

HIGH PROFILE EXPOSURE ON SMITH STREET & ST. MARY AVENUE

FOR LEASE
185 SMITH STREET

BRETT INTRATER
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PROPERTY HIGHLIGHTS

(+/-) 2,345 SF WITH 925 SF PATIO

- Prime storefront in Smith Street Lofts, below a luxury 251-unit apartment complex with 20,000 sf of amenities
- Excellent visibility: faces Southwest with views of Smith Street traffic and Millennium Library Park
- High foot and vehicle traffic, especially during Canada Life Centre events
- Impressive features: 13' exposed ceilings, industrial concrete finishes, architectural lighting, floor-to-ceiling glazing
- Convenient location: adjacent to apartment complex main entrance, with covered canopy and landscaped vestibule
- Flexible adjacent courtyard space, suitable for private outdoor patio/garden
- Prime downtown Winnipeg location, serving as the development's main showpiece
- Zoned M



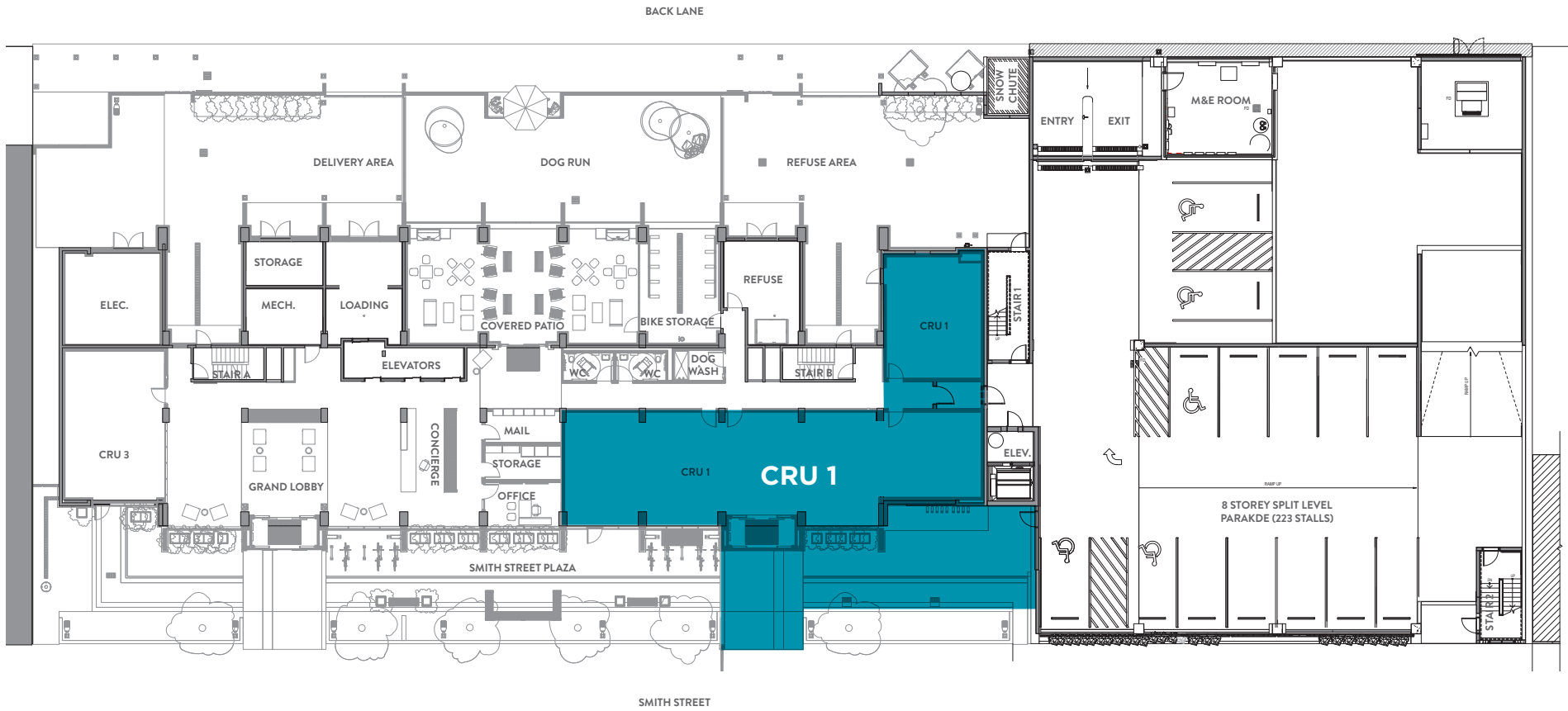
LEASE RATE: \$5,000 PER MONTH

**PLUS UTILITIES*



SITE PLAN

SMITH ———
 STREET ———
 LOFTS ———



AMENITIES

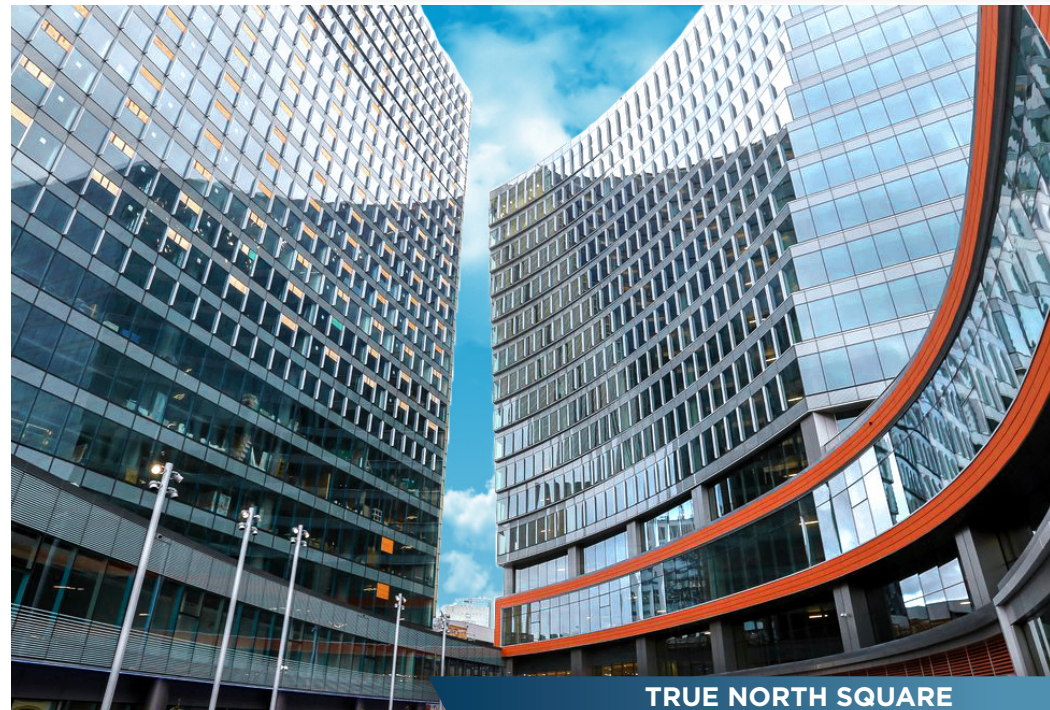
Conveniently located in close proximity to Downtown Winnipeg's most desirable amenities



