



FOR LEASE

SMITH STREET LOFTS

Brand New Retail Space
at 185 Smith Street

Brett Intrater
Senior Vice President

T 204 934 6229
C 204 999 1238
brett.intrater@cwstevenson.ca

Cushman & Wakefield | Stevenson

200 - 55 Donald Street
Winnipeg, Manitoba R3C 1L8
T 204 928 5000
www.cwstevenson.ca



FOR LEASE

SMITH STREET LOFTS

185 SMITH STREET

High profile exposure on Smith Street & St. Mary Avenue

PROPERTY HIGHLIGHTS

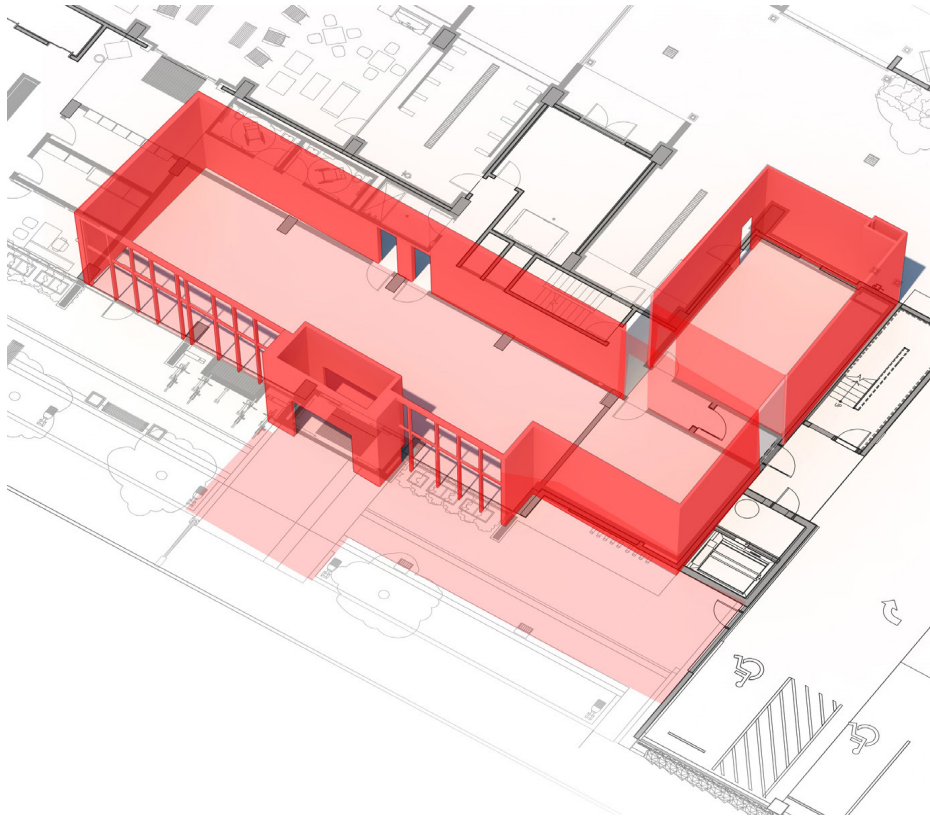
- Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenities
- Located close to BellMTS Place events with high vehicular and pedestrian traffic
- Additional features include: a 13' high exposed ceiling, industrial concrete finishes, architectural lighting and floor to ceiling glazing along the storefront
- Zoned M

ADDRESS	CRU SF (+/-)	PATIO SF (+/-)	LEASE RATE	AVAILABLE
Commercial Unit 1	2,345	925	\$7,500 per Month plus utilities	Fixturing January 2022
Commercial Unit 2	588	925	\$2,450 per Month plus utilities	Fixturing January 2022

