

AUGUST 2021

AVAILABILITY REPORT

FOR LEASE

FOR SALE

INDUSTRIAL

INDUSTRIAL

OFFICE

OFFICE

RETAIL

RETAIL

LAND

LAND & INVESTMENT

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INDUSTRIAL FOR LEASE



RECENTLY LEASED
191 EAGLE DRIVE

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
71-77 BANNISTER ROAD			SUBLEASE						
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015			16,828	2 4	24'	\$9.95	\$4.00	<ul style="list-style-type: none"> • Excellent Warehouse/Office space located in Northwest Winnipeg • Close proximity to major routes and the James A. Richardson International Airport • Ample parking on site • Sublease expires February 28th, 2022
2954 DAY STREET									
	MURRAY GOODMAN 204 928 5009 CHRIS MACSYMIC 204 928 5019	MG		9,200			\$12.00 GROSS		<ul style="list-style-type: none"> • Desirable industrial building located on the east side of Day St in the RM of Springfield • Close proximity to major trucking routes and the Perimeter Hwy • (+/-) 9,200 sf warehouse & office space • Grade loading available • Ample parking available on-site • MTS Fiber Optic Internet installed throughout the building
DUBLIN SQUARE									
	MURRAY GOODMAN 204 928 5009 CHRIS HOURIHAN 204 934 6215	M3	1475	3,719	2	11'10"	\$7.00	\$4.72	<ul style="list-style-type: none"> • Located on Dublin Avenue between St. James St and Notre Dame Ave in Northwest Winnipeg • Excellent access to major routes • Ideally suited for office, warehouse or manufacturing • On site parking includes some electrified spots
1394 ERIN STREET			SUBLEASE						
	RYAN MUNT 204 928 5015 TYSON PRESENTANZ 204 928 5002	M1	1394	1,269	1	11'	\$10.45	\$2.53	<ul style="list-style-type: none"> • Conveniently located industrial space for lease on Erin St between Ellice Ave and Sargent Ave • Interior includes two private offices, reception area and two washrooms • Grade loading available • Close proximity to the Winnipeg James A International Airport, Polo Park Shopping Centre and major transportation routes • Headlease expires February 28, 2022

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155 FORT STREET									
	STEPHEN SHERLOCK 204 928 5011		A	5,508			\$14.00	\$4.73	<ul style="list-style-type: none"> • Excellent central location at the corner of Fort St and York Ave in close proximity to many amenities • Six parking stalls included • Ample street parking • Zoned: M • Unique office/retail space which includes showroom space, large private offices, open work area, boardroom and grade level loading door
400 FORT WHYTE WAY									
	CHRIS HOURIHAN 204 934 6215	ML	UNIT A	8,438	1	20'	\$15.00	\$4.23	CLICK HERE FOR A VIRTUAL TOUR <ul style="list-style-type: none"> • Convenient access to Southwest Winnipeg and surrounding rural area • 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node • Suitable for a variety of office, retail or industrial • T-5 lighting throughout • Pylon signage available • No city of Winnipeg business tax
		ML	UNIT B	6,075	1	20'	\$15.00	\$4.23	
		ML	UNIT C	6,072	1	20'	\$15.00	\$4.23	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237		COMBINED	20,585	3	20'	\$15.00	\$4.23	
193 HENLOW BAY									
	RYAN MUNT 204 928 5015	M2		4,500			\$15.95	TBD	<ul style="list-style-type: none"> • Brand new industrial/office space located in desirable Southwest Winnipeg • Situated on Henlow Bay just off Scurfield Blvd in close proximity to Kenaston Blvd & Waverley St • Nearby various amenities • Large compound space available • Grade loading • 120/208 3 Phase Power, 125 Amp 3 Phase
	TYSON PRESENTANZ 204 928 5002								
109 HIGGINS AVENUE									
	STEPHEN SHERLOCK 204 928 5011	M2	TOTAL BUILDING	20,896			\$5.00 PSF GROSS INCLUDES UTILITIES		<ul style="list-style-type: none"> • Located in Central Winnipeg in close proximity to the Disraeli Freeway and Waterfront Dr • Ideal for warehouse/ storage space • Loading area features 2 elevated loading doors and 2 grade level loading doors • 3 Phase, 600 volt electrical service • Fully fenced compound area accommodates ample on-site parking and exterior storage

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1725 INKSTER BOULEVARD										
	CHRIS MACSYMIC 204 928 5019	M2	C	37,932	1	2	30'5"	\$6.50	\$3.08	<ul style="list-style-type: none">• Great exposure to Inkster Blvd• Unit D has 30 ft. x 30 ft. column spacing• Fully sprinklered• Ample parking• Signage opportunities• Close proximity to major trucking routes• Zoned M2
		M2	D	30,650	1	3	30'5"	\$6.95	\$3.08	
		M2	E	24,276 - 43,183	1	2	21'	\$6.95	\$3.08	
	TYSON PRESENTANZ 204 928 5002									
	RYAN MUNT 204 928 5015									
21 JOHN HIEBERT DRIVE - RM OF SPRINGFIELD										
	TYSON PRESENTANZ 204 928 5002	M1	1	1,500	1		18'	COND LEASED	COMPOUND SPACE AVAILABLE	<ul style="list-style-type: none">• Situated just east of the City of Winnipeg• Located 2 minutes from Dugald Rd and 4 minutes from the Perimeter Hwy• Units can be combined• 200 Amp service per unit• Grade size: 14'X14'• CAM & Tax: \$375 per Month
		M1	2	1,500	1		18'	\$1,750 PER MONTH		
		M1	3	1,500	1		18'	\$1,750 PER MONTH		
	RYAN MUNT 204 928 5015	M1	4-5	3,000	3		18'	\$1,750 PER MONTH		
359 JOHNSON AVENUE										
	STEPHEN SHERLOCK 204 928 5011	M1	A	1,800			10'	\$6.95	\$5.77	<ul style="list-style-type: none">• Located on the corner of Johnson Ave and Watt St• Features (+/-) 1,800 sf office/warehouse space• (+/-) 10' clear ceiling height• Zoned: M1• Available immediately
KEEWATIN SQUARE										
	MURRAY GOODMAN 204 928 5009	M1	3-350	1,654				\$8.95	\$4.68	<ul style="list-style-type: none">• Single storey building located in Inkster Industrial Park in Northwest Winnipeg• Easy access to Route 90, Inkster Blvd and the Perimeter Hwy• Dock and grade loading• Good on site parking available• Close proximity to many amenities• Available immediately• Professionally managed
		M1	312 & 314	5,997				\$7.95	\$4.68	
		M1	332	2,867				\$7.95	\$4.68	
		M1	336	3,000				\$7.95	\$4.68	





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1131 - 1133 KEEWATIN STREET									
	CHRIS HOURIHAN 204 934 6215	M2	1131, 1133	6,613	1	18'	\$6.75	\$3.76	<ul style="list-style-type: none"> • Located in the heart of Inkster Industrial Park in close proximity to major trucking routes and retail amenities • Excellent frontage on Keewatin St • Grade loading • Professionally managed • Good on site parking
	JANE ARNOT 204 928 5018								
289 KING STREET									
	STEPHEN SHERLOCK 204 928 5011	M	MAIN FLOOR 3RD FLOOR	3,727			\$7.00	\$3.05	<ul style="list-style-type: none"> • Located in central Winnipeg at the Intersection of King St and Henry Ave • 30 parking stalls with additional parking • 1 freight elevator • Fully sprinklered • Sheltered loading dock • 3rd floor - sub-dividable • Utilities included
	CHRIS HOURIHAN 204 934 6215			230 - 5,310			\$6.00	\$3.05	
102 KING EDWARD STREET									
	TYSON PRESENTANZ 204 928 5002	M1		11,802	3	15'	\$8.95	\$4.53	<ul style="list-style-type: none"> • Interior includes an open showroom, private offices, a kitchen, boardroom, and open warehouse space • Great exposure off Route 90 • 5 minute drive to Polo Park Shopping Centre • Direct access to major transportation routes
	RYAN MUNT 204 928 5015								
118 KING EDWARD STREET									
	TYSON PRESENTANZ 204 928 5002	M1		12,997		15'	\$8.95	\$4.41	<ul style="list-style-type: none"> • Great exposure off of Route 90 • Close proximity to Winnipeg Richardson International Airport • 5 minute drive to Polo Park Shopping Centre • Direct access to major transportation corridors • Dock loading available • Ample parking available on-site
	RYAN MUNT 204 928 5015								

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700 KING EDWARD STREET										
	MURRAY GOODMAN 204 928 5009	M2		10,000 - 126,711				\$6.45	TBD	<ul style="list-style-type: none"> • Great central location with high visibility along King Edward Street • Located in CentrePort Canada, the inland port, offering unparalleled access to trimodal transportation (road, rail, air) • Located on (+/-) 5.3 acre lot • Dock and grade loading available • On site parking available • Available immediately
	CHRIS MACSYMIC 204 928 5019									
STERLING LYON BUSINESS PARK 940-950 LORIMER BOULEVARD										
	STEPHEN SHERLOCK 204 928 5011	M2	940-950	21,387	1	5		\$12.95	\$6.51	<ul style="list-style-type: none"> • Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley • Excellent opportunity in a newer facility allowing for flexible use of space • 940-950 Lorimer can be subdivided • Site has a variety of amenities in the neighborhood • Ample parking • Zoned M2
		M2	UNIT 2 - 940	3,027				\$12.95	\$6.51	
		M2	UNIT 3 - 940	6,215		1-3	\$12.95	\$6.51		
	RYAN MUNT 204 928 5015	M2	UNIT 1 - 950	2,977		1	\$12.95	\$6.51		
		M2	UNIT 2 - 950	3,033		1	\$12.95	\$6.51		
	CHRIS MACSYMIC 204 928 5019	M2	UNIT 3 - 950	3,032		1	\$12.95	\$6.51		
		M2	UNIT 4 - 950	2,599	1		\$12.95	\$6.51		
955 LAGIMODIERE BOULEVARD										
	TYSON PRESENTANZ 204 928 5002	M2		47,900		26'4"	\$8.98	\$2.70	<ul style="list-style-type: none"> • Large industrial space with excellent exposure on the Southeast corner of Lagimodiere Blvd and Dugald Rd • Located within the St. Boniface Industrial Park • (+/-) 26'4" clear ceiling height • 20 ft x 40 ft column spacing • Dock and grade loading available • Large compound space available • Ample parking on site 	
	RYAN MUNT 204 928 5015									
500 MADISON STREET										
	CHRIS MACSYMIC 204 928 5019	M1		52,500		6	17'	\$8.75	TBD	<ul style="list-style-type: none"> • Great warehouse/office space situated at the northwest corner of Madison St and St. Matthews Ave • (+/-) 47,000 sf warehouse space • (+/-) 5,500 sf office space • Situated on (+/-) 3.1 acres • Grade loading available • Refrigeration capabilities within the warehouse area
	TYSON PRESENTANZ 204 928 5002									

