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FOR LEASE

Courts of St. James

2727 PORTAGE AVENUE, WINNIPEG, MB

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Details

BUILDING AREA (+/-) 47,165 sq. ft.

SITE AREA (+/-) 3.1 acres

AREA AVAILABLE (+/-)

Unit 31B:	2,446 sq. ft.
Unit 190:	846 sq. ft.
Unit 310 (lower level):	305 sq. ft.

SEMI-GROSS RENTAL RATE

Unit 31B:	\$25.00 per sq. ft.
Unit 190:	\$29.00 per sq. ft.
Unit 310 (lower level):	\$30.00 per sq. ft.

**Subject to property tax base year; utilities included*

PARKING 83 on-site stalls

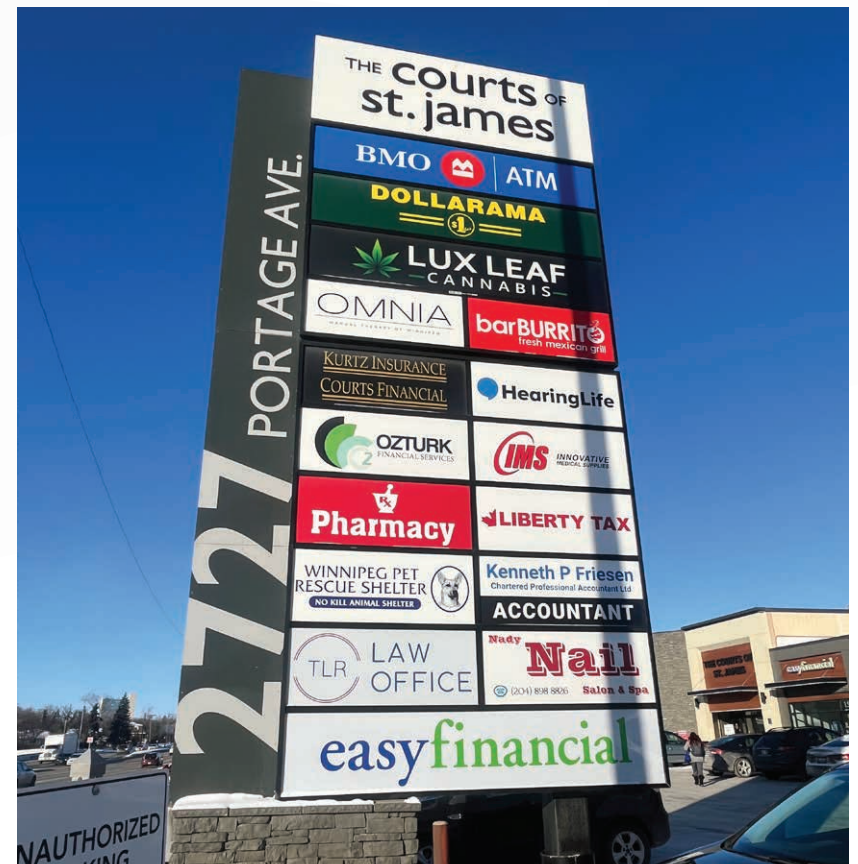
ZONING C3

TRAFFIC COUNT 46,500 avg. vehicles per day daily
(2023 City of Winnipeg Traffic Flow Map)

