

HISTORIC CHARM, MODERN COMFORT

101-110 PRINCESS STREET

FAIRCHILD LOFTS

(+/-) 2,750 SF AVAILABLE

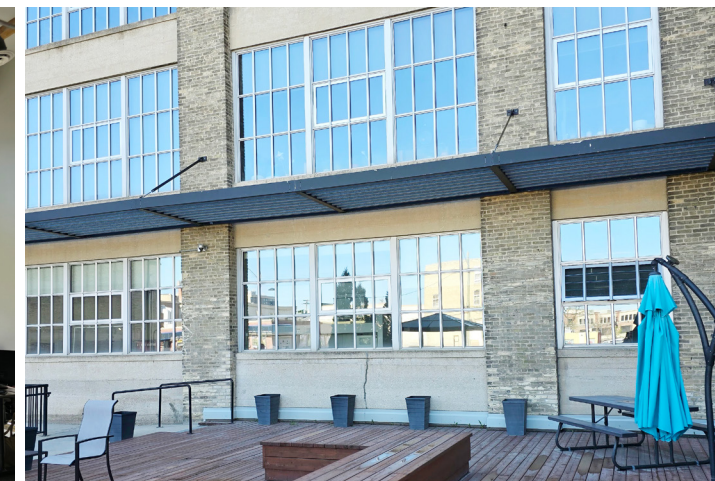
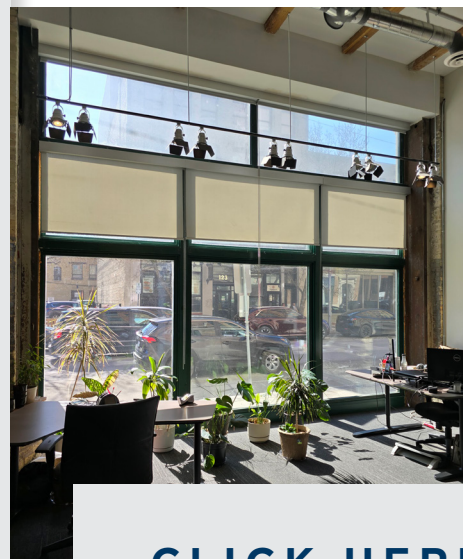


— FOR SUBLEASE —
101-110 PRINCESS ST
— FAIRCHILD LOFTS —
(+/-) 2,750 SF AVAILABLE



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

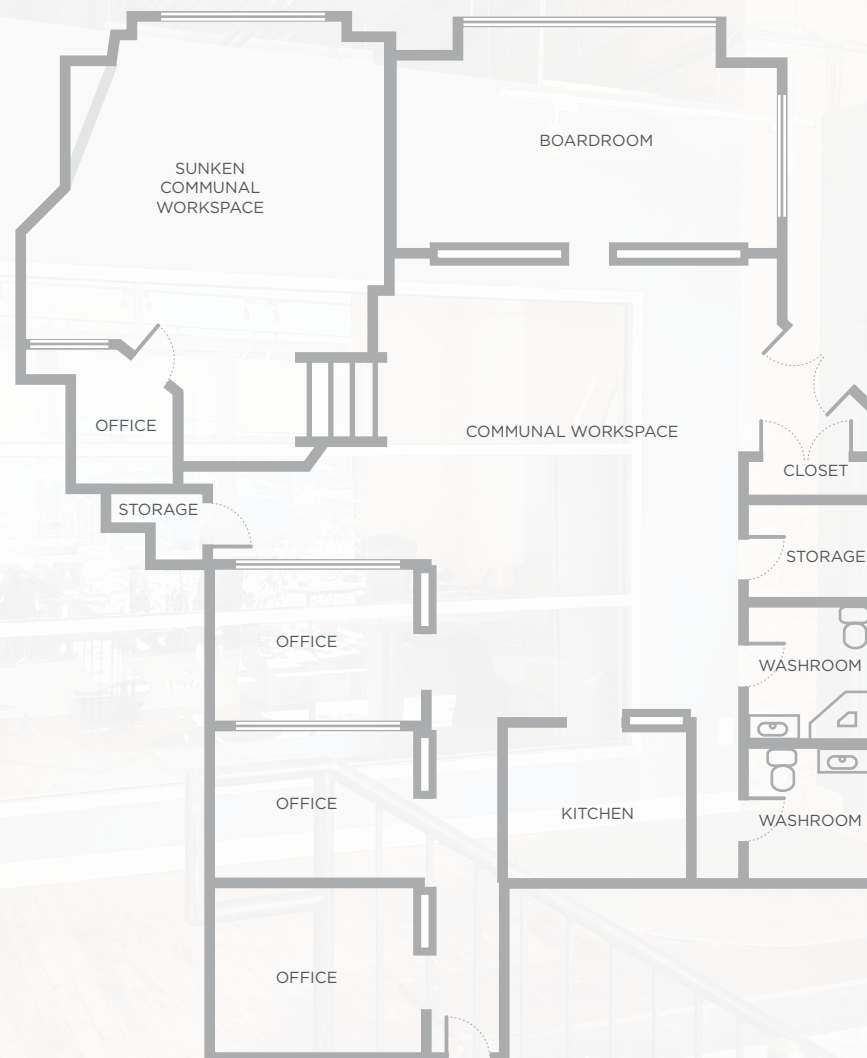
Associate
T 204 934 6246
C 204 996 3425
Brandi.Eloquence@cwstevenson.ca