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MURRAY PARK TRADE CENTRE - 328-346 SAULTEAUX CRESCENT										
	MURRAY GOODMAN 204 928 5009	M2	344	5,155		1	19'2"	\$8.95	\$4.39	<ul style="list-style-type: none"> • Located in Murray Industrial Park, situated on the corner of Murray Park Rd & Saulteaux Cres • In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport • Unit is comprised of a showroom, private offices, open work area, lunch room, warehouse area and mezzanine
		M2	57	4,693	1	14'	\$7.95	\$4.31		
391 OAK POINT HIGHWAY										
	MURRAY GOODMAN 204 928 5009	M1		11,160		22	12' - 14'	\$16.00	TBD	<ul style="list-style-type: none"> • Cross dock facility located on Oak Point Hwy • Close proximity to major trucking routes and the Winnipeg Richardson International Airport • Located on (+/-) 5 acres of land • Large compound area • Close to many amenities • Available immediately
	RYAN MUNT 204 928 5015									
64 PARAMOUNT ROAD										
	RYAN MUNT 204 928 5015	M2		4,000	1		18'	\$7.50	\$2.90	<ul style="list-style-type: none"> • Conveniently located off Inkster Blvd in the heart of Inkster Industrial Park • Close proximity to McPhillips St, Keewatin St and Route 90 • Great exposure along Paramount Rd • Interior includes front office area, kitchenette, and large warehouse
90-120 PARAMOUNT ROAD										
	TYSON PREISANTANZ 204 928 5002	M2	96	2,000				\$7.95	\$4.85	<ul style="list-style-type: none"> • Located one block north of Inkster Blvd in the Inkster Park in northwest Winnipeg • Within close proximity to major transportation corridors • Brick facade with glazed storefronts
		M2	98	2,000	2		\$7.95	\$4.85		
		M2	112	3,455	4		\$7.95	\$4.85		
	RYAN MUNT 204 928 5015	M2	116-120	4,500			\$7.95	\$4.85		

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1345 REDWOOD AVENUE									
	CHRIS MACSYMIC 204 928 5019	M2		112,132	13 4	23'3	MARKET	\$3.09	<ul style="list-style-type: none"> Immaculately maintained industrial building located in Inkster Industrial Park on the corner of Redwood Ave and Fife St 48' x 42' column spacing (+/-) 4 acres of excess land Potential to add onto the building or an additional 4 acre compound Fully sprinklered Fully fenced truck court 1,200 amp 600 volt electrical service
	TYSON PRESENTANZ 204 928 5002								
	RYAN MUNT 204 928 5015								
3010 RED FIFE ROAD									
	CHRIS MACSYMIC 204 928 5019	I2		7,020		28'	TBD	\$3.50	LAST UNIT AVAILABLE NEW STATE OF THE ART INDUSTRIAL BUILDING <ul style="list-style-type: none"> Strategically located within CentrePort Canada Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg Richardson International Airport Brand exposure from Inkster Blvd Fully sprinklered Dock and grade loading
	TYSON PRESENTANZ 204 928 5002								
3020 RED FIFE ROAD									
	CHRIS MACSYMIC 204 928 5019	I2		5,630	2	24'	TBD	\$3.50	LAST UNIT AVAILABLE <ul style="list-style-type: none"> Strategically located within CentrePort Canada No city of Winnipeg business taxes Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg Richardson International Airport Brand exposure from Inkster Blvd Fully sprinklered
	TYSON PRESENTANZ 204 928 5002								
5 SCURFIELD BOULEVARD									
	STEPHEN SHERLOCK 204 928 5011	M1	24	5,285	1	18'	\$12.95	\$7.57	<ul style="list-style-type: none"> High traffic location on the corner of Scurfield Blvd and Waverley St in SW Winnipeg in close proximity to Route 90 Showroom plus office / warehouse space Amazing exposure facing Waverley St 2 dock level loading doors Available immediately
	RYAN MUNT 204 928 5015								
	CHRIS MACSYMIC 204 928 5019								

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25 SCURFIELD BOULEVARD									
	STEPHEN SHERLOCK	M1	2	3,180		24'	\$14.95	\$6.39	<ul style="list-style-type: none"> Located in the heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston and Bishop Grandin Blvd Just 1 block east of Waverley St with excellent exposure Ample parking
	204 928 5011	M1	3	3,123	VIRTUAL TOUR	24'	\$14.95	\$6.39	
	RYAN MUNT	M1	5-6	7,025	VIRTUAL TOUR	24'	\$13.95	\$6.39	
	204 928 5015								
	CHRIS MACSYMIC								
	204 928 5019								
965 SHERWIN ROAD									
	RYAN MUNT			39,000	6	19'4"	\$6.95	\$4.83	CLICK HERE FOR A VIRTUAL TOUR <ul style="list-style-type: none"> Located on Sherwin Rd in Northwest Winnipeg, in very close proximity to the Winnipeg Richardson International Airport 6 dock loading doors with the potential for 8 dock loading doors (+/-) 50 parking stalls in front of the premises with an additional (+/-) 25 stalls in the rear Available immediately
	204 928 5015			10,716	1	19'4"	TBD	\$4.83	
	TYSON PRESENTANZ			11,428	1	19'4"	TBD	\$4.83	
	204 928 5002			15,293	4	19'4"	TBD	\$4.83	
				18,695	2	19'4"	TBD	\$4.83	
	CHRIS MACSYMIC			18,743	4	19'4"	TBD	\$4.83	
	204 928 5019			26,010	5	19'4"	TBD	\$4.83	
STEELE BUSINESS PARK									
	STEPHEN SHERLOCK			6,000 - 80,190		28'	TBD	\$3.50	READY FOR FIXTURING <ul style="list-style-type: none"> Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air) Dock and grade loading Brand new construction Excellent exposure on CentrePort Canada Way All major amenities nearby Quick access to major highways and key trade corridors
	204 928 5011								
	RYAN MUNT								
	204 928 5015								
	TYSON PRESENTANZ								
	204 928 5002								
1199 ST JAMES STREET									
	TYSON PRESENTANZ			25,889	1		\$9.95	\$3.87	CLICK HERE FOR A VIRTUAL TOUR <ul style="list-style-type: none"> Excellent exposure at the corner of St. James St and Wellington Ave Fenced and gated compound space (+/-) 7,400 sf of 2nd floor office Less than a 5 minute drive to Winnipeg James Richardson Airport (+/-) 20' clear ceiling height Fully sprinklered Fenced compound available
	204 928 5002								
	RYAN MUNT								
	204 928 5015								

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86 WHEATFIELD ROAD									
	TYSON PRESENTANZ 204 928 5002			2,996 9,174		16' - 20' 16' - 20'	\$8.50 \$8.50	\$3.80 \$3.80	<ul style="list-style-type: none"> • Located in CentrePort Canada, Canada's only tri-modal inland port and foreign trade zone • In close proximity to and ease of access onto CentrePort Canada Way and Route 90 • No City of Winnipeg business taxes • Warehouse is heated by a combination of in-floor, over head radiant and unit heaters • Ceiling height: (+/-) 16' - (+/-) 20' clear • Available immediately
	RYAN MUNT 204 928 5015								
170 WYATT ROAD			SUBLEASE						
	CHRIS HOURIHAN 204 934 6215	M2	170	3,828	1	15'	\$6.00	\$3.84	<ul style="list-style-type: none"> • Located in Northwest Winnipeg on Mandalay Dr & Wyatt Rd. in the heart of Inkster Industrial Park, this unit is in close proximity to major transportation routes • Close to many amenities • Nicely developed office area • 3 Phase 200 AMP power • Utilities extra • Head lease expires November 30, 2024
	MURRAY GOODMAN 204 928 5009								
1036 WAVERLEY STREET									
	CHRIS MACSYMIC 204 928 5019	M2		22,582	3	16'	\$10.95	\$2.69	<ul style="list-style-type: none"> • Great office/warehouse space located in the highly desirable Southwest Winnipeg area • Amazing exposure with excellent access to major transportation routes • Open reception and work area, 12 private offices, boardroom, kitchen, and warehouse • Dock and grade loading available • Ample on-site parking
	RYAN MUNT 204 928 5015								

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INDUSTRIAL FOR SALE

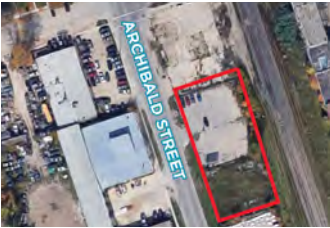





RECENTLY SOLD

1236-1240 FIFE STREET

www.cwstevenson.ca

**Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
ARCHIBALD LAND									
	KHUSH GREWAL 204 934 6210	M3	21,516 SF					\$360,000.00	<ul style="list-style-type: none">• Located in Mission Industrial with great exposure onto Archibald St• Pattison Outdoor billboard located on the property with an annual revenue of \$1,500• Permitted Uses include: contractor establishment, heavy equipment sales, heavy manufacturing, truck yard, recycling plant, warehouse, etc.• Approximately half of the property is already paved with an approach in place
60 & 68 CRANE STREET - THOMPSON, MB									
	RYAN MUNT 204 928 5015		58,560 SF	17,000				\$560,000.00	<ul style="list-style-type: none">• Two industrial buildings (+/-) 17,000 sf and (+/-) 2,880 sf situated on 2.03 acres of land• Located in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood River• Close access to Provincial Trunk Hwy 6 and the Thompson Train Station• Grade loading
	CHRIS MACSYMIC 204 928 5019		30,000 SF	2,880				\$190,000.00	
	TYSON PREISENTANZ 204 928 5002		88,560 SF	19,880				\$750,000.00	
10 DATOMAR ROAD - HEADINGLEY, MB									
	KHUSH GREWAL 204 934 6210		2	6,000	2			\$1,500,000.00	<ul style="list-style-type: none">• Located in the RM of Headingley, south of Wilkes Ave and off Hall Rd• Entire property is fully fenced and graveled, suitable for a trucking operation• Total site area is (+/-) 2 acres or approximately 6.9% site coverage• 3 phase power with 400 AMP service• Age of construction is 2010• No city of Winnipeg business taxes
900 FISHER AVENUE - PORTAGE LA PRAIRIE									
	RYAN MUNT 204 928 5015	M1	2.18	15,680				\$850,000.00	<ul style="list-style-type: none">• Industrial building For Sale in the thriving community of Portage la Prairie, located 85 km West of Winnipeg• New 3000 AMP CSTE installed in 2018• Racking and ventilation equipment available• Optimal access to major routes: Trans-Canada Highway 1A and the Via Rail Station• Close to all major amenities: restaurants, gas, retail and grocery
	TYSON PREISENTANZ 204 928 5002								

