

~ Retail/Office Flex Space For Lease ~



Century Business Park

1680 ELLICE AVENUE, WINNIPEG, MB

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Services provided by Luke Paulsen Personal Real Estate Corporation

capitalgrp.ca

Property Details

BUILDING AREA (+/-) 69,254 sq. ft.

AREA AVAILABLE (+/-) 2,641 sq. ft.

NET RENTAL RATE \$16.00 per sq. ft.

ADDITIONAL RENT \$10.43 per sq. ft. (est. 2025)
plus 5% mgmt. fee of base rent

PARKING Dedicated parking available at \$30.00 per stall per month plus GST

ZONING M1

TRAFFIC COUNT 11,500 avg. vehicles per day daily
(2023 City of Winnipeg Traffic Flow Map)

PROPERTY MANAGEMENT Capital Property Management

ELECTRICAL 100 Amp

MECHANICAL 5 Tonnes

AVAILABILITY August 15, 2025

HIGHLIGHTS

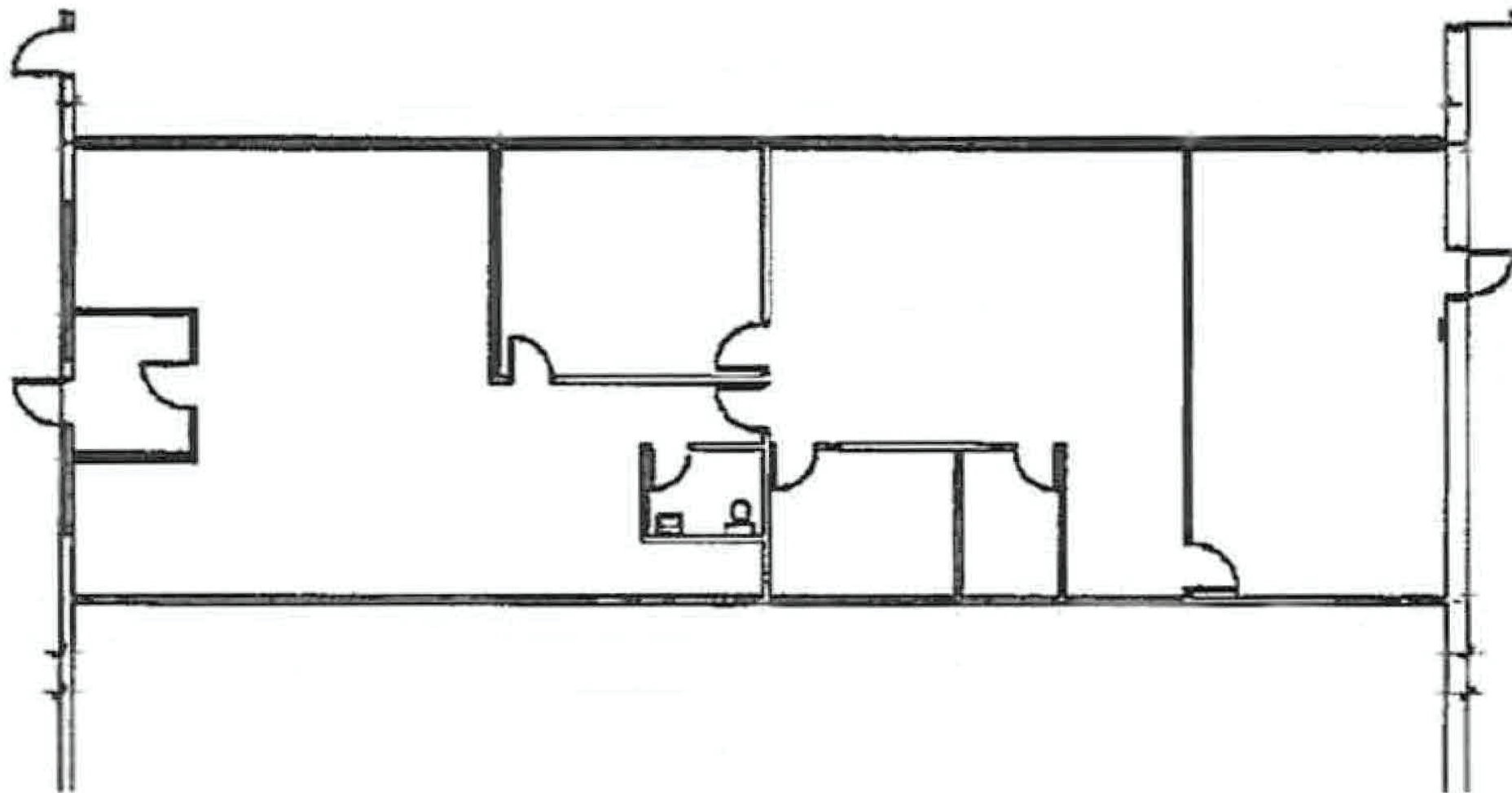
- Strategically located with easy access off of Century Street, St. James Street and Ellice Avenue
- Existing office improvements in place
- Recent exterior building upgrades
- On-site parking for tenants and guests



Site Plan



Floor Plan



Interior Photos



Retail Aerial



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.



COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

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