JAMES TOKER

Associate
T 204 934 6210
C 204 914 8423
James.Toker@cwstevenson.ca



FLOOR PLAN



BRANDI ELOQUENCE

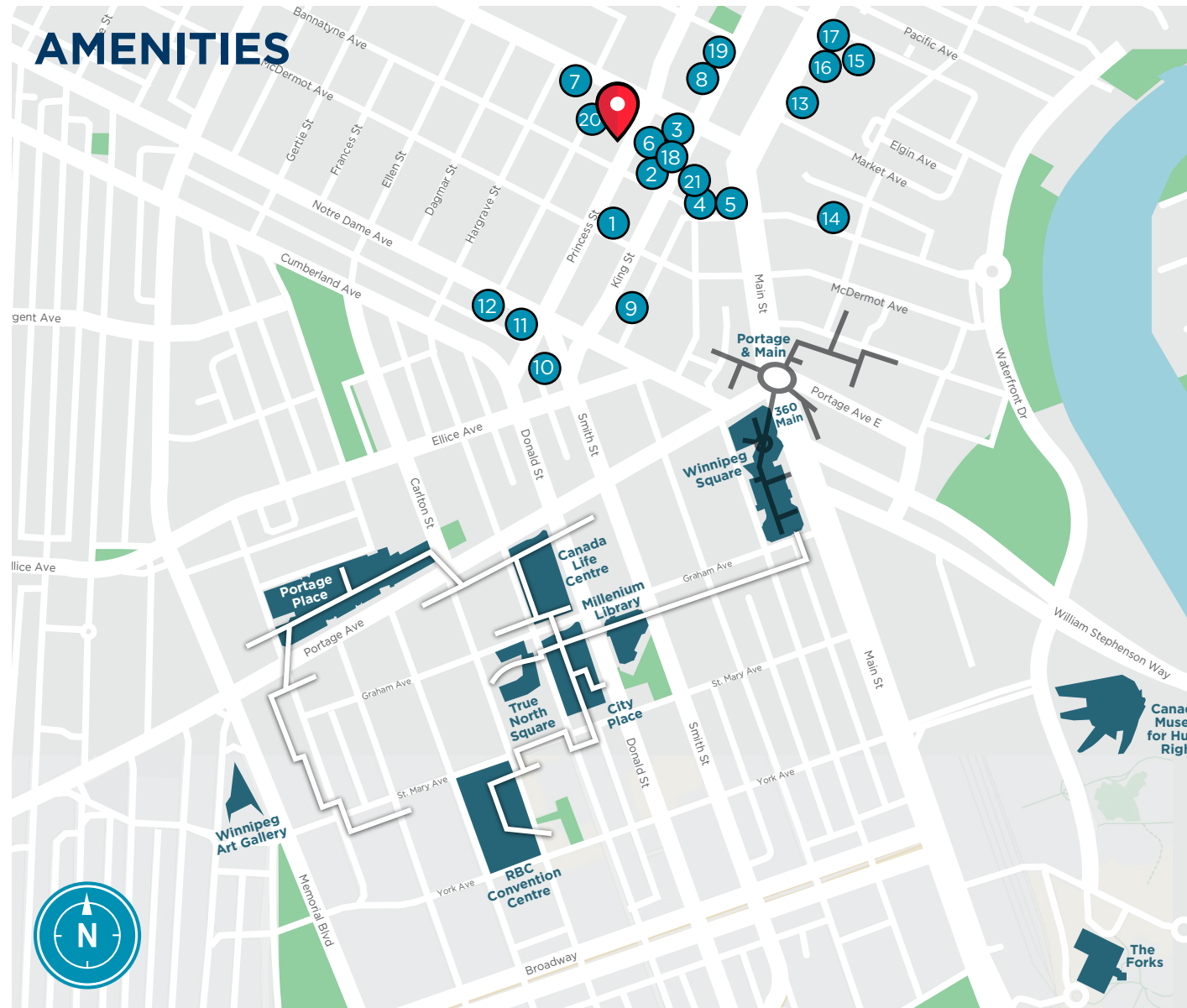
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AMENITIES