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)		COMMENTS
2115 LOGAN AVENUE									
	RYAN MUNT 204 928 5015	M3	3.69	17,065	4			\$2,350,000.00	<ul style="list-style-type: none"> Strategically located within CentrePort Canada, the country's only tri-modal inland port Located on the corner of Logan Ave and Ryan St with excellent access to major transportation routes Fully graveled, fenced and gated compound Also includes a small industrial building at 123 Ryan St Close proximity to the Winnipeg Richardson International Airport
	TYSON PRESENTANZ 204 928 5002								
737 MORAY STREET									
	CHRIS MACSYMIC 204 928 5019	M2	4.74	89,274	2	4	12' - 17'	\$9,500,000.00	OFFICE VIRTUAL TOUR WAREHOUSE VIRTUAL TOUR <ul style="list-style-type: none"> Desirable manufacturing facility Conveniently located within the Murray Industrial Park with great access in and out of the park Extensive power for manufacturing 3,000 Amp + 1,500 Amp service Ample on-site parking Roof replacement completed in 2019
	RYAN MUNT 204 928 5015								
SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE									
			UNIT						
NEW	RYAN MUNT 204 928 5015	M2	203-204	5,828		2	16'	\$975,000.00	<ul style="list-style-type: none"> Industrial complex located adjacent to the Winnipeg Richardson International Airport
		M2	306-307	5,327		2	16'	\$900,000.00	
		M2	402	2,204		1	16'	\$375,000.00	<ul style="list-style-type: none"> Located within CentrePort Canada, North America's largest tri-modal inland port
	CHRIS MACSYMIC 204 928 5019	M2	405	2,200		1	16'	\$375,000.00	<ul style="list-style-type: none"> Centrally located with close proximity to major transportation routes
		M2	501-503	6,416		2	16'	\$1,085,000.00	
	TYSON PRESENTANZ 204 928 5002	M2	701-705	14,230	1	3	16'	\$2,400,000.00	<ul style="list-style-type: none"> Ideal space for manufacturing, wholesale and distribution users Flexible bay sizes

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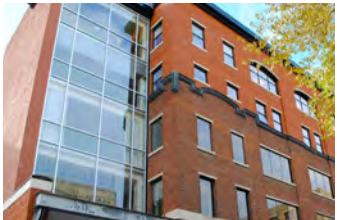



OFFICE FOR LEASE

RECENTLY LEASED
201 PORTAGE AVENUE

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
520 ACADEMY ROAD						
	STEPHEN SHERLOCK 204 928 5011		2,260	\$25.00	\$10.04	<ul style="list-style-type: none"> • Located along the busy Academy Rd retail corridor • Nicely developed office space including 9 private offices, kitchen area, lounge area, reception area, copy/file/mail room • Available immediately • Bonus (+/-) 988 sf basement • Amazing exposure on Academy with dedicated parking
300 ASSINIBOINE AVENUE						
	STEPHEN SHERLOCK 204 928 5011		857	\$25.00 PSF GROSS		<ul style="list-style-type: none"> • Excellent opportunity to lease downtown retail space on a busy pedestrian street • Ideally set in a newly construction building along with a combination of office and residential development in the area • Excellent exposure location • Property in immaculate condition • Situated near The Forks
140 BANNATYNE AVENUE						
	WAYNE SATO 204 934 6207	100	7,411	\$14.00	\$13.44	<ul style="list-style-type: none"> • Short walk to underground concourse at Portage and Main • Convenient parking adjacent to building • Energy efficient • Upgraded HVAC, electrical systems • Large windows, high ceilings • Close to transit with an excellent transit score of 92
		200	4,364	\$14.00	\$13.44	
		300	7,799	\$14.00	\$13.44	
		400	7,788	\$14.00	\$13.44	
		500	7,748	\$14.00	\$13.44	
		TOTAL	32,410	\$14.00	\$13.44	
1313 BORDER STREET						
	WAYNE SATO 204 934 6207		855 - 14,092	\$12.50	\$13.70	<ul style="list-style-type: none"> • Finished professional offices from 800 to 7,000 sf • Flexible terms • 276 parking stalls on site • On-site restaurant • Professional space planning available

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1648 BORDER STREET						
	WAYNE SATO 204 934 6207		3,100	CONTACT AGENT		<ul style="list-style-type: none"> Finished professional offices from 800 to 7,000 sf Flexible terms 276 parking stalls on site On-site restaurant Professional space planning available
280 BROADWAY						
	TYSON PREISANTANZ 204 928 5002	3RD FLOOR MAIN FLOOR	6,188 8,127	\$12.50 \$12.50	\$12.72 \$12.72	<p>6 MONTHS BASE RENT FREE ON A QUALIFIED 5 YEAR TERM</p> <ul style="list-style-type: none"> Located in the heart of Downtown at the corner of Broadway and Smith St Free Rent: Negotiable Easy access from South and North entrances Over \$5 million in building upgrades since 2010 Large floor plate attractive to a variety of tenants Exterior building signage opportunities 3 Phase 2,000 amp electrical
	CHRIS MACSYMIC 204 928 5019					
379 BROADWAY						
	JANE ARNOT 204 928 5018	303	1,657	\$11.75	\$9.35	<ul style="list-style-type: none"> Move-in ready offices with floor to ceiling windows offering an abundance of natural light Public transportation access Accessible facility with elevator access Professionally managed Quick occupancy Perfect for law offices or professional services Remaining office is a corner office with abundant natural light from two sides
	CHRIS HOURIHAN 204 934 6215					
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
175-185 CARLTON STREET						
	RYAN MUNT 204 928 5015	200 301 401	2,000 5,725 4,445	\$13.00 \$13.00 \$13.00	\$17.25 \$17.25 \$17.25	<ul style="list-style-type: none"> Six-storey office tower located at the corner of Carlton St and St. Mary Ave in the heart of downtown On-site restaurants include Ichiban Japanese Restaurant, Shannon's Irish Pub Former Subway – equipped with accessible washroom Directly connected to downtown skywalk (Winnipeg's downtown pedestrian walkway) Close proximity to Law Courts, Bell MTS Place and True North Square Underground parking available
	BRETT INTRATER 204 934 6229	501 502 600	2,415 7,228 3,246	\$13.00 \$13.00 \$13.00	\$17.25 \$17.25 \$17.25	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	601 602	1,117 1,065	\$13.00 \$13.00	\$17.25 \$17.25	

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300 CARLTON STREET						
	WAYNE SATO 204 934 6207	420	2,601	\$15.00	\$12.35	<ul style="list-style-type: none"> The iconic six-story Winnipeg Free Press Building is located between Portage Ave and Ellice Ave 9 offices, large boardroom, and reception area Amenity rich location attached to Portage Place Mall to go under \$400M redevelopment Connected to Winnipeg's downtown indoor skywalk Ample parking nearby Excellent transit and bike access
300 CARLTON STREET						
	WAYNE SATO 204 934 6207	600	35,000	\$15.00	\$12.35	<ul style="list-style-type: none"> Data centre for lease Available December 2019 600V, 120, 208V available Province of Manitoba contract security on site Data centre capability - Two 400 amp Central Distribution Panel's (CDP) Minimum 14 parking stalls available on site with additional stalls available on adjacent property
665 CENTURY STREET						
	MURRAY GOODMAN 204 928 5009		1,817	\$12.50	\$5.12	<ul style="list-style-type: none"> Located in Northwest Winnipeg between Sargent Ave and Ellice Ave with excellent exposure on Century St In close proximity to Winnipeg Richardson International Airport and many amenities Average weekday daily traffic of 24,700+ vehicles on Century St (The City of Winnipeg, 2018) Professionally managed
1460 CLARENCE AVENUE						
	TYSON PREISANTANZ 204 928 5002 RYAN MUNT 204 928 5015		6,553	\$9.95	\$6.64	<ul style="list-style-type: none"> Available immediately Located in Southwest Winnipeg on Clarence Ave off of Waverley St with easy access to McGillivray Blvd Nicely developed office space with 9 private offices, open work area, lunch room, washrooms and storage space Excellent natural light throughout Many restaurants and other amenities in close proximity

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1700 CORYDON AVENUE						
	JONAH LEVINE	9A	667	\$18.00	\$13.36	<ul style="list-style-type: none">• Boutique retail/ office space in River Heights• Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution• (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)• Excellent visibility on key retail and commuter corridor• Located in the heart of River Heights, a wealthy residential district in Southwest Winnipeg
	204 934 6211	17	1,055	\$18.00	\$13.36	
	BRETT INTRATER	19	478	\$18.00	\$13.36	
	204 934 6229	20	1,035	\$24.00	\$13.36	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
EASTON PLACE MEDICAL CENTRE - SELKIRK, MB						
	RYAN MUNT		876	\$22.00	\$11.84	<ul style="list-style-type: none">• Located across from the Selkirk Regional Health Centre• Multi-phase development project that will provide access to an array of health services• Phase 1 current tenants include: Medical Clinic, pharmacy and dental office• Planned phases II, III and IV to include: Health-oriented retail and commercial, wellness centre, seniors housing• Great location for an optometrist and other healthcare practitioners
	204 928 5015					
	BRETT INTRATER					
	204 934 6229					
254 EDMONTON STREET						
	BRAD KING	204	900	\$11.00	\$10.78	<ul style="list-style-type: none">• Located at high traffic intersection of Graham Ave & Edmonton St• Major building upgrades planned for 2018: Re-paint exterior brick; install new canopy; upgrade building entrance and elevator lobby; install new rooftop HVAC units• Demisable to units ranging from (+/-) 800 to (+/-) 5,300 sf• New ownership and property management
	204 934 6232	THIRD FLOOR	5,036	\$11.00	\$10.78	
		210	990	\$11.00	\$10.78	
		210A	580	\$11.00	\$10.78	
		210B	600	\$11.00	\$10.78	
400 ELLICE AVENUE						
	WAYNE SATO		2,370	\$20.50	\$9.50	<ul style="list-style-type: none">• Main floor space with finished office• Located at the corner of Ellice Ave and Edmonton St• Connected via indoor skywalk to Portage Place
	204 934 6207					

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CENTURY BUSINESS PARK - 1680 ELLICE AVENUE						
	RYAN MUNT 204 928 5015	UNIT 1	2,687	\$12.00	\$12.14	<ul style="list-style-type: none">• Built-out office spaces• Excellent location and exposure on route 90• Signage opportunities available• Ample on-site parking• Close proximity to the amenities of Polo Park and the Winnipeg Richardson International Airport• Full fee to outside agent
	BRETT INTRATER 204 934 6229	UNIT 7	6,750	\$12.00	\$12.14	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
2954 DAY STREET						
	MURRAY GOODMAN 204 928 5009		9,200	\$12.00 GROSS		<ul style="list-style-type: none">• Desirable industrial building located on the east side of Day St in the RM of Springfield• Close proximity to major trucking routes and the Perimeter Hwy• (+/-)9,200 sf warehouse & office space• Grade loading available• Ample parking available on-site• MTS Fiber Optic Internet installed throughout the building
	CHRIS MACSYMIC 204 928 5019					
FORT GARRY PLACE						
	RYAN MUNT 204 928 5015	300	13,986	\$14.00	\$7.75	<ul style="list-style-type: none">• Located in an amenity-rich area• Fully furnished – seating for 100+ staff members• Direct elevator access off Fort St• Easy access to parkade from suite• Up to 75 scramble parkade parking stalls available• Rooftop patio access• Unit 5007 has 1 grade loading door• 24-7 on-site security• Several great restaurants on site
	BRETT INTRATER 204 934 6229	500	13,409	TBD	\$7.75	
		5007	9,849	TBD	\$7.75	
155 FORT STREET						
	STEPHEN SHERLOCK 204 928 5011	A	5,508	\$14.00	\$4.73	<ul style="list-style-type: none">• Excellent central location at the corner of Fort St and York Ave in close proximity to many amenities• Six parking stalls included• Ample street parking• Zoned: M• Unique office/retail space which includes showroom space, large private offices, open work area, boardroom and grade level loading door