PROPERTY MANAGEMENT Globe Property Management

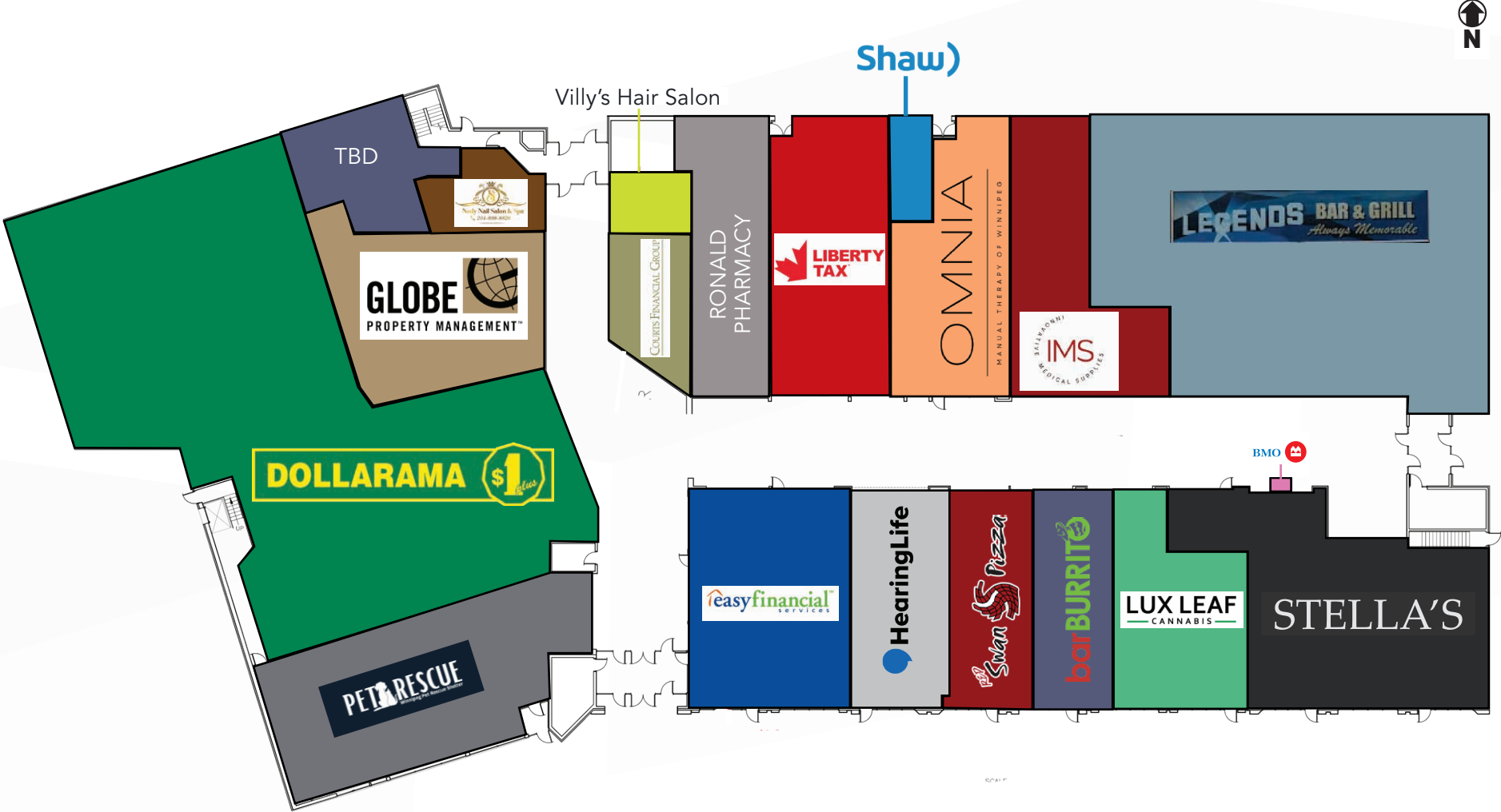
HIGHLIGHTS

- Existing office improvements in place
- Recent exterior building upgrades
- Immediate availability
- Centrally located with easy access
- Ample on-site parking for tenants and guests
- On-site, manned security