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 |

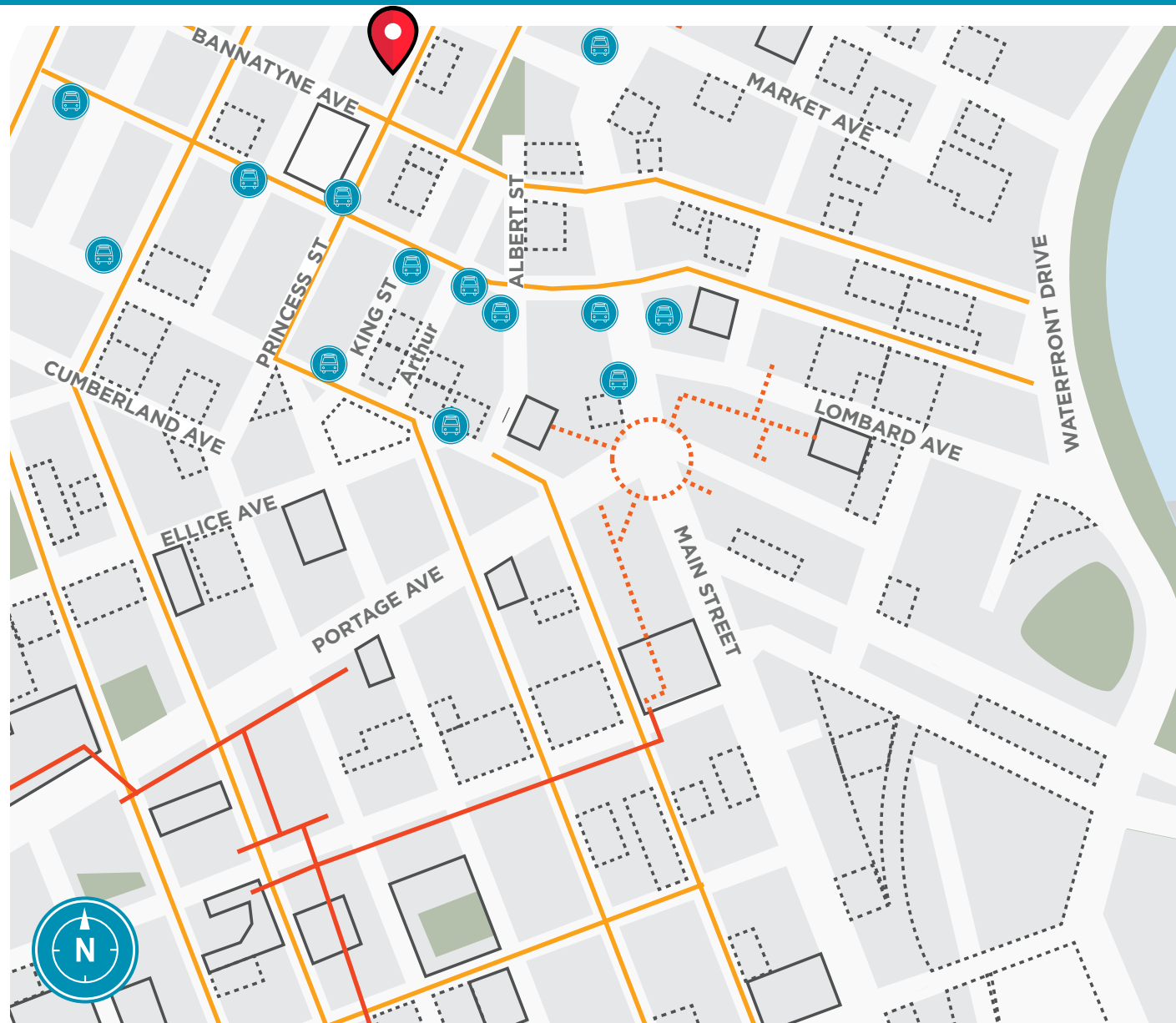
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LOCAL SCORES