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400 FORT WHYTE WAY						
	CHRIS HOURIHAN 204 934 6215	UNIT A	8,438	\$15.00	\$4.23	<ul style="list-style-type: none">• Convenient access to Southwest Winnipeg and surrounding rural area• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node• Suitable for a variety of office, retail or industrial• T-5 lighting throughout• Pylon signage available• No City of Winnipeg business tax
		UNIT B	6,075	\$15.00	\$4.23	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	UNIT C	6,072	\$15.00	\$4.23	
		COMBINED	20,585	\$15.00	\$4.23	
90 GARRY STREET						
	STEPHEN SHERLOCK 204 928 5011	B1	1,330	\$10.00	\$5.41	<ul style="list-style-type: none">• Nicely developed office ready for immediate occupancy• Cost effective lower level space• Adjacent to the Historic Fort Garry Hotel• Easily accessible by public transportation• Attached parkade• Skylights to allow natural light
		B2	1,900	\$10.00	\$5.41	
TRUE NORTH SQUARE - 242 HARGRAVE STREET						
	RYAN MUNT 204 928 5015	13TH FLOOR	11,291	TBD	\$21.25	LAST OFFICE UNIT AVAILABLE <ul style="list-style-type: none">• State-of-the-art office space at True North Square• Situated in the heart of the SHED district• Hargrave St. Market Food Hall on-site• Over 200 heated underground parking stalls• 24/7 on-site security• Direct access to Winnipeg's skywalk• Dynamic public plaza and green space
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
755 HENDERSON HIGHWAY						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	1,476	\$25.00	\$6.45	<ul style="list-style-type: none">• Located in Northeast Winnipeg• In close proximity to downtown and Chief Peguis Trail• Building features floor to ceiling windows• Main entrance features glass atrium with three storey glazing and elevator access.• Available immediately
		MAIN FLOOR	1,329	\$25.00	\$6.45	
		THIRD FLOOR	5,750	\$20.00	\$6.45	

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193 HENLOW BAY						
	RYAN MUNT 204 928 5015		4,500	\$15.95	TBD	<ul style="list-style-type: none"> • Brand new industrial/office space located in desirable Southwest Winnipeg • Situated on Henlow Bay just off Scurfield Blvd in close proximity to Kenaston Blvd & Waverley St • Nearby various amenities • Large compound space available • Grade loading • 120/208 3 Phase Power, 125 Amp 3 Phase
	TYSON PREISANTANZ 204 928 5002					
1771 INKSTER BOULEVARD						
	JANE ARNOT 204 928 5018	A	9,653	\$12.00	\$5.11	<ul style="list-style-type: none"> • Second floor office space for lease, perfect for businesses that do business with and support the rapidly expanding Winnipeg film and TV industry • Available immediately • Ample parking on site • Tenants will enjoy the use of over 28,000 sf of common building area including a large cafeteria and courtyard atrium as well as a second floor amphitheater
		B	12,713	\$12.00	\$5.11	
		C	8,031	\$12.00	\$5.11	
		D	8,184	\$12.00	\$5.11	
359 JOHNSON AVENUE						
	STEPHEN SHERLOCK 204 928 5011	A	1,800	\$6.95	\$5.77	<ul style="list-style-type: none"> • Located on the corner of Johnson Ave and Watt St • Features (+/-) 1,800 sf office/warehouse space • (+/-) 10' clear ceiling height • Zoned: M1 • Available immediately
350 KEEWATIN STREET						
	MURRAY GOODMAN 204 928 5009	3	1,654	\$8.95	\$4.24	<ul style="list-style-type: none"> • Single storey building located in Inkster Industrial Park in Northwest Winnipeg • Easy access to Route 90, Inkster Blvd and the Perimeter Hwy • Good on-site parking available • Close proximity to many amenities • Zoned M1 • Available immediately

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
KEEWATIN SQUARE						
	MURRAY GOODMAN 204 928 5009	3-350	1,654	\$8.95	\$4.53	<ul style="list-style-type: none">• Single storey building located in Inkster Industrial Park in Northwest Winnipeg• Easy access to Route 90, Inkster Boulevard and the Perimeter Highway• Dock and grade loading• Good on site parking available• Close proximity to many amenities1• Available immediately• Professionally managed
		312 & 314	5,997	\$7.95	\$4.48	
		332	2,867	\$7.95	\$4.48	
		336	3,000	\$7.95	\$4.48	
289 KING STREET						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	3,727	\$7.00	\$3.05	<ul style="list-style-type: none">• Located in central Winnipeg at the intersection of King St and Henry Ave• 30 parking stalls with additional parking• 1 freight elevator• Fully sprinklered• Sheltered loading dock• 3rd floor is subdividable• Utilities included
	CHRIS HOURIHAN 204 934 6215	3RD FLOOR	230 - 5,310	\$6.00	\$3.05	
102 KING EDWARD STREET						
	TYSON PREISANTANZ 204 928 5002		12,061	\$8.95	\$4.53	<ul style="list-style-type: none">• Interior includes an open showroom, private offices, a kitchen, boardroom, and open warehouse space• Great exposure off Route 90• 5 minute drive to Polo Park Shopping Centre• Direct access to major transportation routes• 3 dock loading doors• (+/-) 15' ceiling height
	RYAN MUNT 204 928 5015					
118 KING EDWARD STREET						
	TYSON PREISANTANZ 204 928 5002		12,997	\$8.95	\$4.41	<ul style="list-style-type: none">• Great exposure off of Route 90• Close proximity to Winnipeg Richardson International Airport• 5 minute drive to Polo Park Shopping Centre• Direct access to major transportation corridors• Dock loading available• Ample parking available on-site
	RYAN MUNT 204 928 5015					

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136 MARKET AVENUE							
	WAYNE SATO 204 934 6207	LOWER LEVEL 1	1,496	\$13.50	\$11.10	<ul style="list-style-type: none">• The building was redeveloped into office space starting in the 1990's to 2000• Sandblasted finished to the exposed heavy timber structure and ceiling joists and interior brick walls• Ceiling heights of 12' on the main floor and 10'3" on typical floors• Double glazed windows on three sides• Parking for up to 200 vehicles in three lots in the immediate area	
		LOWER LEVEL 2	4,500	\$13.50	\$11.10		
		300	9,616	\$13.50	\$11.10		
		310/370	5,451	\$13.50	\$11.10		
		340	1,045	\$13.50	\$11.10		
		350	2,119	\$13.50	\$11.10		
		402	4,443	\$13.50	\$11.10		
		403	1,824	LEASED	LEASED		
		520	3,122	\$13.50	\$11.10		
		600	15,285	\$13.50	\$11.10		
470 RIVER AVENUE							
	BRETT INTRATER 204 934 6229	3RD FLOOR	1,344	\$20,160.00 PER ANNUM	\$9.93	<ul style="list-style-type: none">• Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas• Heavy pedestrian and vehicle traffic• Abundance of surrounding amenities• Convenient access to major public transportation routes	
		4TH FLOOR	960	\$12,000.00 PER ANNUM	\$9.93		
25 SCURFIELD BOULEVARD							
	STEPHEN SHERLOCK 204 928 5011	2	3,180	\$14.95	\$6.39	<ul style="list-style-type: none">• Located in the heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston and Bishop Grandin Boulevard• Just 1 block east of Waverley with excellent exposure• Ample parking	
		3	3,123	VIRTUAL TOUR	\$14.95		\$6.39
	RYAN MUNT 204 928 5015	5-6	7,025	VIRTUAL TOUR	\$13.95		\$6.39
	CHRIS MACSYMIC 204 928 5019						
39 SCURFIELD BOULEVARD							
	BRAD KING 204 934 6232		2,844	\$16.95	COND LEASED	<ul style="list-style-type: none">• Located in heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston Blvd and Bishop Grandin Blvd• Build-out office space includes 6 offices, 2 bathrooms, 1 boardroom and a kitchenette• Includes high quality interior improvements• 1 grade door with some warehouse storage space and mezzanine for overflow storage• Unit includes 7 parking stalls• Zoned M1	
	KHUSH GREWAL 204 934 6210						

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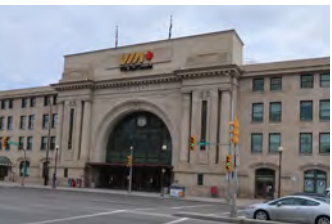
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SHOPS OF WEST ST PAUL						
	BRETT INTRATER 204 934 6229		1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none">The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. PaulLocated on the North West corner of Main St and the Perimeter Hwy just East of the Sunova Centre, a (+/-) 17,000 sf recreation facilityExcellent access off Main St, with a signalized intersection to be installed Q3 2021
	CHRIS MACSYMIC 204 928 5019					
STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	2,500 - 8,070	\$25.00	\$8.80	<ul style="list-style-type: none">Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and WaverleySite has a variety of amenities in the neighborhoodRare opportunity in a brand new office building in SW WinnipegAmple parking; both surface and heated underground parking available
	RYAN MUNT 204 928 5015	SECOND FLOOR	2,500 - 7,300	\$22.00	\$8.80	
	CHRIS MACSYMIC 204 928 5019					
STERLING LYON BUSINESS PARK						
	STEPHEN SHERLOCK 204 928 5011	940-950	21,387	\$12.95	\$6.51	<ul style="list-style-type: none">Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and WaverleyExcellent opportunity in a newer facility allowing for flexible use of space940-950 Lorimer can be subdividedSite has a variety of amenities in the neighborhoodAmple parkingZoned M2
		UNIT 2 - 940	3,027	\$12.95	\$6.51	
		UNIT 3 - 940	6,215	\$12.95	\$6.51	
	RYAN MUNT 204 928 5015	UNIT 1 - 950	2,977	\$12.95	\$6.51	
		UNIT 2 - 950	3,033	\$12.95	\$6.51	
	CHRIS MACSYMIC 204 928 5019	UNIT 3 - 950	3,032	\$12.95	\$6.51	
	UNIT 4 - 950	2,599	\$12.95	\$6.51		
123 MAIN STREET						
	BRAD KING 204 934 6232	2ND FLOOR	9,044	\$13.00	\$9.67	<ul style="list-style-type: none">High profile national historic site circa 1911Recently underwent \$9.5 million in renovations including a new roof, high efficiency boiler system, public washroom upgrades and re-painting of the rotundaSpace is suited a wide variety of office users. Numerous oversized windows along the west and north elevations of the building
	CHRIS HOURIHAN 204 934 6215					

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1107-1111 MUNROE AVENUE							
	BRETT INTRATER 204 934 6229	107	1,250	\$24.00	\$7.50	<ul style="list-style-type: none">• Great retail/office space located at the intersection of Panet Rd & Munroe Ave• Suitable for professional services, medical facilities, studio's, fitness facilities, and more• Beautiful natural light throughout the building• Excellent visibility in a high traffic location• Stretcher elevator available• Ample parking on-site	
		1ST FLOOR - END CAP	2,400	\$24.00	\$7.50		
	TYSON PREISANTANZ 204 928 5002	1ST FLOOR	2,500	\$24.00	\$7.50		
		2ND FLOOR	900	\$15.00	\$7.50		
931 NAIRN AVENUE							
	CHRIS HOURIHAN 204 934 6215		1,681	\$10.00	\$7.00	<ul style="list-style-type: none">• Located on 931 Nairn Ave at Kent Rd within close proximity to Regent Ave and Lagimodiere Blvd• Surrounded by a mix of commercial and residential properties• Recent upgrades to the building including the facade, windows and HVAC• Close to many amenities	
			1,220	\$10.00	\$7.00		
213 NOTRE DAME AVENUE							
	WAYNE SATO 204 934 6207	804-806	4,000	\$19.00		<ul style="list-style-type: none">• One block away from Portage & Main, the most prominent business cross-section in Winnipeg• The building has been restored to maintain it's historic nature and include the modern features one desires• Skywalk connectivity on the 2nd floor gives tenants access to the many amenities• Steps away from 201 Portage Ave, which is undergoing an extensive renovation to include restaurants and shops• Head lease expires December 31, 2024	
		1100	5,980	\$16.00			
768 NOTRE DAME AVENUE							
	CHRIS HOURIHAN 204 934 6215		1,200	\$1,525 PER MONTH	\$450 PER MONTH		<ul style="list-style-type: none">• High exposure along the busy street of Notre Dame Ave, with 41,100 cars driving by per day• Beautifully built out with a reception area, 3 offices, 2 washrooms, lower level boardroom and additional lower level storage• Extremely well suited for health services considering the proximity to Winnipeg's Health Science Centre• Windows and doors have automatic shutters installed
	RYAN MUNT 204 928 5015						