COMMERCIAL UNIT 1

SMITH STREET LOFTS

185 SMITH STREET



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

PROPERTY HIGHLIGHTS

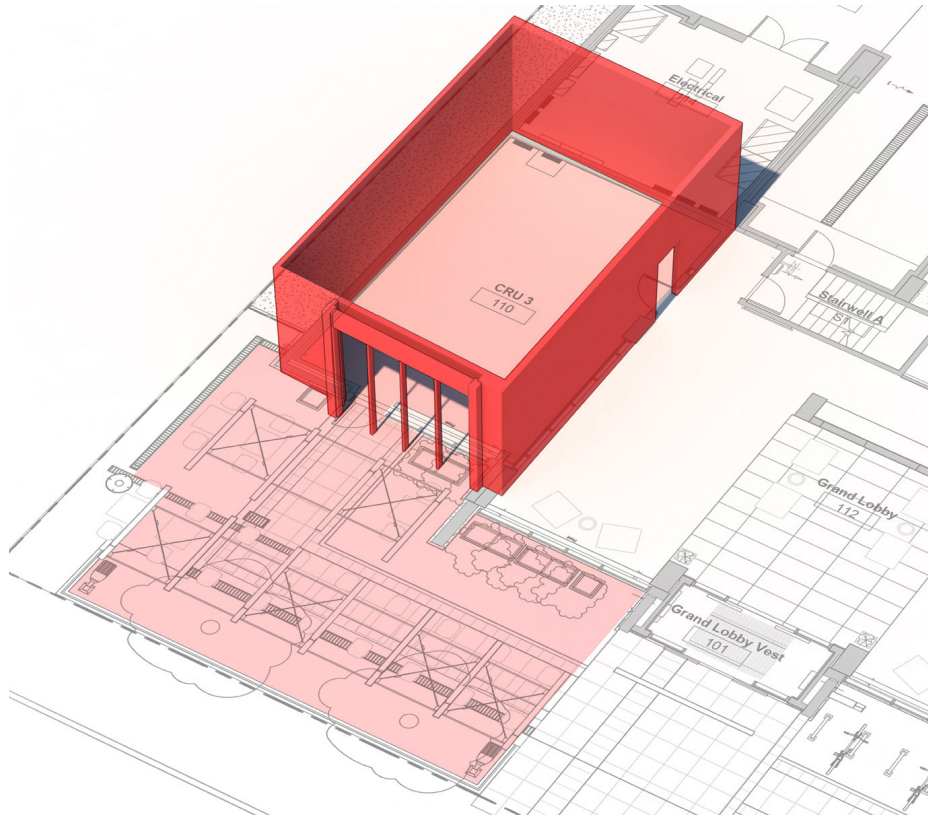
- This commercial space is the main showpiece of the Smith Street Lofts storefront
- Faces the Southwest side of the property with direct views of oncoming Smith Street traffic and Millenium Library Park
- Conveniently located adjacent to the main entrance of the modern apartment high-rise, the units main entry is provided with a covered canopy and a built out vestibule accented with landscape features
- The adjacent courtyard space can be modified to suit a private outdoor patio/garden, exclusive to this commercial unit

Lease Rate: \$7,500 per Month
plus utilities

COMMERCIAL UNIT 2

SMITH STREET LOFTS

185 SMITH STREET



(+/-) 588 SF CRU WITH 925 SF PATIO

PROPERTY HIGHLIGHTS

- Located adjacent to the residential Smith Street Lofts main entrance
- Faces the North West side of the property with direct views of oncoming Smith Street traffic and Millennium Library Park
- Nestled against an existing building, the main entrance is off of Smith Street, residential patrons have the option to access the unit from within the lobby
- The unit is visually connected into the residential towers' double storey volume lobby with a feature lighting sculpture
- The adjacent courtyard space can be modified to suit a private outdoor patio/garden, exclusive to this commercial unit

