



HISTORIC CHARM, MODERN COMFORT

# 101-110 PRINCESS STREET

FAIRCHILD LOFTS

(+/-) 2,750 SF AVAILABLE



 CUSHMAN & WAKEFIELD  
Winnipeg

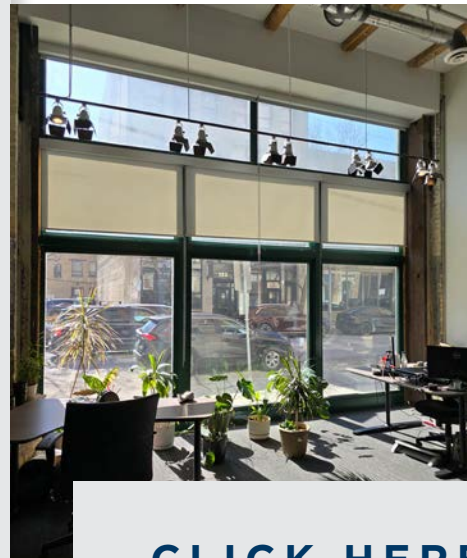
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FOR SUBLEASE  
**101-110 PRINCESS ST**  
FAIRCHILD LOFTS  
(+/-) 2,750 SF AVAILABLE



## 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.



**LEASE RATE: \$19.63 PSF GROSS**

[CLICK HERE FOR VIRTUAL TOUR](#)

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# FLOOR PLAN



## BRANDI ELOQUENCE

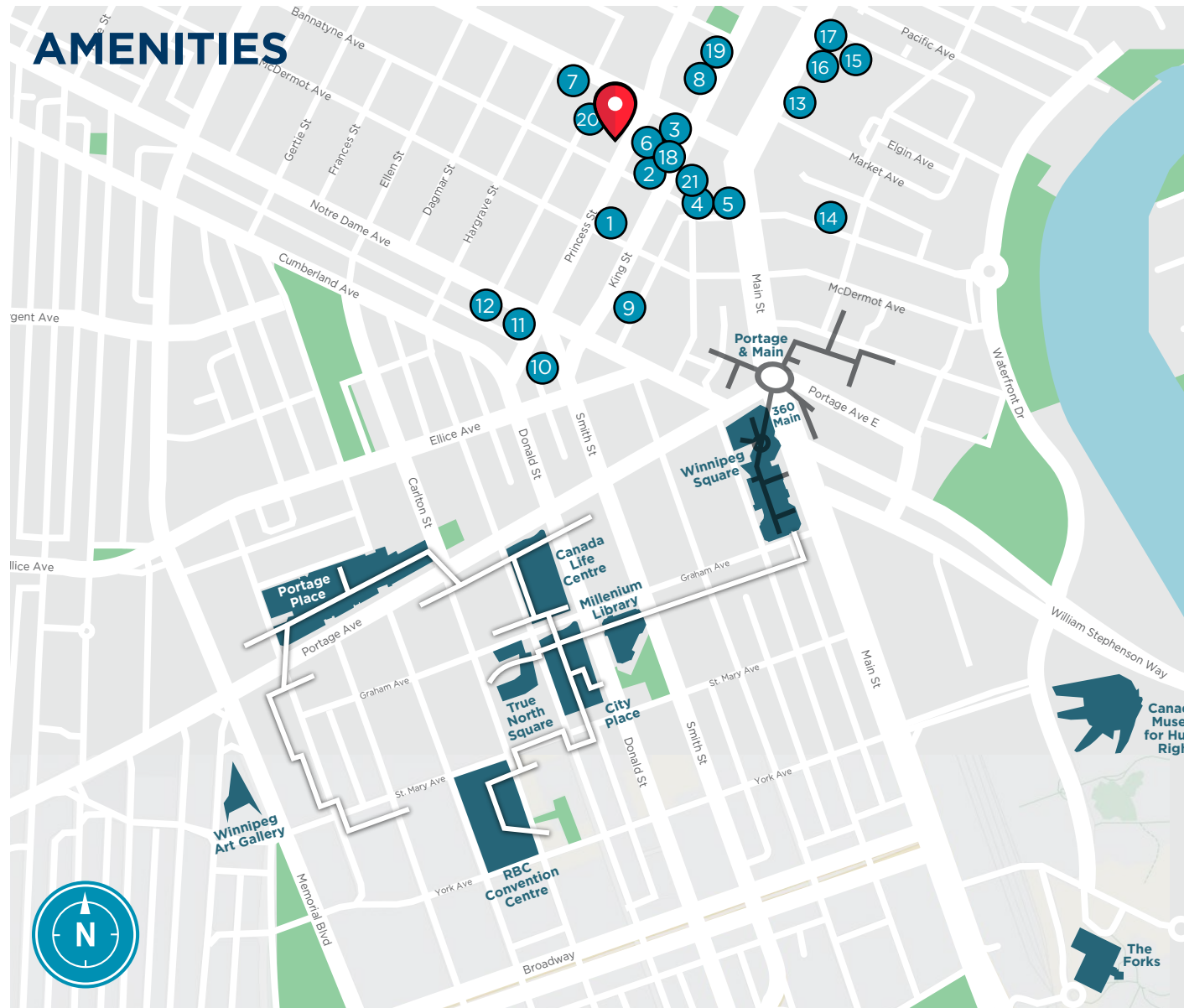
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# AMENITIES



