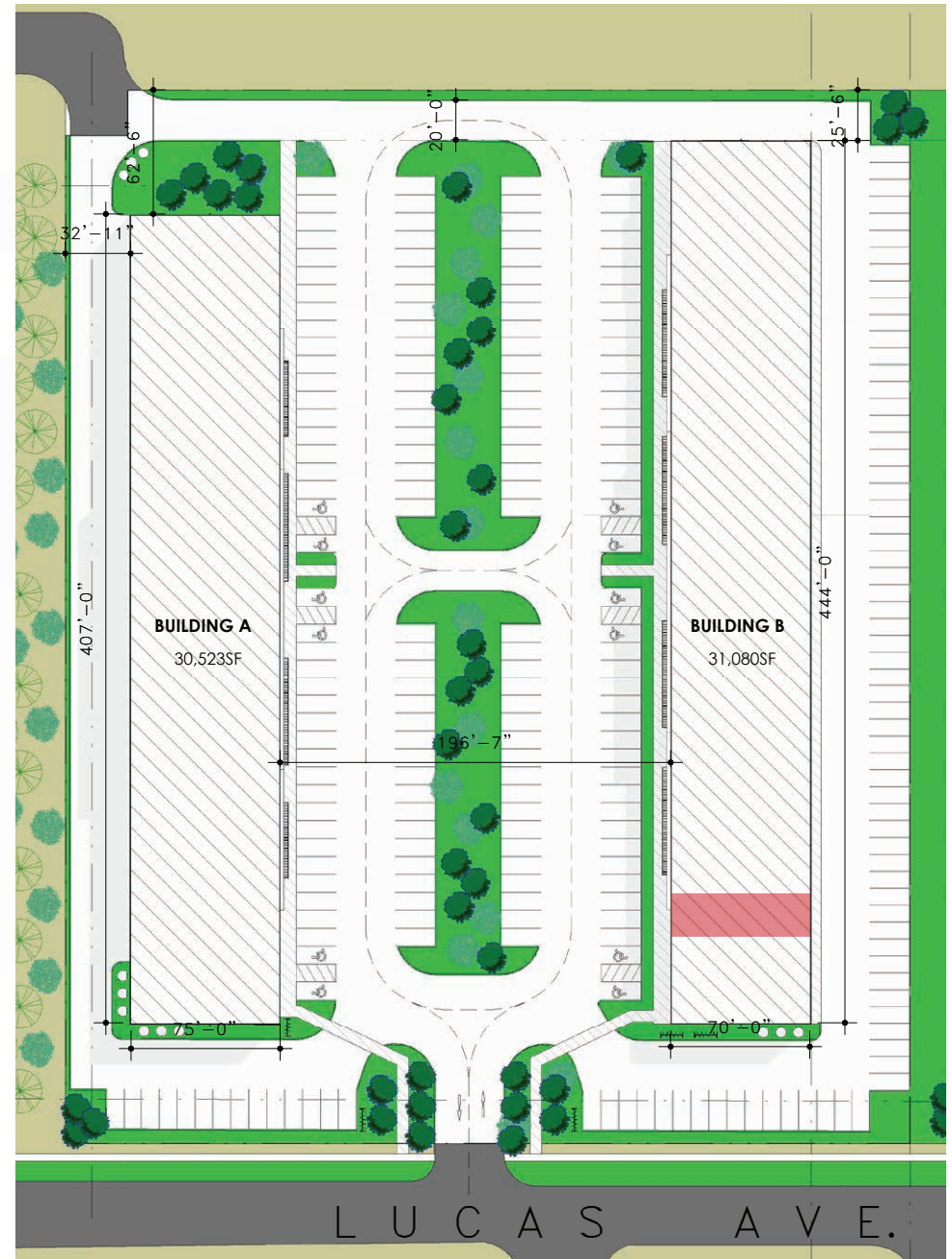
Property Overview

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

PROPERTY DETAILS

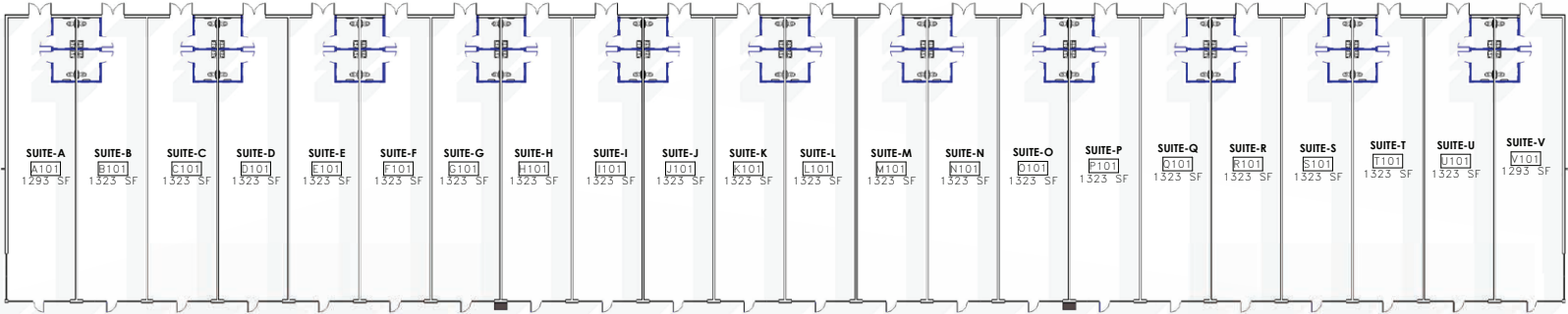
LAND AREA (+/-)	5.8 acres
BUILDING AREA (+/-)	Building A: 30,523 sq. ft. Building B: 31,080 sq. ft. Total: 61,600 sq. ft.
AREA AVAILABLE (+/-)	Building B: Unit 104/Suite D: 1,296 sq. ft.
NET RENTAL RATE	\$38.00 per sq. ft. per year plus mgmt. fee of 5%
ADDITIONAL RENT	TBD
LOADING	Front and rear man doors only
CLEAR HEIGHT (+/-)	15 ft. to u/s of joists 18 ft. to u/s of roof deck
ZONING	M1
ROLL NO.	14100132560
AVAILABILITY	Immediately