Lease Rate: \$2,450 per Month
plus utilities

FOR LEASE SMITH STREET LOFTS

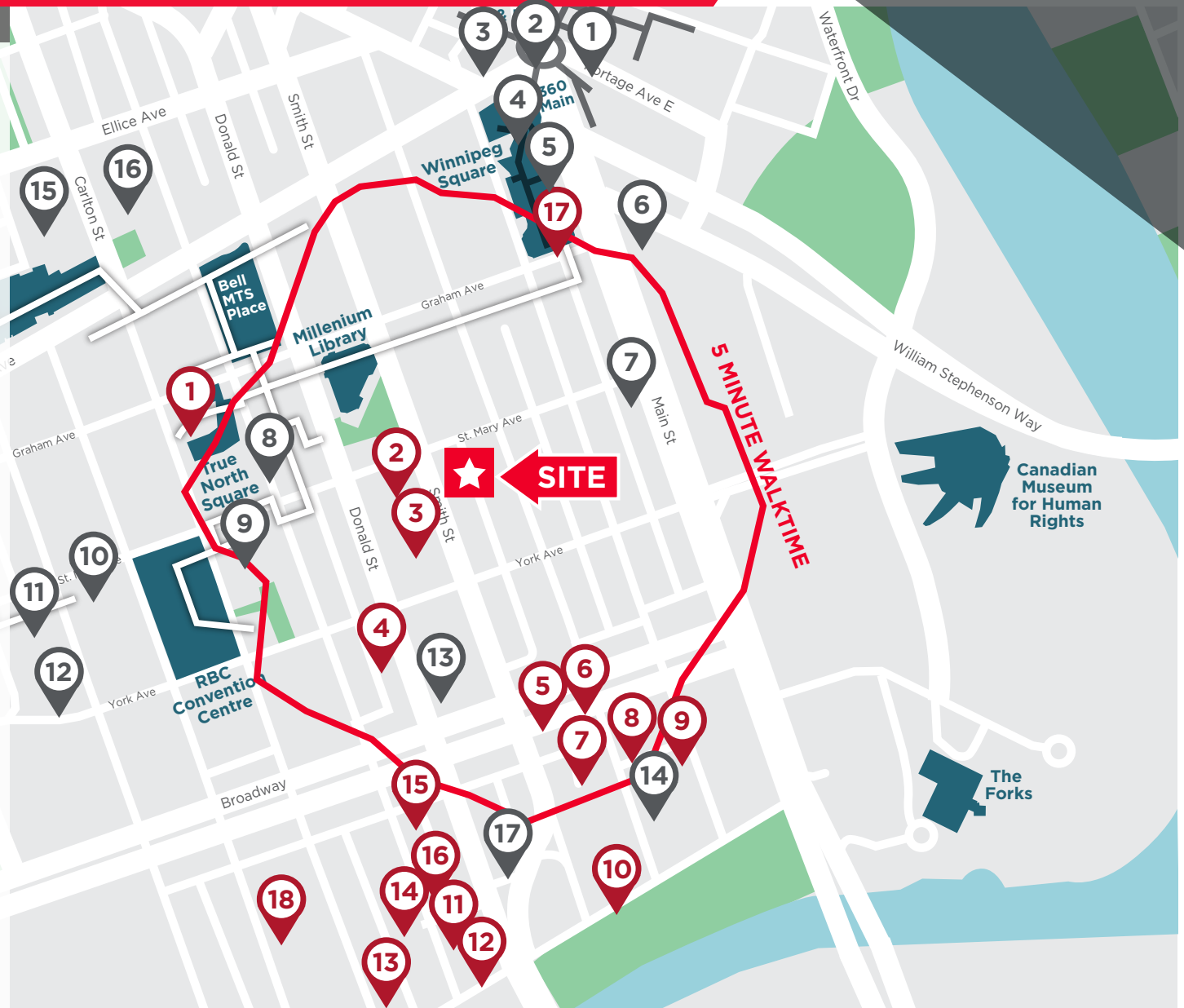
AREA MAP

APARTMENTS

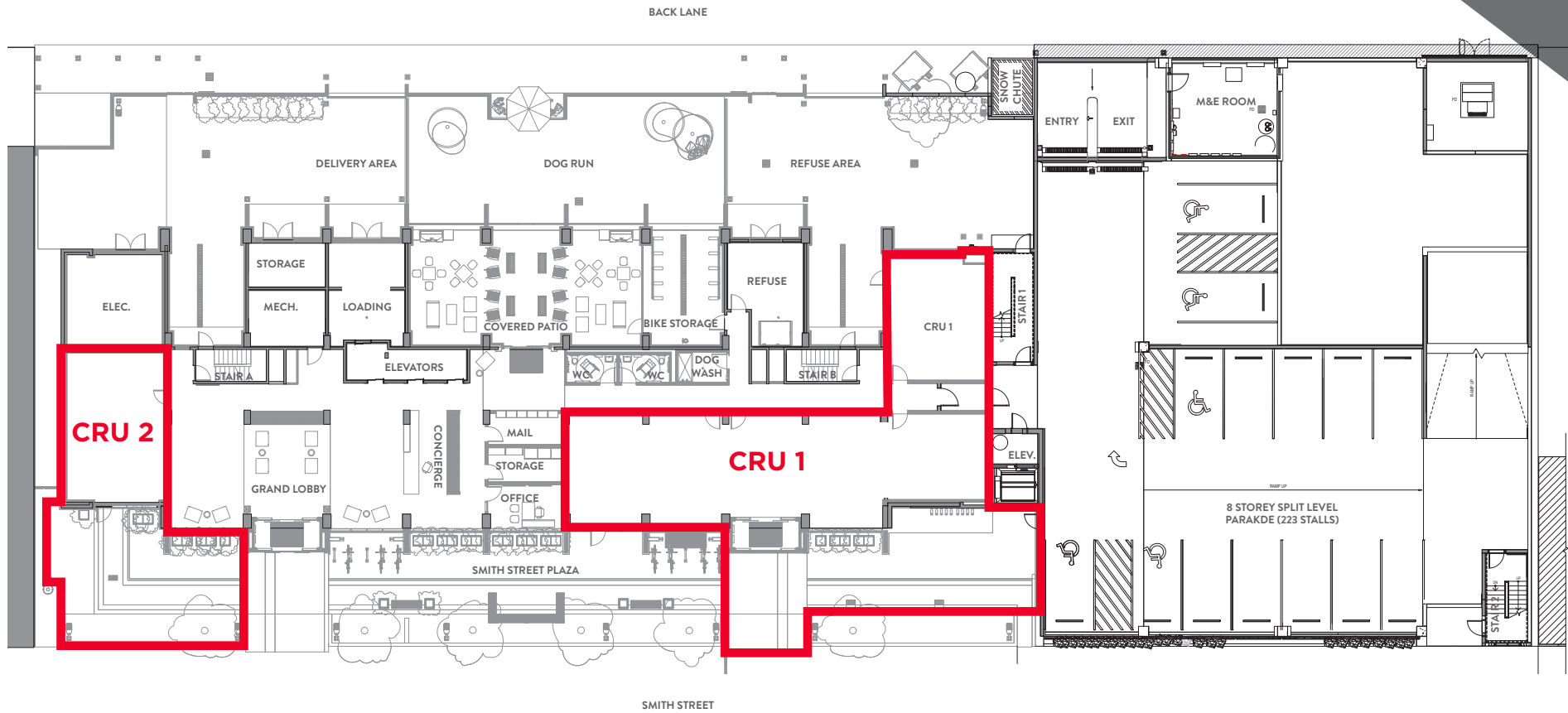
1. 225 Carlton Street
2. 190 Smith Street
3. 160 Smith Street
4. Broadview Manor
5. Drake Apartments
6. Nelson Apartments
7. Rideau Towers
8. Luxury Furnished Suites By Edison
9. Fort Garry Place
10. 300 Assiniboine
11. Hargrave Place
12. 15 Hargrave Street
13. Helly House Apartments
14. 30 Hargrave Street
15. 85 Hargrave Street
16. 45 Hargrave Street
17. 300 Main Street
18. 43 Edmonton Street

OFFICES

1. Richardson Building
2. CBRE Building
3. 201 Portage Avenue
4. Artis REIT - Head Office
5. 360 Main Street
6. Government of Canada
7. The Fortune Building
8. City Place
9. Regus Manitoba
10. 175-185 Carlton Street
11. 400 St Mary Avenue
12. Norquay Building
13. Colliers International
14. Fort Gary Place
15. Air Canada Building
16. 311 Portage Avenue
17. Cushman & Wakefield | Stevenson



FOR LEASE SMITH STREET LOFTS



FOR LEASE
SMITH STREET LOFTS



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2021 Cushman & Wakefield. All rights reserved.
The information contained in this communication is strictly confidential.

This information has been obtained from sources believed to be reliable but has not been verified.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



Brett Intrater
Senior Vice President
T 204 934 6229
C 204 999 1238
brett.intrater@cwstevenson.ca