## 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               |

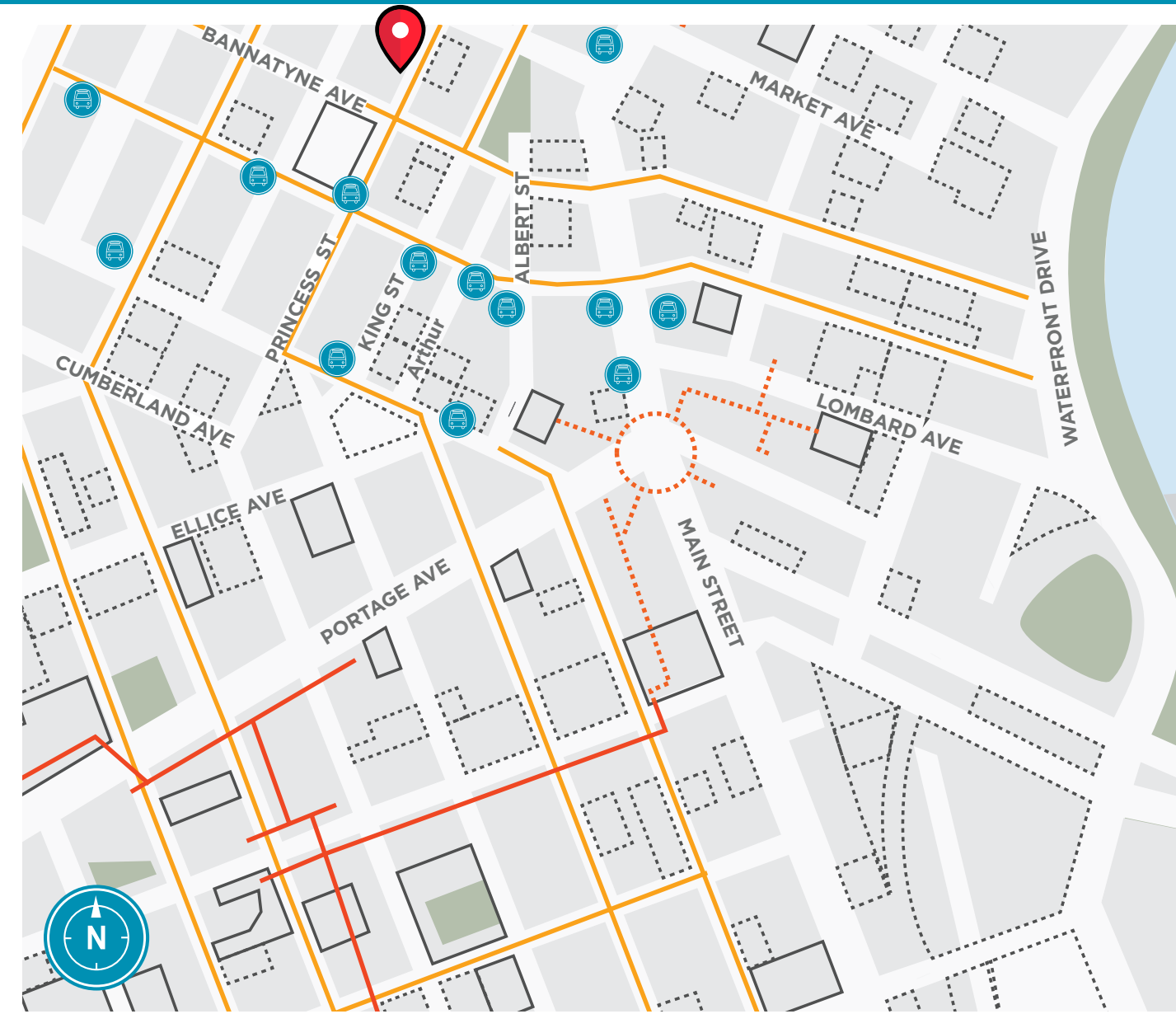
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**LOCAL SCORES**



