

HISTORIC CHARM, MODERN COMFORT

101-110 PRINCESS STREET

FAIRCHILD LOFTS

(+/-) 2,750 SF AVAILABLE



FOR SUBLEASE

101-110 PRINCESS ST

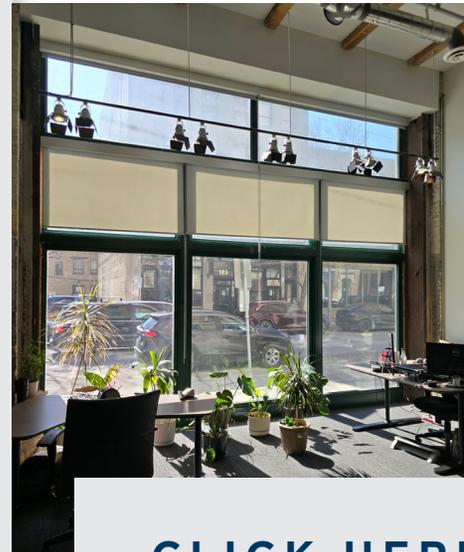
FAIRCHILD LOFTS

(+/-) 2,750 SF AVAILABLE



Property Highlights

- Immerse yourself in the rich history of Winnipeg's Exchange District while enjoying a fully renovated main floor office space at a sought-after address.
- This property offers unparalleled access to a thriving community of businesses, restaurants, and cultural attractions.
- A spacious layout flooded with natural light fosters productivity and creativity, offering private offices, meeting areas, and collaborative workspaces.
- Luxury details include hardwood floors, designer lighting, and premium fixtures that exude sophistication and style.
- Modern amenities include high-speed internet, updated HVAC systems and two washrooms with one featuring a shower.
- Employee well-being is prioritized with access to a expansive common area patio and fitness centre.
- Excellent transit options and nearby parking facilities ensures convenient access for employees and visitors alike.
- Headlease expiry December 31, 2025



LEASE RATE: \$19.63 PSF GROSS

[CLICK HERE FOR VIRTUAL TOUR](#)

BRANDI ELOQUENCE

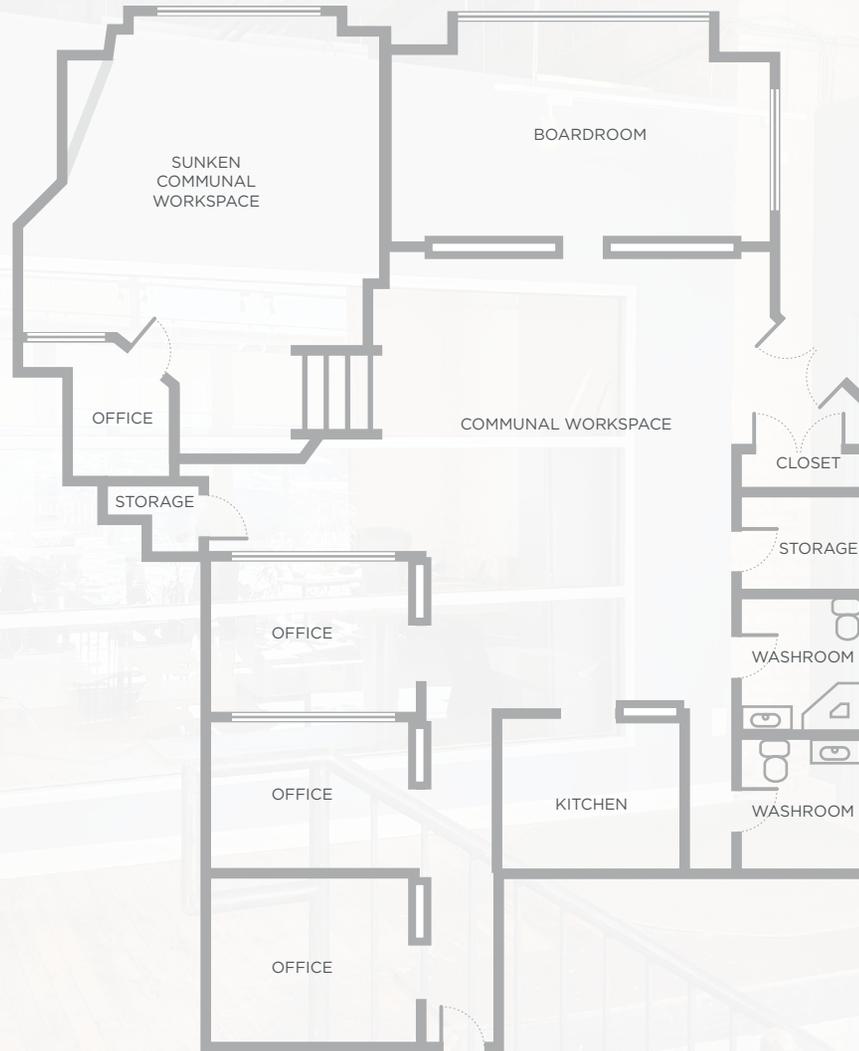
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FLOOR PLAN