CANADA LIFE CENTRE



HUMAN RIGHTS MUSEUM & THE FORKS



TRUE NORTH SQUARE

BUSINESSES

MANITOBA LEGISLATURE	1
CANADA MUSEUM OF HUMAN RIGHTS	2
CANADA LIFE CENTRE	3
RBC CONVENTION CENTRE	4
PROVINCIAL LAW COURTS	5
MILLENNIUM LIBRARY	6
TRUE NORTH SQUARE	7
WAWANESA INSURANCE	
MNP	
SCOTIABANK	
SKIP THE DISHES	
ASSINIBOINE CREDIT UNION	

HOTELS

FAIRMONT HOTEL	1
RADISSON HOTEL	2
ALT HOTEL	3
DELTA HOTEL	4
THE FORT GARRY HOTEL	5

ATTRACTIONS & SHOPPING

PORTAGE PLACE SHOPPING CENTRE	1
CITY PLACE SHOPPING CENTRES	2
WINNIPEG SQUARE SHOPPING CENTRE	3
WINNIPEG ART GALLERY	4
CHILDREN'S MUSEUM	5
EXCHANGE DISTRICT	6
THE FORKS MARKET	7

DEMOGRAPHICS

TOTAL POPULATION

1KM • 21,968
3KM • 112,196
5KM • 323,302



TOTAL HOUSEHOLDS

1KM • 12,027
3KM • 53,426
5KM • 102,526



TOTAL DAYTIME POPULATION

1KM • 80,090
3KM • 222,962
5KM • 355,870



AVG. HOUSEHOLD INCOME

1KM • \$50,891
3KM • \$71,538
5KM • \$81,173



AVERAGE AGE

1KM • 38
3KM • 40
5KM • 39





CONTACT

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**CUSHMAN &
WAKEFIELD**
Winnipeg

Stevenson

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