**WALK SCORE**  
100



**BIKE SCORE**  
89



**TRANSIT SCORE**  
87



PARKADES



SURFACE LOTS



WALKWAYS



UNDERGROUND  
WALKWAY



BIKE LANES

**BRANDI ELOQUENCE**

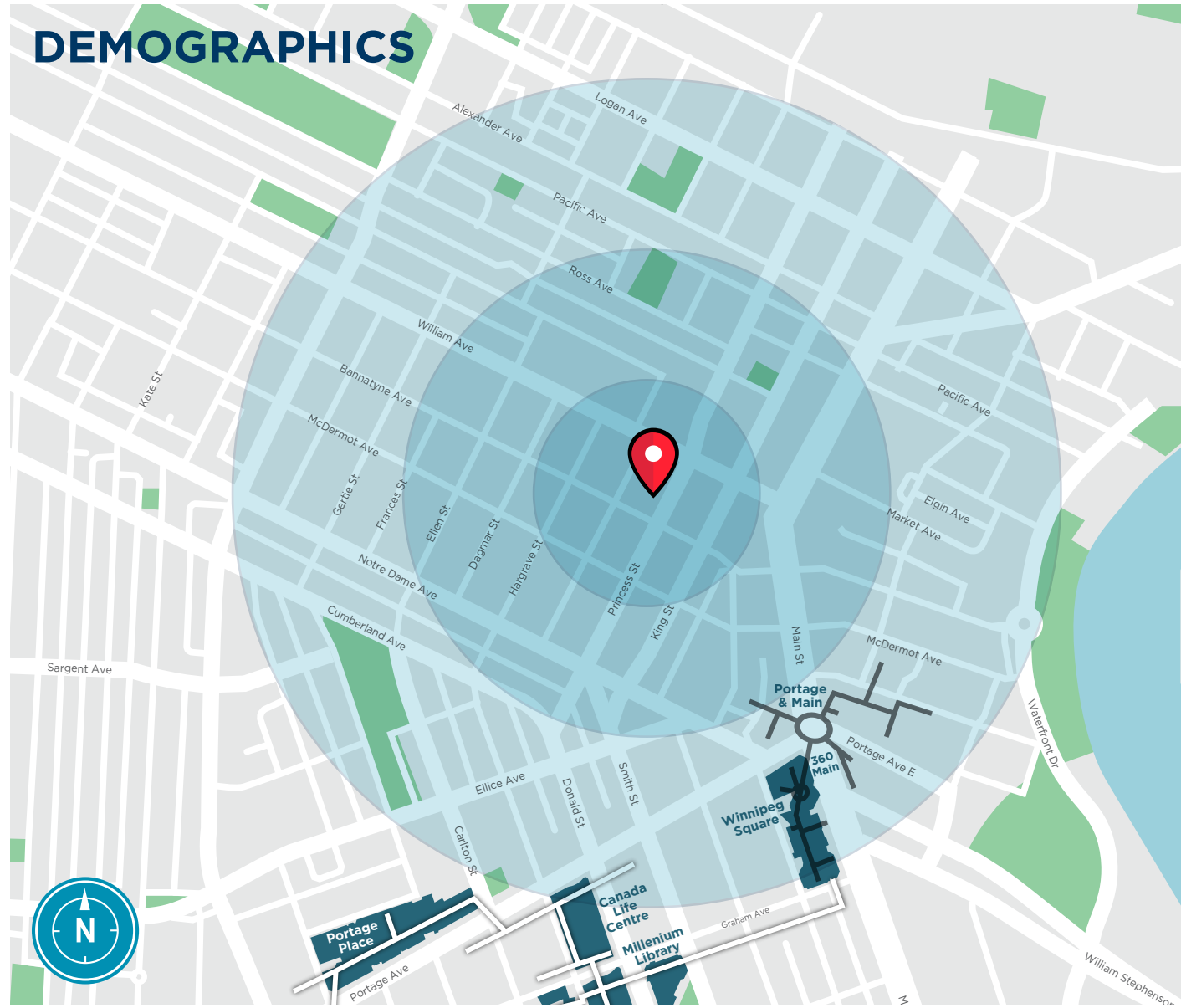
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# DEMOGRAPHICS



## 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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