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OSBORNE PLACE - 257 OSBORNE STREET						
	WAYNE SATO 204 934 6207	FLOOR 2	6,382	\$22.00	\$13.10	<ul style="list-style-type: none">• Innovative mixed-use development at Confusion Corner, one of the most iconic intersections in Winnipeg• Unparalleled signage and exposure• 63,500 vehicles pass by per day at the intersection• “Smart” complex with state-of-the-art automated parking garage for 132 vehicles• Energy efficient, sustainable designed buildings• Ready for leasehold improvements
		FLOOR 3	6,381	\$22.00	\$13.10	
		FLOOR 4	4,100	\$22.00	\$13.10	
		FLOOR 5	6,381	\$22.00	\$13.10	
		FLOOR 6	6,173	\$22.00	\$13.10	
		TOTAL	31,704	\$22.00	\$13.10	
100 PAQUIN ROAD						
	TYSON PREISENTANZ 204 928 5002	MAIN FLOOR	7,327	\$15.00 GROSS		<ul style="list-style-type: none">• Located in the St. Boniface Industrial Park on the east side of Winnipeg, with easy access to Lagimodiere Blvd, Plessis Rd and the Perimeter Hwy• Abundance of natural light throughout office space creating a desirable work environment• Fiber optic cabling• Excellent on-site electrified parking• Convenient access to major public transportation routes• Main floor consists of 12 offices and a large open area• Outdoor patio space available for tenants
	RYAN MUNT 204 928 5015					
90-120 PARAMOUNT ROAD						
	TYSON PREISENTANZ 204 928 5002	96	2,000	\$7.50	\$4.85	<ul style="list-style-type: none">• Located one block north of Inkster Blvd in the Inkster Park in Northwest Winnipeg• Within close proximity to major transportation corridors• Brick facade with glazed storefronts• Unit 112 has 2 grade doors• Unit 116 - 120 has 4 grade doors• Zoned M2 - Industrial
		98	2,000	\$7.50	\$4.85	
		112	3,455	\$7.50	\$4.85	
	RYAN MUNT 204 928 5015	116-120	4,500	\$7.50	\$4.85	
154 PARAMOUNT ROAD						
	MURRAY GOODMAN 204 928 5009		4,000	\$14.00 GROSS		<ul style="list-style-type: none">• Located on the corner of Paramount Rd and Keewatin St in the heart of Inkster Industrial Park• Features include multiple offices, kitchenette, large filing area, and open work area• Fully furnished office space• Spacious floorplan gives the option to customize the space as needed• Excellent on-site parking• Located on a (+/-) 1.4 acre lot
	CHRIS MACSYMIC 204 928 5019					

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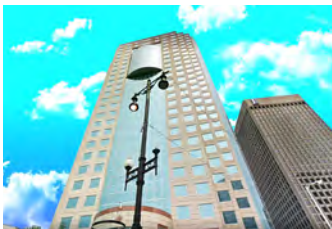



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200 PORTAGE AVENUE						
	JANE ARNOT 204 928 5018	MAIN FLOOR	4,390		\$14.75	<ul style="list-style-type: none">• Rare opportunity to locate at the corner of Portage & Main• Class A building with contiguous floors available.• Branding potential• Flexible, efficient and bright floor plate• Connected to Winnipeg's weather-protected walkway system• Extension upgrades planned for building including new windows, new exterior, and improvements to concourse and main floor access• Amenity space available including shared boardroom
		4TH FLOOR	17,535*		\$14.75	
		5TH FLOOR	15,590*		\$14.75	
	WAYNE SATO 204 934 6207		2,000 - 37,875			
			*MAY BE COMBINED PARTIAL FLOORS ALSO AVAILABLE			
201 PORTAGE AVENUE						
	RYAN MUNT 204 928 5015	SUBLEASE 601	2,732	LEASED	LEASED	<ul style="list-style-type: none">• Located on the corner of Winnipeg's iconic intersection, Portage and Main boasting excellent views of the city• Recently completed interior improvements include 6 private offices, a large boardroom, large kitchen• Large storage area included with the space• Furniture may be available with lease• Head lease expires July 31, 2023• Available immediately
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
201 PORTAGE AVENUE						
	RYAN MUNT 204 928 5015	SUBLEASE 920	819	\$18.00	\$19.16	<ul style="list-style-type: none">• Located on the corner of Winnipeg's iconic intersection, Portage and Main boasting excellent views of the city• Two private offices and a meeting room in addition to an open work/flex space• Head lease expires March 31, 2026• Available immediately
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
428 PORTAGE AVENUE						
	BRAD KING 204 934 6232	201	1,325	\$11.00	\$13.53	<ul style="list-style-type: none">• Building is connected to skywalk system in close proximity to the Bay, Investors Group Head Office and Portage Place Shopping Centre• Many parking options in the immediate vicinity, including heated underground• On-site property management and security guard
		211	599	\$11.00	\$13.53	
		300	630	\$11.00	\$13.53	
		401	630	\$11.00	\$13.53	
		405	462	\$11.00	\$13.53	
		409	1,871	\$11.00	\$13.53	
		412	420	\$11.00	\$13.53	
		500	636	\$11.00	\$13.53	
		610	931	\$11.00	\$13.53	

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1853-1861 PORTAGE AVENUE						
	CHRIS HOURIHAN 204 934 6215	1857-1859	1,400 - 3,500	\$14.00	\$8.25	<ul style="list-style-type: none"> Fantastic exposure along the main artery of Portage Ave in a highly visible location Close proximity to James A. Richardson Airport and Polo Park On site parking in rear parking lot with street front parking on Portage Ave and side street parking on Collegiate St and Roseberry St Perfect for office and professional services, salon services and many retail uses
	BRETT INTRATER 204 934 6229					
5120 ROBLIN BOULEVARD						
	RYAN MUNT 204 928 5015	1	700	\$15.00	\$9.08	<ul style="list-style-type: none"> Excellent location for a neighborhood office in the heart of Charleswood Great exposure on Roblin Blvd located between Harstone Rd and Pepperloaf Cres Join Taverna Rodos Restaurant & Lounge, Signature Pizza & Salads and Royal Bank Space includes a reception area, a mix of private offices & open work space, and 3 washrooms Professionally managed Zoned C2
		2	1,400	\$15.00	\$9.08	
	BRETT INTRATER 204 934 6229	1 & 2	2,100	\$15.00	\$9.08	
1801 SARGENT AVENUE						
	STEPHEN SHERLOCK 204 928 5011		3,539	\$14.00 GROSS		<ul style="list-style-type: none"> Located in the St. James Industrial area Close proximity to the many amenities of the Polo Park area, Route 90 and Winnipeg Richardson International Airport (+/-) 3,539 sf of recently renovated office space available Very bright space with plenty of windows Open workstation area, private offices, and reception area, and lunchroom Owner occupied building, landlord does not require office space
5 SCURFIELD BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	24	5,285	\$12.95	\$7.57	<ul style="list-style-type: none"> High-traffic location on the corner of Scurfield Blvd and Waverley St in Southwest Winnipeg in close proximity to Route 90 Showroom plus office / warehouse space Amazing exposure facing Waverley Street 1 dock level loading doors Zoned M1
	RYAN MUNT 204 928 5015					
	CHRIS MACSYMIC 204 928 5019					

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1108 ST JAMES STREET							
	JANE ARNOT 204 928 5018	4	4,121	\$22.00	\$9.30	<ul style="list-style-type: none">• High profile commercial units for lease available in the Polo Park retail node• Building recently underwent extensive interior and exterior renovations• Move-in-ready office space fronting St. James St• Attractive showroom space fronting Sargent Ave• Ample on-site parking• Incredible signage on oversized pylon sign at the corner of St. James St and Sargent Ave at market rate• (+/-) 20' clear ceiling height	
		5	1,136	\$18.00	\$9.30		
400 ST MARY AVENUE							
	RYAN MUNT 204 928 5015	100	1,831	TBD	\$16.88	<ul style="list-style-type: none">• 11-storey Office Space located in the core of downtown Winnipeg• 2 Contiguous upper tower full floors available• Base building condition• Suite 100 has private access from St. Mary Ave	
		105	1,818	TBD	\$16.88		
	CHRIS HOURIHAN 204 934 6215	800	14,495	TBD	\$16.88		
		900	14,495	TBD	\$16.88		
	BRETT INTRATER 204 934 6229						
444 ST MARY AVENUE							
	RYAN MUNT 204 928 5015	135	8,221	TBD	\$17.22	<ul style="list-style-type: none">• (+/-) 159,000 sf available including 7 full floors• (+/-) 72,318 sf contiguous in the lower tower• (+/-) 43,389 sf contiguous in the upper tower• Restaurant redevelopment opportunities• Building signage opportunity• Ample parking available	
		203	1,430	TBD	\$17.22		
		220	3,999	TBD	\$17.22		
		CHRIS HOURIHAN 204 934 6215	300	14,463	TBD		\$17.22
	400		6,700	TBD	\$17.22		
	BRETT INTRATER 204 934 6229		401	7,763	TBD		\$17.22
			500	14,463	TBD		\$17.22
		600	14,463	TBD	\$17.22		
		800	14,466	TBD	\$17.22		
	1000	2,238	TBD	\$17.22			
	1020	1,515	TBD	\$17.22			
	1050	7,467	TBD	\$17.22			
	1100	9,567	TBD	\$17.22			
	1105	814	TBD	\$17.22			
	1130	3,322	TBD	\$17.22			
	1420	1,466	TBD	\$17.22			
	1450	3,332	TBD	\$17.22			
	1510	1,583	TBD	\$17.22			
	1600	14,463	TBD	\$17.22			
	1700	14,463	TBD	\$17.22			
	1800	6,397	TBD	\$17.22			
	1810	2,978	TBD	\$17.22			

