

# PRIME BOUTIQUE RETAIL/OFFICE SPACE (- +/-) 1,139 SF AVAILABLE



FOR LEASE  
**5905 ROBLIN BLVD**

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CLICK [HERE](#) FOR THE VIRTUAL TOUR



**CUSHMAN &  
WAKEFIELD**  
Winnipeg



**Stevenson**





# PROPERTY HIGHLIGHTS

- Ideal for Wellness, Education, or Personal Services
- Located on Roblin Boulevard just east of the Perimeter Highway in the family-oriented neighborhood of Charleswood
- Features an open reception area, two accessible washrooms, 3 private offices, and a kitchenette
- Ample onsite parking
- Excellent visibility and accessibility
- Signage opportunities on new building fascia and pylon sign
- Ready to occupy

## UNIT B DETAILS:

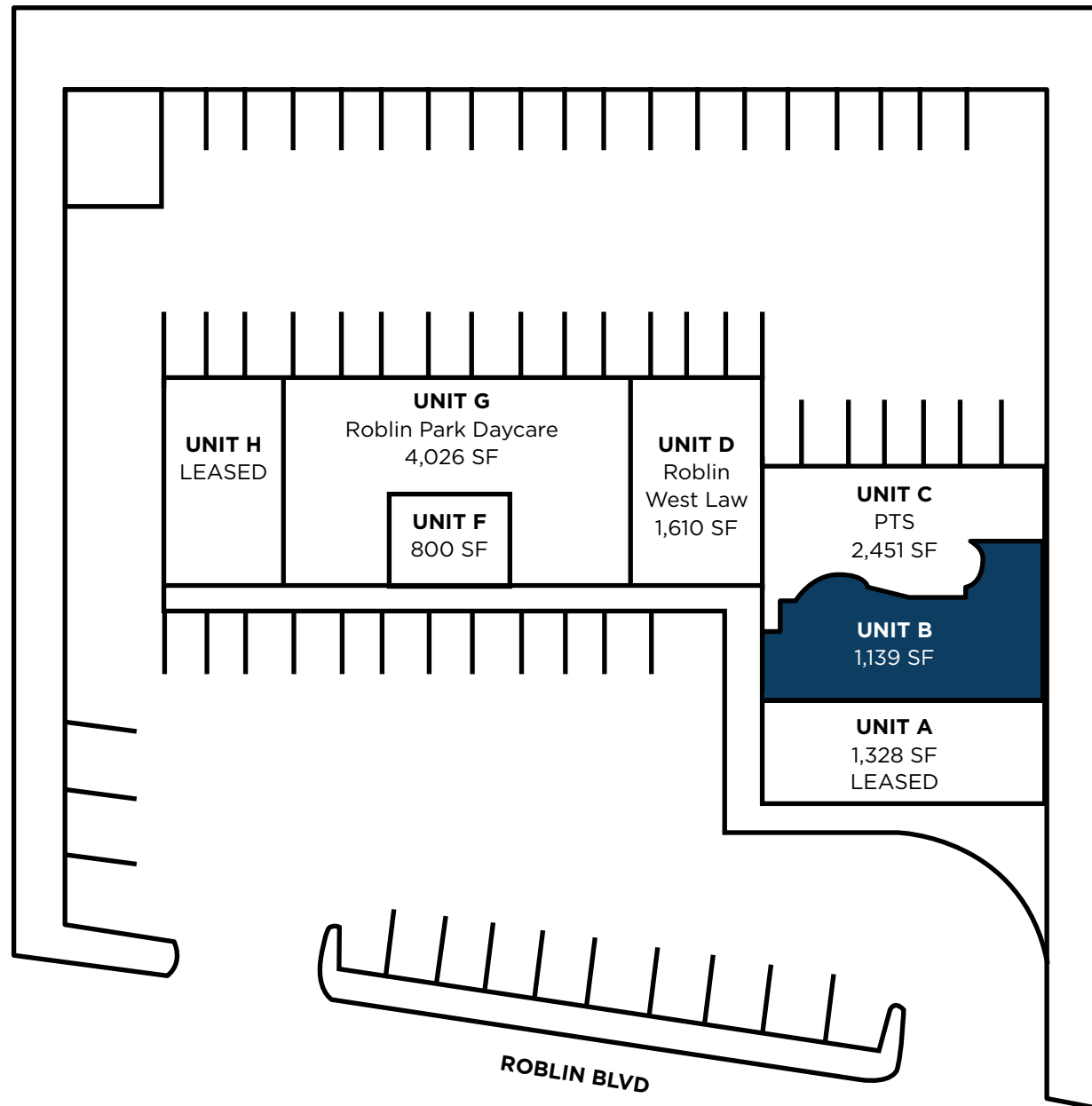
SQ FT (+/-)	1,139
LEASE RATE (\$/SQ FT)	\$20.00
CAM & TAX (\$/SQ FT)	\$9.61

*\*Plus Management Fee: 5% of gross rent*



CLICK [HERE](#) FOR THE VIRTUAL TOUR OF UNIT B

# SITE PLAN





## UNIT B





# DEMOGRAPHICS



## TOTAL HOUSEHOLDS

1 KM • 2,642

3KM • 17,386

5KM • 31,950



## TOTAL POPULATION

1 KM • 6,631

3KM • 41,503

5KM • 76,099



## MEDIAN AGE

1 KM • 46

3KM • 44

5KM • 44



## AVG. HOUSEHOLD INCOME

1 KM • \$131,096

3KM • \$110,773

5KM • \$107,994

5905 ROBLIN BLVD



ROBLIN BLVD



# AMENITIES



5905 ROBLIN BLVD



OUTLET COLLECTION  
WINNIPEG

SEASONS OF  
TUXEDO





## CONTACT

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