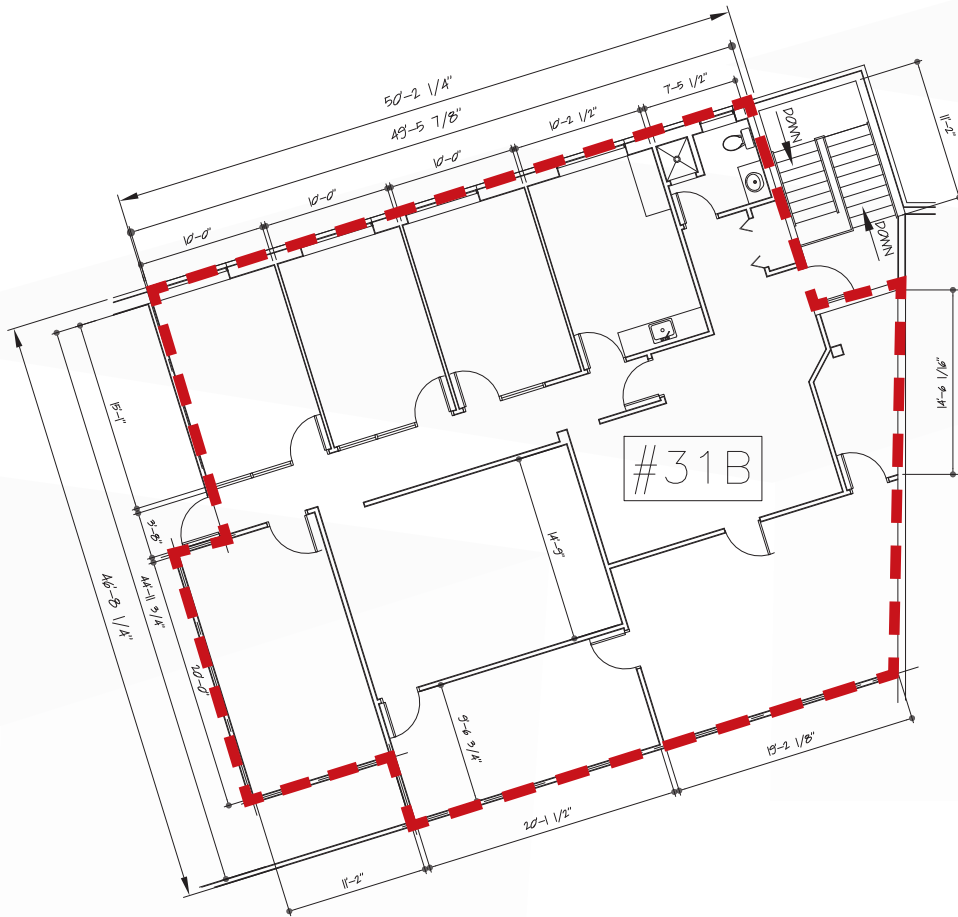
Site Plan

MAIN FLOOR



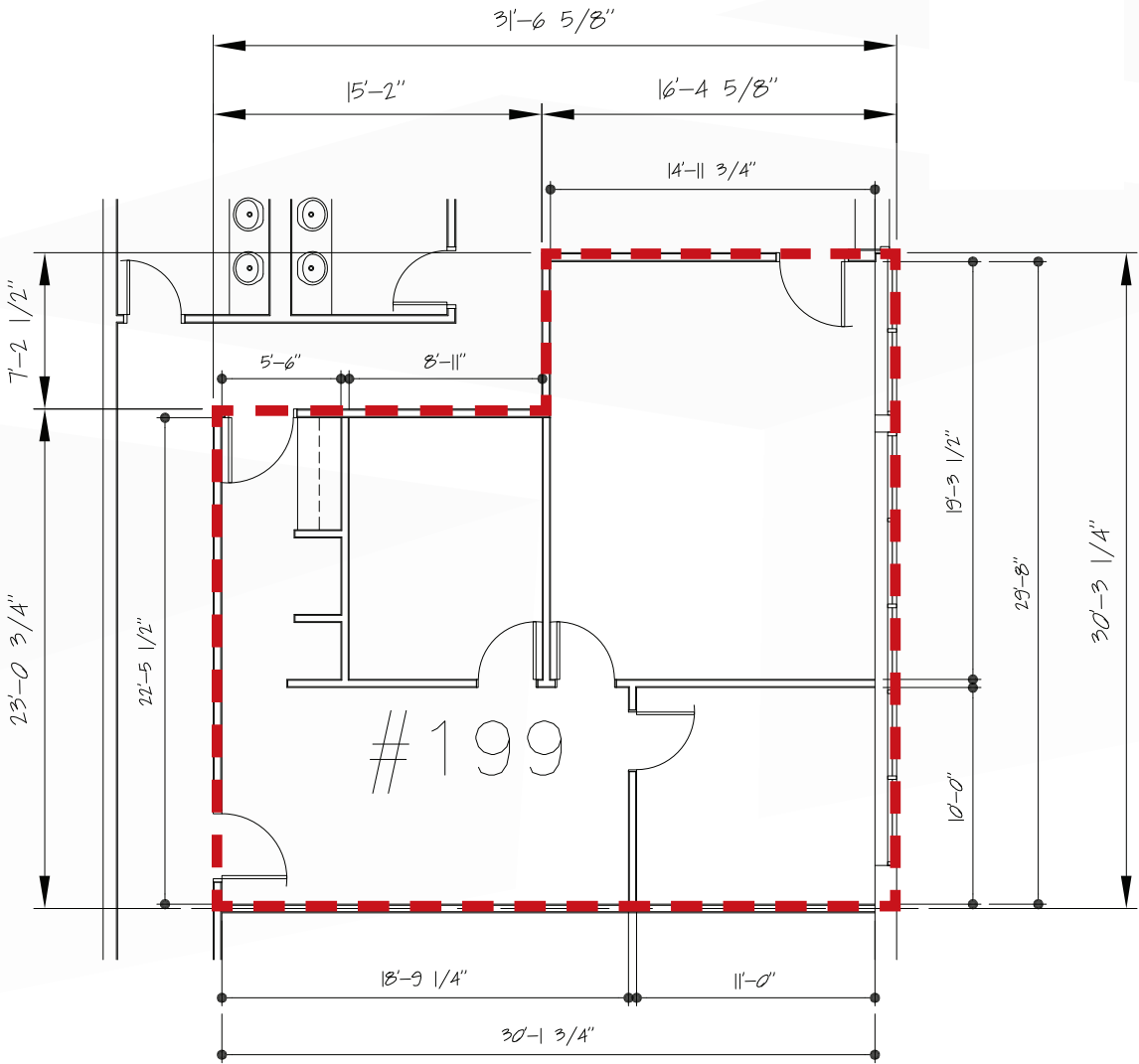
Floor Plan

UNIT 31B



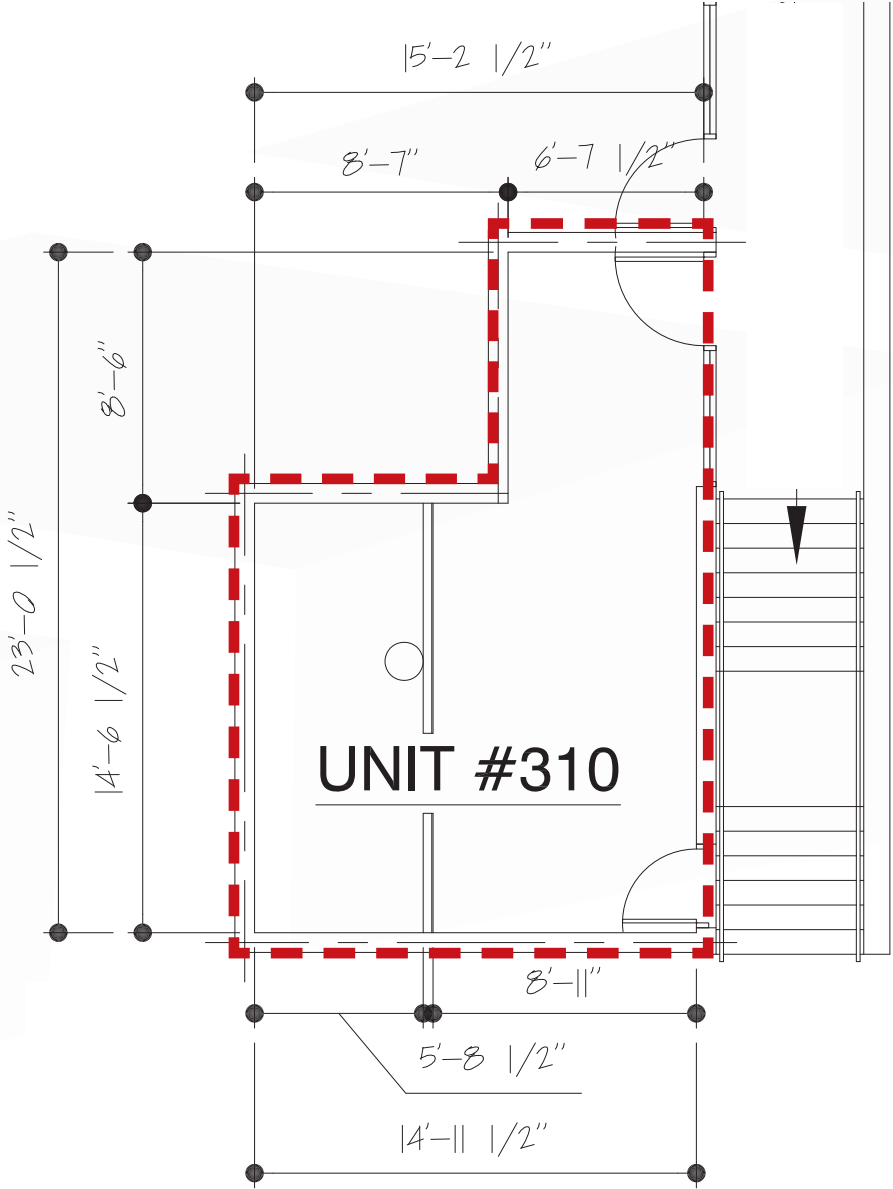
Floor Plan

UNIT 190



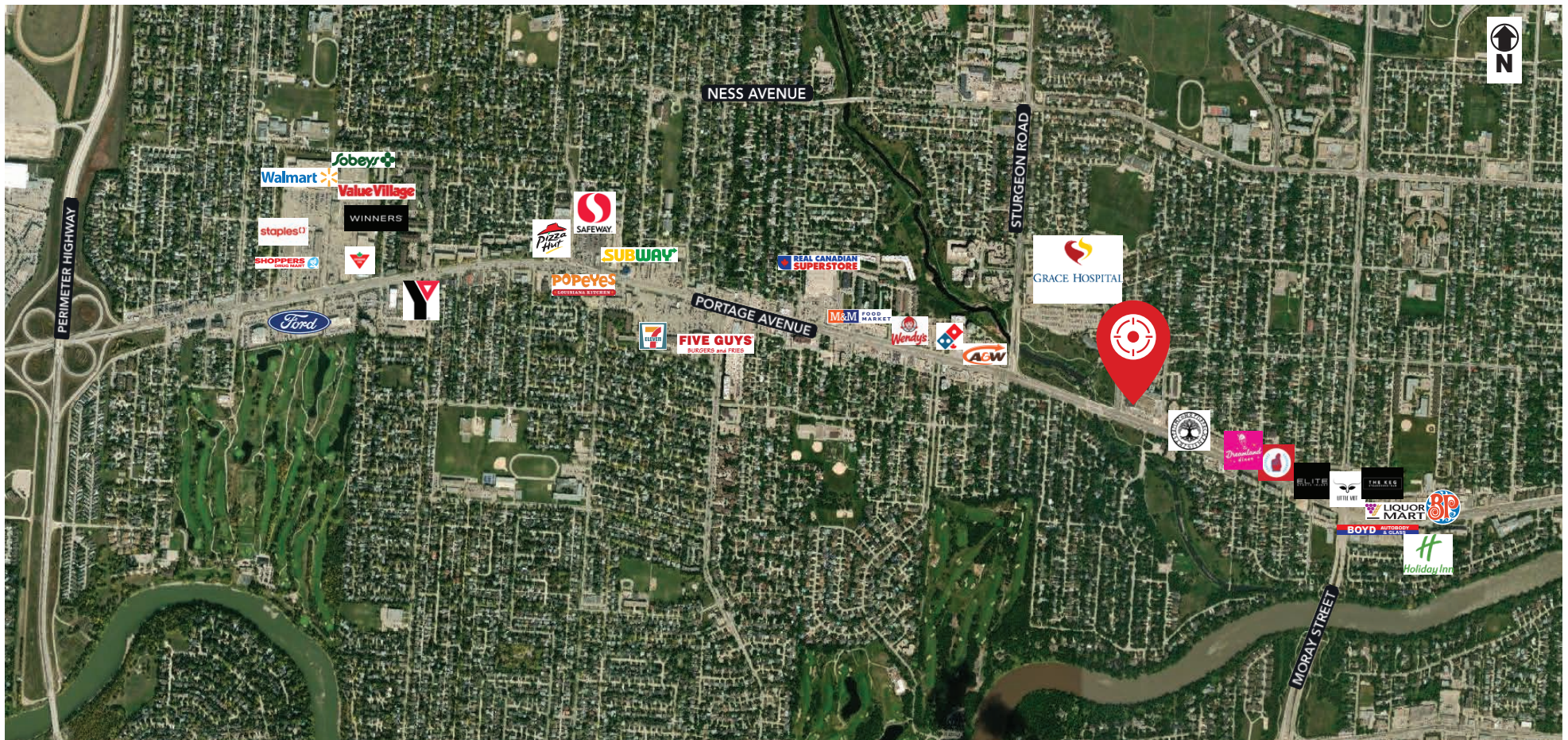
Floor Plan

UNIT 310

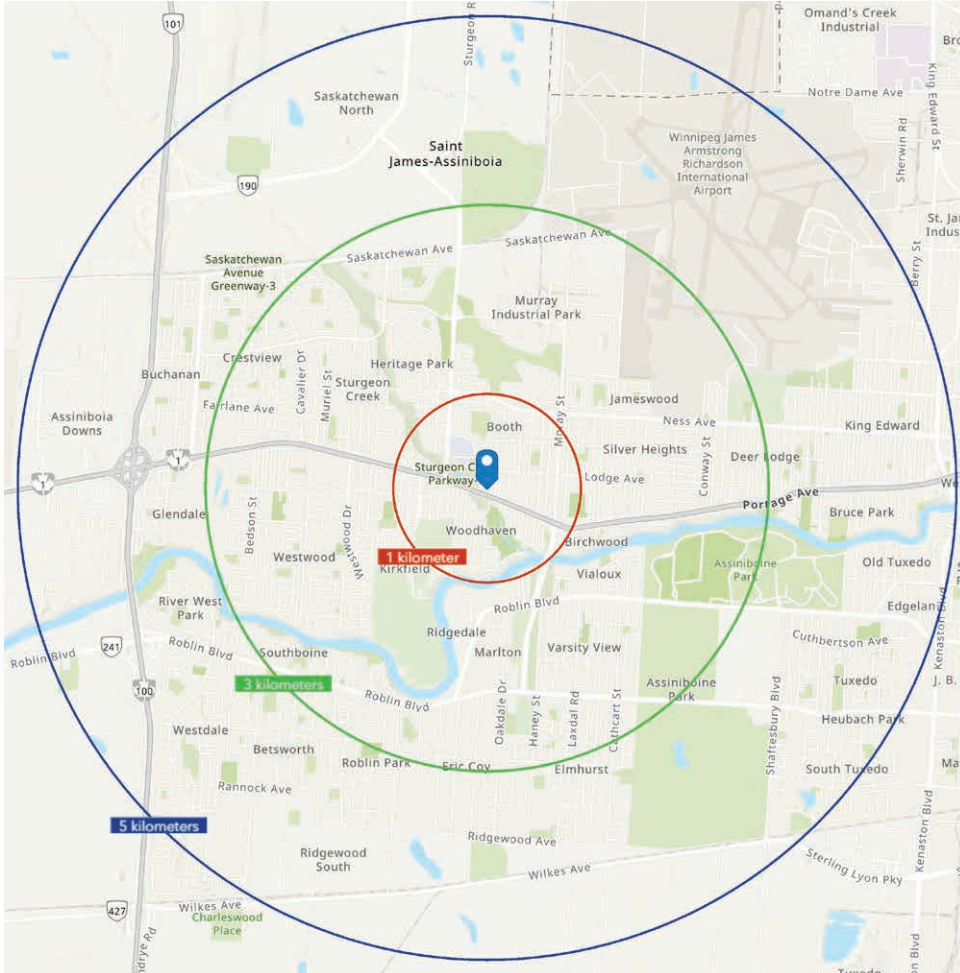


General Area Overview

The site is well-located in west Winnipeg, directly on Portage Avenue, midway between the Unicity retail node and the Polo Park retail node and just west of Moray Street, which provides access across the Assiniboine River to Charleswood/Tuxedo. The surrounding neighbourhood is densely populated with established parks and school amenities.



Demographic Analysis



POPULATION	1 KM	3 KM	5 KM
<i>Total Population (2024)</i>	8,561	56,001	98,349
<i>Projected Population (2029)</i>	8,574	57,507	103,874



MEDIAN AGE	1 KM	3 KM	5 KM
<i>Median Age (2024)</i>	44	43	42



HOUSEHOLD INCOME	1 KM	3 KM	5 KM
<i>Avg. Household Income (2024)</i>	\$100,932	\$112,531	\$131,077
<i>Projected Household Income (2029)</i>	\$118,041	\$131,148	\$154,437



HOUSEHOLDS	1 KM	3 KM	5 KM
<i>Total Households (2024)</i>	3,996	24,372	41,484

Contact

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