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1540 TAYLOR AVENUE						
	RYAN MUNT 204 928 5015		4,884	\$21.00	\$8.41	<ul style="list-style-type: none">• Interior layout includes a reception area, a boardroom, a meeting room, 12 private offices, 3 storage rooms/offices, a mezzanine with a server room and a lunchroom• Conveniently located near various amenities• Great exposure on Taylor Ave with average weekday daily traffic count of (+/-) 14,700 vehicles• Ample parking on site• Zoned M1
	TYSON PREISANTANZ 204 928 5002					
225 VAUGHAN STREET						
	BRETT INTRATER 204 934 6229	301	1,093	\$9.00	\$12.94	<ul style="list-style-type: none">• Located on Vaughan St between St. Mary Ave and Graham Ave and across from The Bay parkade• Walking distance to many downtown amenities, including coffee shops, restaurants, and retail• 5 minute walk to RBC Convention Centre and 7 minute walk to Bell MTS Place• Close proximity to public transportation• Major interior and exterior building upgrades planned for 2019• Ideal space for health services
		303	1,204	\$9.00	\$12.94	
		305	687	\$9.00	\$12.94	
	CHRIS HOURIHAN 204 934 6215	501	1,090	\$9.00	\$12.94	
		601	1,208	\$9.00	\$12.94	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	603	1,411	\$9.00	\$12.94	
1000 WAVERLEY STREET						
	TYSON PREISANTANZ 204 928 5002		5,145	\$13.50	\$7.57	<ul style="list-style-type: none">• Open concept office layout in a 2-storey office building• Excellent exposure located between Taylor Ave & McGillivray Blvd• Public transit access and on-site parking• Located in the Buffalo Industrial Park in the southwest quadrant of Winnipeg
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
1150 WAVERLEY STREET						
	RYAN MUNT 204 928 5015		5,138	\$15.95	\$7.98	<ul style="list-style-type: none">• Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley St and Buffalo Place• Nicely built-out office space, with kitchenette, boardroom and 12 private offices• Ample on-site parking• Move in ready• Close to many amenities
	TYSON PREISANTANZ 204 928 5002					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1280 WAVERLEY STREET						
	MURRAY GOODMAN 204 928 5009 RYAN MUNT 204 928 5015		UP TO 36,000	TBD	TBD	<ul style="list-style-type: none"> • New suburban office to be developed • Excellent exposure to both Waverley and McGillivray • Approximate gross floor plate sizes are 12,000 sf • Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley St and Buffalo Pl • In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities • Three storey office building • High density residential area immediately to the west • Commercial zoning: CMOFF
1780 WELLINGTON AVENUE						
	WAYNE SATO 204 934 6207	MULTIPLE UNITS AVAILABLE	588 - 7,408	\$15.00	\$15.58	<ul style="list-style-type: none"> • Signature location at Wellington and King Edward St • Wellington and King Edward location provides easy access to all staff and guests, and fantastic exposure to 25,100 cars passing per day • Caters to businesses demanding well-appointed office • Main floor mall connection to Hilton Hotel • Host meetings or events for 25 – 400 guests
710 WESTMINSTER AVENUE						
	CHRIS HOURIHAN 204 934 6215 TAYLOR TONI (ON MAT LEAVE) 204 934 6237	1 2	1,797 900 - 2,887	\$30.00 \$26.00	\$12.00 \$12.00	<p>READY FOR OCCUPANCY</p> <ul style="list-style-type: none"> • Part of a larger mixed-use development complete with new construction, high-end apartment rentals • Energy efficient lighting, LED light fixtures • Large attractive windows • High open ceilings • Elevator service to second floor • Modern and attractive commercial space for a variety of retail and office users
170 WYATT ROAD						
	CHRIS HOURIHAN 204 934 6215 MURRAY GOODMAN 204 928 5009	170	3,828	\$6.00	\$3.84	<ul style="list-style-type: none"> • Located in Northwest Winnipeg on Mandalay Dr & Wyatt Rd. in the heart of Inkster Industrial Park, this unit is in close proximity to major transportation routes • Close to many amenities • Nicely developed office area • 3 Phase 200 AMP power • Utilities extra • Head lease expires November 30, 2024

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OFFICE FOR SALE

RECENTLY SOLD
1294 BORDER AVENUE

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
210 CLANDEBOYE AVENUE - SELKIRK, MB						
	RYAN MUNT 204 928 5015		5,035	COND SOLD	COND SOLD	<ul style="list-style-type: none"> • 4 unit office building for sale • Located in the vibrant growing community of Selkirk, just 20 kms North of Winnipeg • Easy Access just off Main St and Manitoba Ave • Parking available at the rear or the building • Close proximity to various amenities • Year built: 2010 • Zoned C2
454 EDMONTON STREET						
	STEPHEN SHERLOCK 204 928 5011		3,687	\$899,000.00	\$12,816.68	<ul style="list-style-type: none"> • Very well maintained heritage building built in 1903 converted to office space • Three storey with full basement, each level is (+/-)1,229 sf • Parking lot for (+/-) 14 vehicles • Basement is very clean and dry, lends itself to file storage • Boiler heat and air conditioning throughout • Sprinkler system with fire alarm boxes, including basement • All electrical and plumbing systems replaced/ upgraded
128 JAMES AVENUE						
	JANE ARNOT 204 928 5018	202	1,106	COND SOLD	COND SOLD	<ul style="list-style-type: none"> • Beautifully restored and redeveloped exchange district condo offices on the east side of Main St • Within steps of Stephen Juba Park, Waterfront shopping and Portage and Main • 3 commercial condo offices to choose from, all feature 2 offices or meeting rooms and a large lunch room or meeting room with built out kitchen • Ample parking in immediate area • The building restoration includes new windows, heating and ventilation and air conditioning
		203	1,135	\$308,000.00	\$3,843.16	
	CHRIS HOURIHAN 204 934 6215	303	1,135	\$308,000.00	\$3,843.16	
510 LAGIMODIERE BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011		65,509	\$7,100,000.00	\$206,674.59	<ul style="list-style-type: none"> • Excellent exposure on Lagimodière Blvd • Built in 1987 and extremely well maintained • Basement has some conference rooms / multi-purpose rooms storage and mechanica rooms • 88 surface parking stalls • Loading dock at rear of building • 1800 amp 600 volt 3 phase electrical • (+/-) 1.711 hectares (4.23 Acres) of land
	CHRIS MACSYMIC 204 928 5019					

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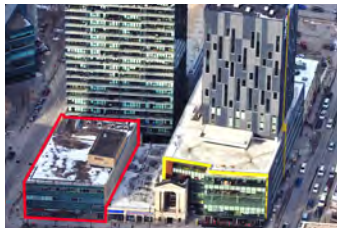
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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
1365 PEMBINA HIGHWAY & 1000 WALLER AVENUE 	BRETT INTRATER 204 934 6229		11,389 SF	\$3,100,000.00	\$35,989.23	CLICK HERE TO TAKE A VIRTUAL TOUR <ul style="list-style-type: none"> • Rare two-storey office building for sale • Amazing exposure/visibility along Pembina Hwy • Turnkey office with attractive existing improvements • Ample parking • Potential for owner to leaseback second level • Currently has parking space for 8 cars • Opportunity to develop additional parking on 1000 Waller Avenue site at rear (5,108 sf) to service office tenants
	RYAN MUNT 204 928 5015					
	TYSON PRESENTANZ 204 928 5002					
THE DAYTON BUILDING - 323 PORTAGE AVENUE 	CHRIS MACSYMIC 204 928 5019		38,640	\$4,000,000.00	\$77,033.89	<ul style="list-style-type: none"> • Professionally managed • Close to many amenities • Close to major transit routes • High exposure location • Built in 1955 • More information available upon signed Confidentiality Agreement
	BRETT INTRATER 204 934 6229					

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RETAIL FOR LEASE



RECENTLY LEASED
1425 CORYDON AVENUE

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
520 ACADEMY ROAD							
	STEPHEN SHERLOCK 204 928 5011	C1	A	2,260	\$25.00	\$10.04	<ul style="list-style-type: none"> • Located along the busy Academy Rd retail corridor • Nicely developed office space including 9 private offices, kitchen area, lounge area, reception area, copy/file/mail room • Available immediately • Bonus (+/-) 988 sf basement • Amazing exposure on Academy with dedicated parking
300 ASSINIBOINE AVENUE							
	STEPHEN SHERLOCK 204 928 5011		A	857	\$25.00 PSF GROSS		<ul style="list-style-type: none"> • Excellent opportunity to lease downtown retail space on a busy pedestrian street • Ideally set in a newly-construction building along with a combination of office and residential development in the area • Excellent exposure location • Property in immaculate condition • Situated near The Forks
14 BRITANNICA ROAD							
	MURRAY GOODMAN 204 928 5009			2,393	COND LEASED	COND LEASED	<ul style="list-style-type: none"> • Good exposure from St. Mary's Rd • Available immediately • Close to many amenities • Unit has been opened up and ready for development • Over 57,000 people live within a 2 km radius with an average household income of \$96,140.64 • Can be subdivided
379 BROADWAY							
	JANE ARNOT 204 928 5018			1,996	\$21.00	\$9.35	<ul style="list-style-type: none"> • Move-in-ready retail space with excellent exposure on the corner of Broadway and Edmonton St • Beautifully built out space that is perfectly suited for retail use and professional services • Reception area, 4 offices, 1 washroom, and multiple open work areas • Close proximity to the Manitoba Courts and Skywalk connectivity starting at RBC Convention Centre • Excellent access to public transportation
	CHRIS HOURIHAN 204 934 6215						
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237						

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
175-185 CARLTON STREET							
	RYAN MUNT 204 928 5015		100	1,881	\$15.00	\$15.83	<ul style="list-style-type: none"> • Six storey office tower located at the corner of Carlton St and St. Mary Ave in the heart of downtown • On site restaurants include Ichiban Japanese Restaurant, Shannon's Irish Pub • Former Subway – equipped with handicap accessible washroom • Directly connected to downtown skywalk • Close proximity to Law Courts, Bell MTS Place and True North Square • Parking available
	BRETT INTRATER 204 934 6229						
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237						
21 CLAYTON DRIVE							
	BRETT INTRATER 204 934 6229			1.2 ACRES	TBD	TBD	<ul style="list-style-type: none"> • (+/-) 1.2 acres of land along St. Anne's Rd, to the north of Clayton Dr • Up to (+/-) 2,800 sf drive thru opportunity • Up to (+/-) 3,850 sf CRU available • New construction in the mature area of St. Vital • Excellent exposure on the "going to work" side of the street
1700 CORYDON AVENUE							
	JONAH LEVINE 204 934 6211		9A	667	\$18.00	\$13.36	<ul style="list-style-type: none"> • Boutique retail/ office space in River Heights
	BRETT INTRATER 204 934 6229		17	1,055	\$18.00	\$13.36	<ul style="list-style-type: none"> • Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237		19	478	\$18.00	\$13.36	<ul style="list-style-type: none"> • (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)
			20	1,035	\$24.00	\$13.36	<ul style="list-style-type: none"> • Excellent visibility on key retail and commuter corridor • Located in the heart of River Heights, a wealthy residential district in Southwest Winnipeg
EASTON PLACE MEDICAL CLINIC - SELKIRK, MB							
	RYAN MUNT 204 928 5015			876	\$22.00	\$11.84	<ul style="list-style-type: none"> • Located across from the Selkirk Regional Health Centre • Multi-phase development project that will provide access to an array of health services • Phase 1 current tenants include: Medical clinic, pharmacy and dental office • Planned phases 2, 3 and 4 to include: Health-oriented retail and commercial, wellness centre, seniors housing • Great location for an optometrist and other healthcare practitioners
	BRETT INTRATER 204 934 6229						