WALK SCORE
100



BIKE SCORE
89



TRANSIT SCORE
87



PARKADES



SURFACE LOTS



WALKWAYS



UNDERGROUND
WALKWAY



BIKE LANES

BRANDI ELOQUENCE

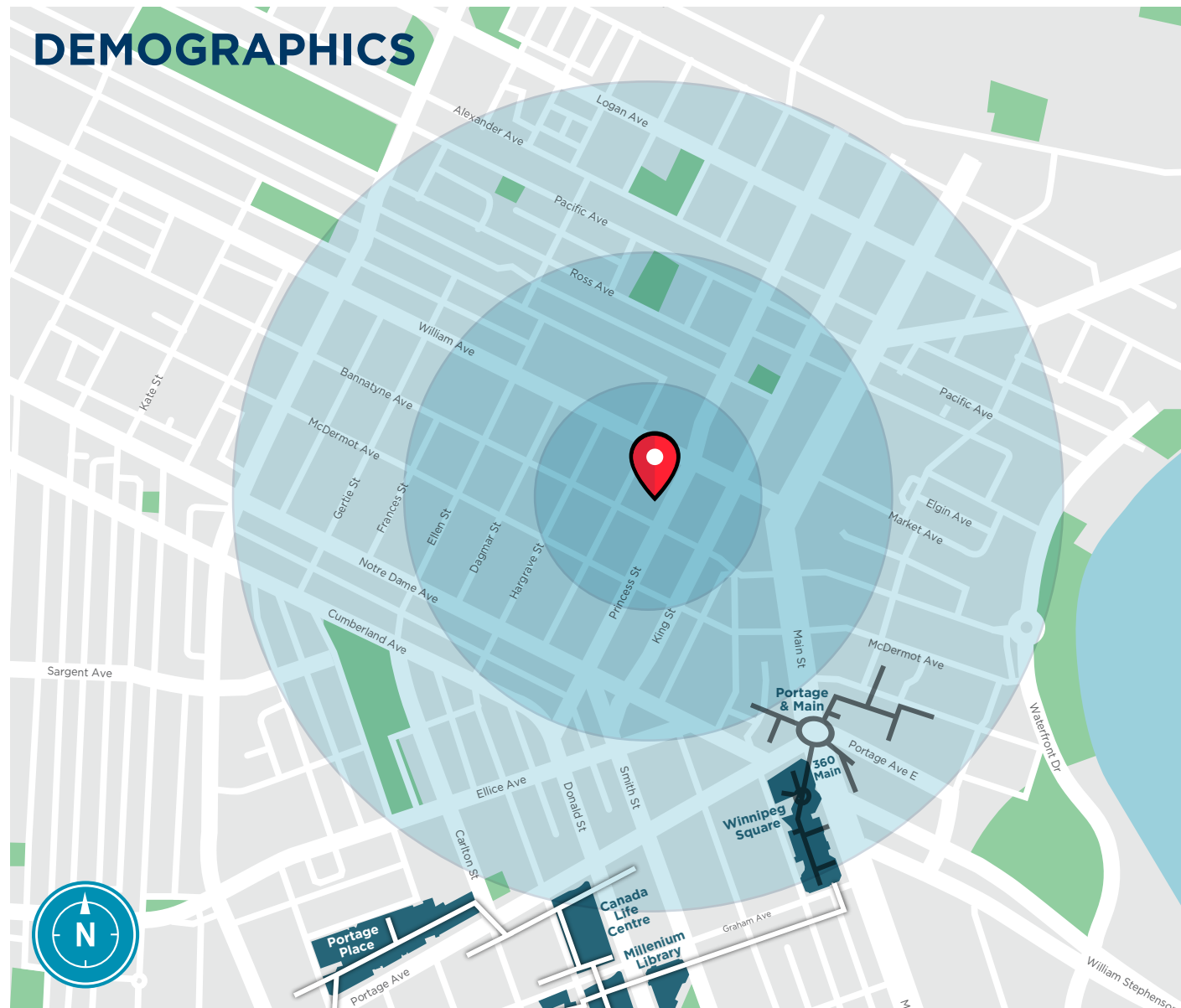
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DEMOGRAPHICS



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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