BRANDI ELOQUENCE

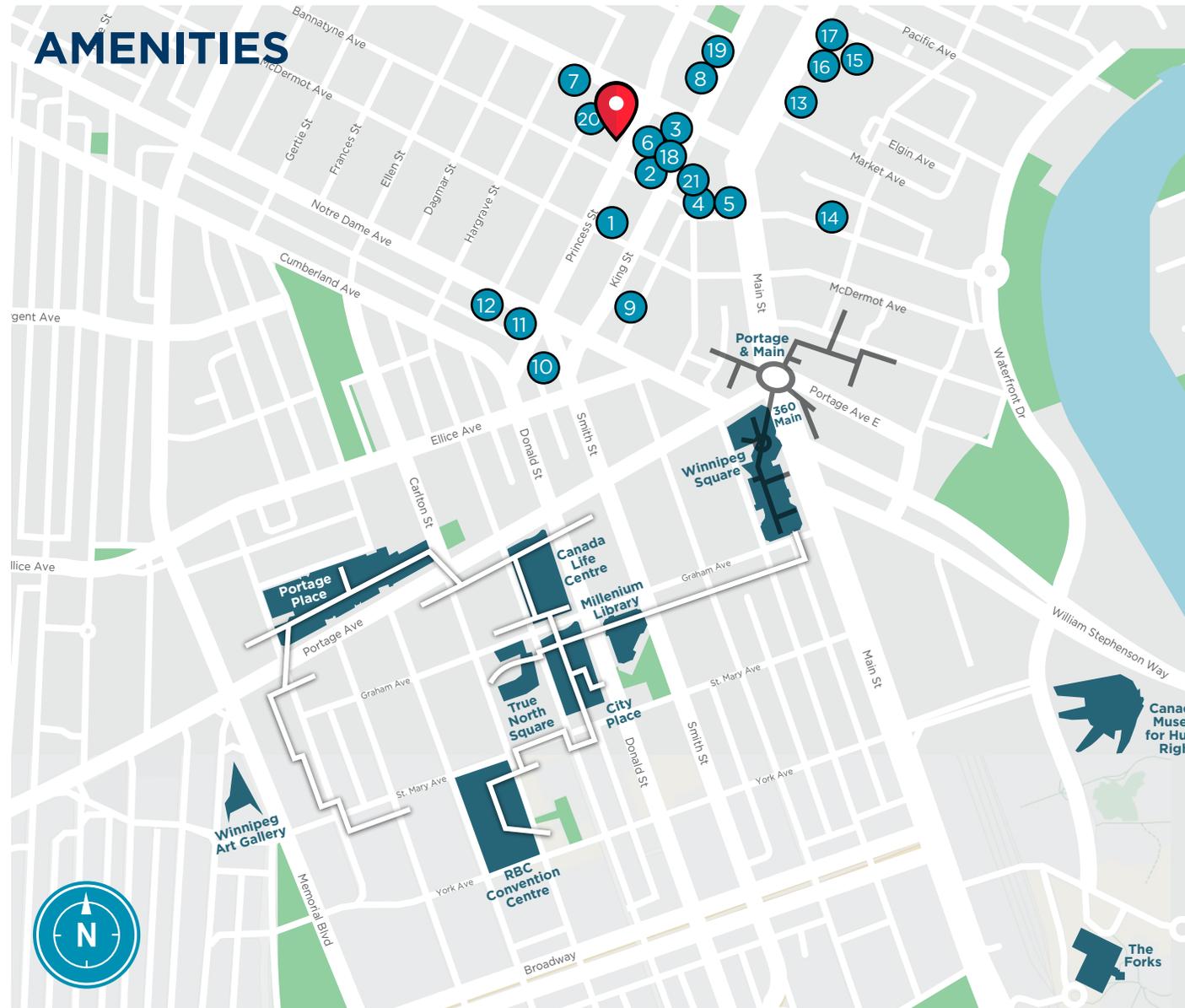
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AMENITIES



LOCAL AMENITIES

- 1 DEER + ALMOND
- 2 PEASANT COOKERY
- 3 KING'S HEAD PUB
- 4 AMSTERDAM TEA ROOM & BAR
- 5 ACROSS THE BOARD GAME CAFE
- 6 SUBWAY
- 7 LITTLE BROWN JUG
- 8 TIM HORTONS
- 9 TOAD HALL TOYS
- 10 BURTON CUMMINGS THEATRE
- 11 YELLOW DOG TAVERN
- 12 ALDO FORMAL WEAR
- 13 CENTENNIAL CONCERT HALL
- 14 HERMANOS RESTAURANT
- 15 MANITOBA MUSEUM
- 16 PLANETARIUM
- 17 SCIENCE MUSEUM
- 18 CLEMENTINE
- 19 RED RIVER COLLEGE
- 20 NORTH FORGE
- 21 CINEMATHEQUE