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155 FORT STREET							
	STEPHEN SHERLOCK 204 928 5011	M	A	5,508	\$14.00	\$4.73	<ul style="list-style-type: none"> • Excellent central location at the corner of Fort St and York Ave in close proximity to many amenities • Six parking stalls included • Ample street parking • Unique office/retail space which includes showroom space, large private offices, open work area, boardroom and grade level loading door
400 FORT WHYTE WAY							
	CHRIS HOURIHAN 204 934 6215	ML	UNIT A	8,438	\$15.00	\$4.23	<ul style="list-style-type: none"> • Convenient access to Southwest Winnipeg and surrounding rural area • 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node • Suitable for a variety of office, retail or industrial • T-5 lighting throughout • Pylon signage available • No City of Winnipeg business tax
		ML	UNIT B	6,075	\$15.00	\$4.23	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	ML	UNIT C	6,072	\$15.00	\$4.23	
		ML	COMBINED	20,585	\$15.00	\$4.23	
387 GRAHAM AVENUE							
	BRAD KING 204 934 6232			2,005	\$16.00	\$10.78	<ul style="list-style-type: none"> • Adjacent to the Graham Ave transit corridor and within 2 blocks of True North Square • Former soup and sandwich business • Leasehold improvements in excellent condition • Great exposure on strip of retail businesses and office buildings with high pedestrian and public transit traffic
389 GRAHAM AVENUE							
	BRAD KING 204 934 6232		A	2,391	\$15.00	\$10.78	<ul style="list-style-type: none"> • Adjacent to the Graham Ave transit corridor and within 2 blocks of True North Square • Available immediately • Former tenant operated a bridal fashion store • Building exterior to be updated in 2020 • Prominent exterior signage is available

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201 HENDERSON HIGHWAY							
	STEPHEN SHERLOCK 204 928 5011	C2		2,957	\$9.15	\$3.10	<ul style="list-style-type: none"> • Conveniently located at the intersection of Henderson Hwy and Hart Ave • Main floor features nicely developed office space and reception area which can be configured for retail uses • Next door to Subway with signage opportunities available • Large parking lot and excellent exposure on Henderson Hwy • (+/-) 2,123 sf available in the lower level which includes 2 washrooms and large open area
755 HENDERSON HIGHWAY							
	STEPHEN SHERLOCK 204 928 5011		MAIN FLOOR MAIN FLOOR	1,476 1,329	\$25.00 \$25.00	\$7.08 \$7.08	<ul style="list-style-type: none"> • Henderson Business Center located in Northeast Winnipeg in East Kildonan • In close proximity to Downtown and Chief Peguis Trail on a bus traffic route • Building will feature floor to ceiling windows allowing for maximum natural light exposure to all tenants • Main entrance features glass atrium with three storey glazing and elevator access
1107-1111 MUNROE AVENUE							
	BRETT INTRATER 204 934 6229		107	1,250	\$24.00	\$7.50	<ul style="list-style-type: none"> • Great retail/office space located at the intersection of Panet Rd & Munroe Ave
	TYSON PRESENTANZ 204 928 5002		1ST FLOOR - END CAP	2,400	\$24.00	\$7.50	<ul style="list-style-type: none"> • Suitable for professional services, medical facilities, studio's, fitness facilities, and more
			1ST FLOOR	2,500	\$24.00	\$7.50	<ul style="list-style-type: none"> • Beautiful natural light throughout the building
			2ND FLOOR	900	\$15.00	\$7.50	<ul style="list-style-type: none"> • Excellent visibility in a high traffic location • Stretcher elevator available • Ample parking on-site • Pylon signage opportunities
931 NAIRN AVENUE							
	CHRIS HOURIHAN 204 934 6215	C1	931	1,681	\$10.00	\$7.00	<ul style="list-style-type: none"> • Located on 931 Nairn Ave at Kent Rd within close proximity to Regent Ave and Lagimodiere Blvd • Surrounded by a mix of commercial and residential properties • Recent upgrades to the building including the facade, windows and HVAC • Close to many amenities

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200 PORTAGE AVENUE							
	JANE ARNOT 204 928 5018 WAYNE SATO 204 934 6207		CONCOURSE MAIN FLOOR	1,000 - 8,465 2,500 - 4,390		\$17.00 \$17.00	<ul style="list-style-type: none"> Rare opportunity to lease retail space on both the main floor and concourse level Plan to completely renovate 200 Portage, including the main floor and concourse space. Main floor offers up to (+/-) 9,000 sf of highly visible space, perfect for restaurants, retail or office uses Concourse level has (+/-) 7,650 sq ft of prime retail space, perfect for coffee shop, quick service restaurant, convenience stores and service providers. Flexible unit sizes are available
1853-1861 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215 BRETT INTRATER 204 934 6229	C2	1857-1859	1,400 - 3,500	\$14.00	\$8.25	<ul style="list-style-type: none"> Fantastic exposure along the main artery of Portage Ave in a highly visible location Close proximity to James A. Richardson Airport and Polo Park On site parking in rear parking lot with street front parking on Portage Ave and side street parking on Collegiate St and Roseberry St Perfect for office and professional services, salon services and many retail uses
470 RIVER AVENUE							
	BRETT INTRATER 204 934 6229		3RD FLOOR 4TH FLOOR	1,344 960	\$20,160.00 PER ANNUM \$12,000.00 PER ANNUM	\$9.93 \$9.93	<ul style="list-style-type: none"> Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas Heavy pedestrian and vehicle traffic Abundance of surrounding amenities Convenient access to major public transportation routes
5 SCURFIELD BOULEVARD							
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019	M1	24	5,285	\$12.95	\$7.57	<ul style="list-style-type: none"> High traffic location on the corner of Scurfield Blvd and Waverley St in Southwest Winnipeg in close proximity to Route 90 Showroom plus office/warehouse space Amazing exposure facing Waverley St 2 dock level loading doors Available immediately

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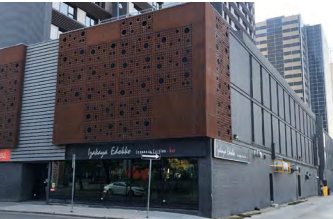

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**Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
SHOPS OF WEST ST PAUL							
	BRETT INTRATER 204 934 6229			1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none">The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. PaulLocated on the North West corner of Main St and the Perimeter Hwy, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facilityExcellent access off Main St, with a signalized intersection to be installed Q3 2021
	CHRIS MACSYMIC 204 928 5019						
SMITH STREET LOFTS							
	BRETT INTRATER 204 934 6229	M	1	2,345	\$7,500 PER MONTH SEMI-GROSS		MAIN FLOOR COMMERCIAL UNITS <ul style="list-style-type: none">Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenitiesLocated close to BellMTS Place events with high vehicular and pedestrian trafficOptions to expand into the plaza are negotiableAdditional features include: a 13' high exposed ceiling, industrial concrete finishes, architectural lighting and floor to ceiling glazing along the storefront
		M	2	588	\$2,450 PER MONTH SEMI-GROSS		
190 SMITH STREET							
	BRETT INTRATER 204 934 6229		1	4,245	LEASED	LEASED	<ul style="list-style-type: none">Amazing exposure at the corner of St. Mary Ave & Smith StAcross the street from the Winnipeg Police HQ, home to up to 1,000 daily active employeesOn-site, indoor parking availableMany amenities available for tenant's useHeating and cooling included – tenant responsible for electricity and water onlyPerfect for coffee shop or other high-traffic retail
	CHRIS HOURIHAN 204 934 6215		5	1,064	\$15.00	\$10.50	
1108 ST JAMES STREET							
	JANE ARNOT 204 928 5018		4	4,121	\$22.00	\$9.30	<ul style="list-style-type: none">High profile unit available in the Polo Park retail nodeExcellent showroom space fronting Sargent AveAmple on-site parkingIncredible signage on oversized pylon at the corner of St. James St and Sargent AveBuilding recently underwent extensive interior and exterior renovationsJoin Red Swan Pizza
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237		5	1,136	\$18.00	\$9.30	

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
263 VAUGHAN STREET							
	BRAD KING 204 934 6232			2,055	\$11.00	\$11.17	<ul style="list-style-type: none"> • Direct street access from Vaughan St in addition to building lobby access • Building is connected to downtown skywalk system • Steps away from Portage Ave • On-site property management and security guard service • Many parking options available in the immediate vicinity including heated underground parkade and surface lots • Financial incentives available to assist tenants in renovating their premises • Zoned M
1780 WELLINGTON AVENUE							
	WAYNE SATO 204 934 6207		MULTIPLE UNITS AVAILABLE	588 - 2,060	\$15.00 - \$25.00	\$15.58	<ul style="list-style-type: none"> • Signature location at Wellington and King Edward • Wellington and King Edward location provides easy access to all staff and guests, and fantastic exposure to 25,100 cars passing per day • Caters to businesses demanding well-appointed office • Main floor mall connection to Hilton Hotel • Host meetings or events for 25 – 400 guests
710 WESTMINSTER AVENUE							
	CHRIS HOURIHAN 204 934 6215		1	1,797	\$30.00	\$12.00	READY FOR OCCUPANCY <ul style="list-style-type: none"> • Part of a larger mixed-use development complete with new construction, high-end apartment rentals • Energy efficient lighting, LED light fixtures • Large attractive windows • High open ceilings • Elevator service to second floor • Modern and attractive commercial space for a variety of retail and office users
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237		2	900 - 2,887	\$26.00	\$12.00	

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RETAIL FOR SALE

RECENTLY SOLD
775 WESTMINSTER AVENUE

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
201 HENDERSON HIGHWAY							
	STEPHEN SHERLOCK 204 928 5011	C2		2,957		\$895,000.00	<ul style="list-style-type: none"> • Conveniently located at the intersection of Henderson Hwy and Hart Ave • Main floor features nicely developed office space and reception area which can be configured for retail uses • Next door to Subway with signage opportunities available • Large parking lot and excellent exposure on Henderson Hwy • (+/-) 2,123 sf available in the lower level which includes 2 washrooms and large open area
839 HENDERSON HIGHWAY							
	BRETT INTRATER 204 934 6229 TAYLOR TONI (ON MAT LEAVE) 204 934 6237	C2		1,300	3,165 SF	COND SOLD	<ul style="list-style-type: none"> • Incredible investment opportunity on Henderson Hwy for sale with income from existing restaurant guaranteed until August 21, 2021 • Well maintained kitchen equipment • Easily accessible by car and public transport • Property includes 4 parking stalls • Zoned C2 • 30,300 vehicles pass by per day on Henderson Hwy (City of Winnipeg, 2018)

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LAND FOR LEASE



RECENTLY LEASED
87 EMES ROAD

www.cwstevenson.ca

**Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	LEASE RATE	COMMENTS
ARCHIBALD LAND					
	KHUSH GREWAL 204 934 6210	M3	21,516 SF	\$1,500 PER MONTH	<ul style="list-style-type: none"> • Located in Mission Industrial with great exposure onto Archibald St • Pattison Outdoor billboard located on the property with an annual revenue of \$1,500 • Permitted uses include: Contractor establishment, heavy equipment sales, heavy manufacturing, truck yard, recycling plant, warehouse, etc. • Approximately half of the property is already paved with an approach in place
LAND FOR LEASE - PORTAGE LA PRAIRIE					
	TYSON PRESENTANZ 204 928 5002 RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229	C3	3,949 SF	\$120,000.00 ANNUALLY	<ul style="list-style-type: none"> • Access off of Trans-Canada Hwy (1A) • Building can be removed at leaser's request to allow for multiple uses • Zoned C3 • 12 rooms and one manager suite • Located near all major amenities: Restaurant, gas, retail, and grocery