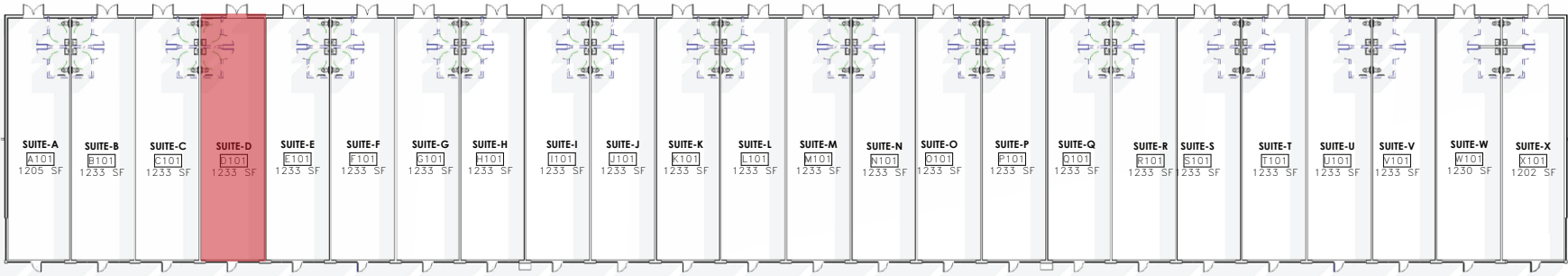
Site Plan



Floor Plan



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



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



Drive Time Analysis



PERIMETER HIGHWAY
6 minutes



PORTAGE & MAIN
20 minutes



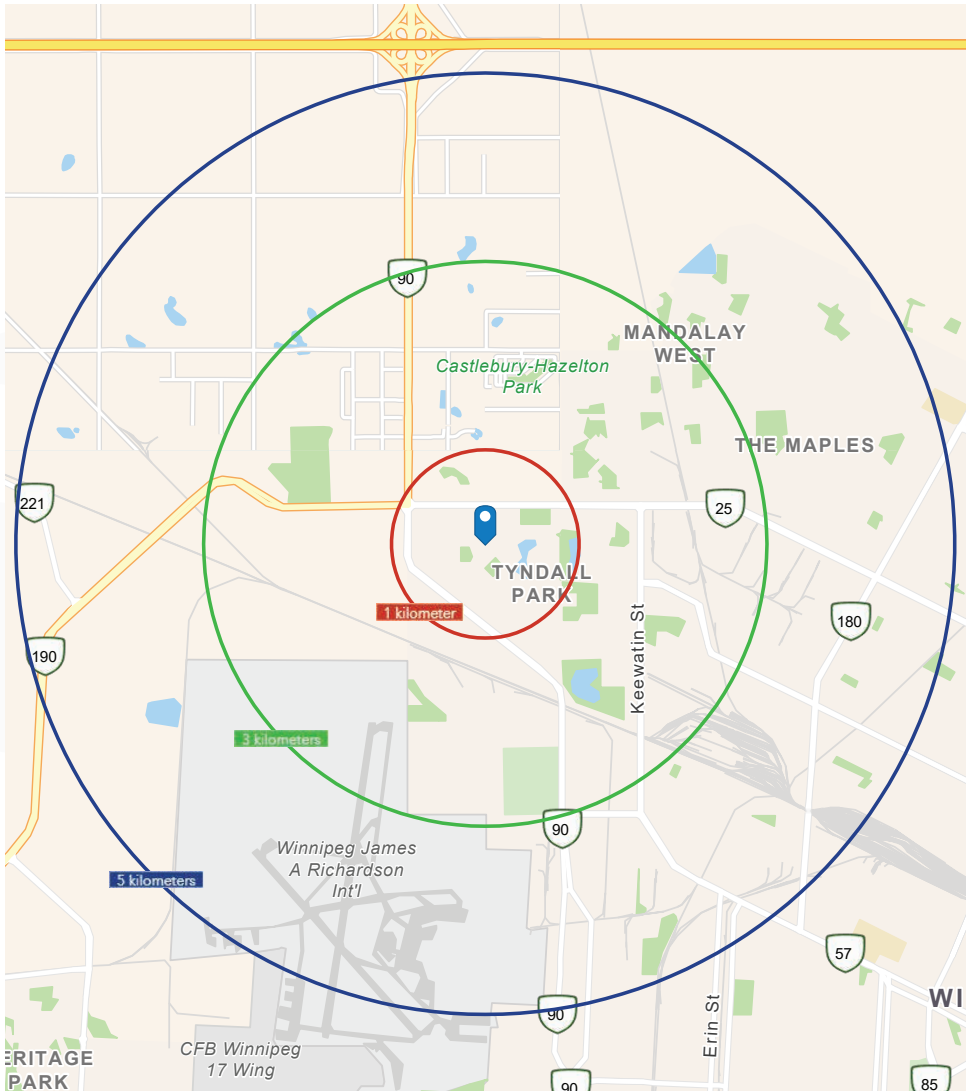
RICHARDSON AIRPORT
10 minutes



TRANSCANADA HIGHWAY
13 minutes



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



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