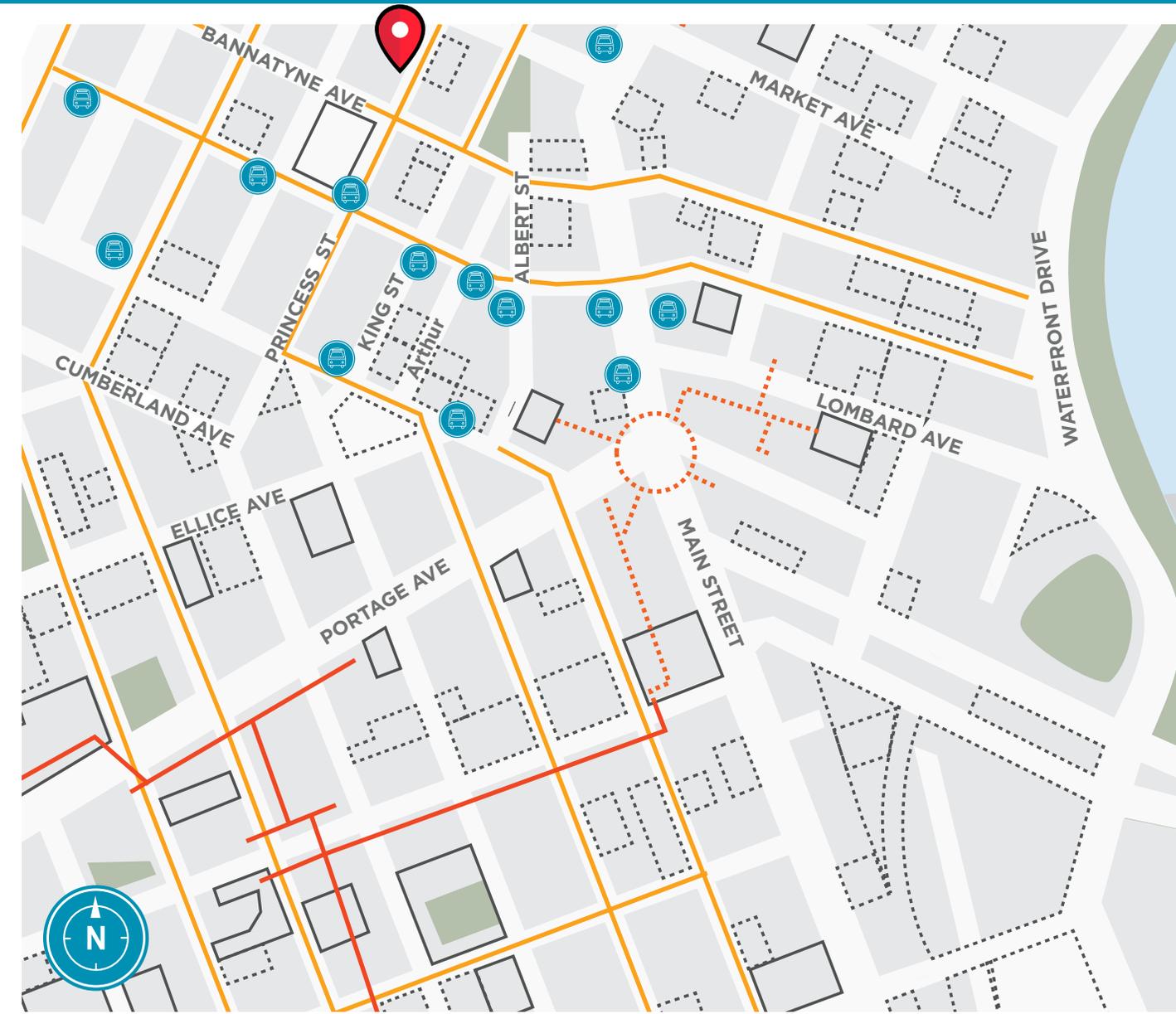
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LOCAL SCORES



WALK SCORE
100



BIKE SCORE
89



TRANSIT SCORE
87



PARKADES



SURFACE LOTS



WALKWAYS



UNDERGROUND
WALKWAY



BIKE LANES

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DEMOGRAPHICS



TOTAL HOUSEHOLDS

1 KM • 6,858
 3KM • 53,426
 5KM • 104,314



TOTAL POPULATION

1 KM • 14,467
 3KM • 114,929
 5KM • 238,680



MEDIAN AGE

1 KM • 38
 3KM • 39
 5KM • 39



AVG. HOUSEHOLD INCOME

1 KM • \$56,228
 3KM • \$67,480
 5KM • \$80,294



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Stevenson

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