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LAND & INVESTMENT FOR SALE

RECENTLY SOLD
568 GUNN ROAD

www.cwstevenson.ca

**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
9TH STREET 6 20 - BRANDON						
	MURRAY GOODMAN 204 928 5009		HES		\$2,750,000.00	<ul style="list-style-type: none">• The property is located in downtown Brandon at the corner of Pacific Ave and 9th St• Proposed multi-family opportunity• Former McKenzie Seeds site• Very close to The Town Centre, which gives convenient access to services such as: medical clinic, optometrist, library and RBC• (+/-) 289 ft of frontage
	CHRIS MACSYMIC 204 928 5019					
ARCHIBALD LAND						
	KHUSH GREWAL 204 934 6210		M3	21,516 SF	\$360,000.00	<ul style="list-style-type: none">• Located in Mission Industrial with great exposure onto Archibald St• Pattison Outdoor billboard located on the property with an annual revenue of \$1,500• Permitted uses include: Contractor establishment, heavy equipment sales, heavy manufacturing, truck yard, recycling plant, warehouse, etc.• Approximately half of the property is already paved with an approach in place
BRIDGWATER LANDS						
	JANE ARNOT 204 928 5018	8	CMU	1.49	CONDITIONALLY SOLD	<ul style="list-style-type: none">• Located in highly desirable Southwest Winnipeg• Direct access to Kenaston Blvd, Winnipeg's most prominent north/south thoroughfare, connecting significant commercial growth nodes• Bridgwater Centre is the master planned premium town centre zoned and designed as the heart of the Bridgwater Neighbourhoods in Waverley West• Bridgwater Neighbourhoods are the fastest growing subdivision in Winnipeg
		9	CMU	1.88	UNCONDITIONALLY SOLD	
		13	CMU	1.42	UNCONDITIONALLY SOLD	
	CHRIS MACSYMIC 204 928 5019	14	CMU	2.01	UNCONDITIONALLY SOLD	
		19	CMU	1.81	UNCONDITIONALLY SOLD	
	JONAH LEVINE 204 934 6211	20	CMU	1.89	CONDITIONALLY SOLD	
	26	CMU	1.88	CONDITIONALLY SOLD		
BRETT INTRATER 204 934 6229						
647 BROADWAY						
	BRETT INTRATER 204 934 6229		C2	18,573 SF	\$2,200,000.00	<ul style="list-style-type: none">• Fully leased & stabilized investment opportunity• Free & clear of financial encumbrances• Well-located in West Broadway, Winnipeg's most quickly gentrifying areas• Total building area of 11,016 sf• Built in 1968• 36 parking stalls

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
ELLEN LOUISE DRIVE						
	KHUSH GREWAL 204 934 6210		IG	1.25	\$350,000.00	<ul style="list-style-type: none"> Located in the RM of Headingley, just west of the Perimeter Hwy off Wilkes Ave in close proximity to new residential development Ridgewood West Manitoba Property Assessment Roll No. 6148.000 Permitted Uses include: Contractor, Manufacturing, Self Storage, Automotive Service, Truck Operation, etc. Land has been improved with fill, gravel, partially fenced and a 400 amp hydro connection. No City of Winnipeg business taxes
EMES ROAD LAND						
	BRETT INTRATER 204 934 6229		AG	9.6	\$960,000.00	<ul style="list-style-type: none"> Located in City of Winnipeg's Precinct D just west of McPhillips at the intersection of Emes Rd and Second St Potential for future industrial uses Zoned AG Two minutes to the Perimeter Hwy 25 minutes to Winnipeg Richardson International Airport
	RYAN MUNT 204 928 5015					
	CHRIS MACSYMIC 204 928 5019					
1740 FERMOR AVENUE						
	JONAH LEVINE 204 934 6211		C3	6.63	\$500,000.00 PER ACRE	<ul style="list-style-type: none"> Located just west of an approved 250+ acre commercial and residential development known as the Precinct J Plan Can potentially be developed with approximately 70,000 sf of commercial / retail space Target completion of Q1 2023
FOREST VIEW SUITES - THOMPSON, MB						
	BRETT INTRATER 204 934 6229		R4	8.29	COND SOLD	<ul style="list-style-type: none"> Two (2), nine-storey apartment buildings connected by common amenity space Total gross building area 235,440 square feet Built in 1972 275 total suites 6 bachelor, 199 1-bedroom, 70 2-bedroom suite mix 252 parking stalls
	RYAN MUNT 204 928 5015					
	JANE ARNOT 204 928 5018					

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839 HENDERSON HIGHWAY						
	BRETT INTRATER 204 934 6229		C2	3,165 SF	\$425,000.00	<ul style="list-style-type: none">• Incredible investment opportunity on Henderson Hwy for sale with income from existing restaurant guaranteed until August 21, 2021• Well maintained kitchen equipment• Easily accessible by car and public transport• Property includes 4 parking stalls• Zoned C2• 30,300 vehicles pass by per day on Henderson Hwy (City of Winnipeg, 2018)
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
JUBILEE WINNIPEG, LOTS 1 & 2						
	JANE ARNOT 204 928 5018	LOT 1		1.49	\$7,250,000.00	<ul style="list-style-type: none">• Unique opportunity for developer to acquire two lots which are part of the Jubilee Winnipeg Development and have already been pre-approved for development of 500 units• Within steps of the already developed Jubilee Rapid Transit station, tenants have access to rapid transit and the active transportation systems at their doorstep within minutes of both downtown and South Winnipeg• Development may also qualify for MB Rental Housing
		LOT 2		1.40	\$5,250,000.00	
KLIMPKE ROAD LAND						
	KHUSH GREWAL 204 934 6210		AG	48.01	\$1,295,000.00	<ul style="list-style-type: none">• Located in the RM of Rosser at the Northwest corner of Klompke Rd (Municipal Road 9E) and Perimeter Hwy with approximately 800 feet of frontage along Hwy 101• Dimensions: (+/-) 800 ft. x 2,614 ft.• Service road to the north side of the Perimeter Hwy• Phase 1 ESA completed in January 2020• Adjacent neighbours include Arnason Industries, Ful-Flo Industries, Mr. Garage Bin Rentals and more
2115 LOGAN AVENUE						
	RYAN MUNT 204 928 5015		M3	3.69	\$2,350,000	<ul style="list-style-type: none">• Strategically located within CentrePort Canada, the country's only tri-modal inland port• Located on the corner of Logan Ave and Ryan St with excellent access to major transportation routes• Fully graveled, fenced and gated compound• Also includes a small industrial building at 123 Ryan St• Close proximity to the Winnipeg Richardson International Airport
	TYSON PREISENTANZ 204 928 5002					

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
THE DAYTON BUILDING - 323 PORTAGE AVENUE						
	CHRIS MACSYMIC 204 928 5019			38,640 SF	\$4,000,000.00	<ul style="list-style-type: none"> • Professionally managed • Close to many amenities • Close to major transit routes • High exposure location • Built in 1955 • More information available upon signed Confidentiality Agreement
510 PROVENCHER BOULEVARD & 209 ARCHIBALD STREET						
	STEPHEN SHERLOCK 204 928 5011		M2	29,813 SF	COND SOLD	<ul style="list-style-type: none"> • Amazing redevelopment opportunity at a high traffic intersection • Four separate lots to total 29,813 sf at the corner of Archibald and Provencher • 122' of frontage on Provencher and 244' of frontage on Archibald • 33,500 vehicles drive on Provencher and 32,500 on Archibald per day
	CHRIS MACSYMIC 204 928 5019					
6043 PTH 2E - OAK BLUFF						
	BRETT INTRATER 204 934 6229			81.98	\$18,445,500.00 (\$225,000 PER ACRE)	<ul style="list-style-type: none"> • Access to services include municipal water, low pressure sewer and natural gas • Extremely high visibility from both the Perimeter Hwy and McGillivray Blvd • In close proximity to the town of Oak Bluff and the City of Winnipeg • In the process of being designated for Commercial and Industrial use. Could also be used as Residential land.
15 SABRINA WAY, RM OF HEADINGLEY						
	KHUSH GREWAL 204 934 6210		IG	5.02	\$900,000.00	<ul style="list-style-type: none"> • Located in the RM of Headingley south of Wilkes Ave and off Hall Rd • Clean ESA Phase 1 report from August 2017 available for review upon a binding agreement • Site has been improved with a gate, hydro connection, partial gravel and fencing • 6,000 sf Atco trailer office complex located on the property may be made available for purchase separately • Excellent access to Perimeter Hwy

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
68 SHERBROOK STREET						
	JANE ARNOT 204 928 5018		C2	2,612 SF	\$630,000.00	<ul style="list-style-type: none"> Mixed use property in the heart of the trendy neighborhood of West Broadway Fully leased with long term main floor tenant and 2 apartment units – one bedroom and a 3 bedroom Extensive investment in renovations of the apartments 3 parking stalls Walking distance to Misericordia Health Centre, restaurants, café's and Food Fare Stable diverse income
36 & 88 SUMKA ROAD						
	BRETT INTRATER 204 934 6229		RR5	62.4	\$3,650,000.00	<ul style="list-style-type: none"> Over 60 acres of river front land primed for development Located in the City of Winnipeg on the east banks of the Seine River fronting the Perimeter Hwy Currently existing on site is a (+/-) 2,150 sf house and various size commercial buildings Excellent opportunity to hold for next phase of city servicing or to develop into single family parcels Partially serviced by well and holding tanks
14 WANDA WAY						
	CHRIS MACSYMIC 204 928 5019 RYAN MUNT 204 928 5015		IG	5.06	\$205,000.00 PER ACRE	<ul style="list-style-type: none"> Located in Headingley, North of Wilkes and off Hall Rd Site has been significantly improved with compaction through majority of the site Fully fenced yard Weigh scale available for purchase separately Permitted uses include: Contractor, Manufacturing, Self Storage, Trucking Operation, etc. Excellent access to Perimeter Hwy No City of Winnipeg business taxes
2257 WENZEL STREET						
	RYAN MUNT 204 928 5015 TYSON PREISENTANZ 204 928 5002		MB	21.06	\$3,600,000.00	<ul style="list-style-type: none"> Located on Wenzel St in the RM of Springfield Controlled intersection underway Zoned MB Future access off Springfield Rd Close proximity to CN rail line No City of Winnipeg business taxes

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
2440 WENZEL STREET 	RYAN MUNT 204 928 5015	1	CH	5.58	CONDITIONALLY SOLD	ACCESS ROAD COMPLETE <ul style="list-style-type: none"> • Potential for immediate construction • Controlled intersection underway • Located just off the Perimeter Highway between Wenzel St and McGregor Farm Rd in the RM of East St. Paul • Zoned: CH – Commercial Hwy • No City of Winnipeg business taxes • Excellent exposure on the Perimeter Hwy
		2	CH	3.12	CONDITIONALLY SOLD	
	CHRIS MACSYMIC 204 928 5019	8	CH	2.91	SOLD	
		9	CH	6.66	CONDITIONALLY SOLD	
	TYSON PRESENTANZ 204 928 5002					

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