



FOR LEASE

MUSE FLATS

Prime Downtown
Retail Opportunity

290 COLONY STREET
WINNIPEG, MB

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290 COLONY STREET WINNIPEG, MB

High exposure
on St Mary
Avenue &
Colony Street

PROPERTY HIGHLIGHTS

- Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses
- Located at high exposure corner steps away from University of Winnipeg Campus, and Winnipeg Art Gallery
- Excellent access to public transportation, bike routes and ample nearby parking opportunities
- In the heart of growing high density residential district (almost 650 new units of NEW multi-family housing)

ADDRESS	SQ. FT. (+/-)	LEASE RATE	ADDITIONAL RENT	AVAILABILITY
CRU 3	1,066	\$15.50 psf Net	\$9.79 psf	Immediately

Plus utilities & management fees (5% of gross rent)

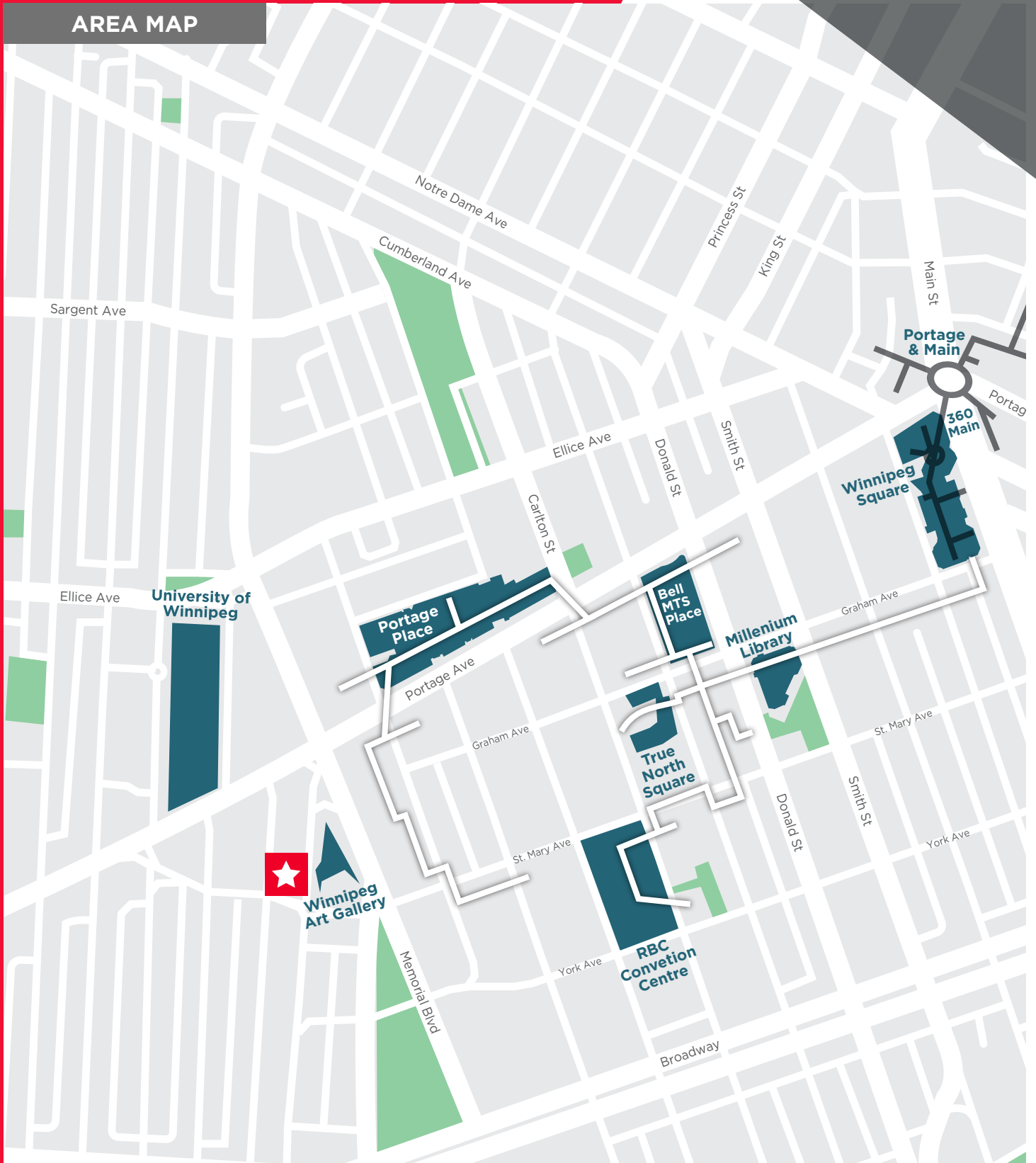


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AREA MAP



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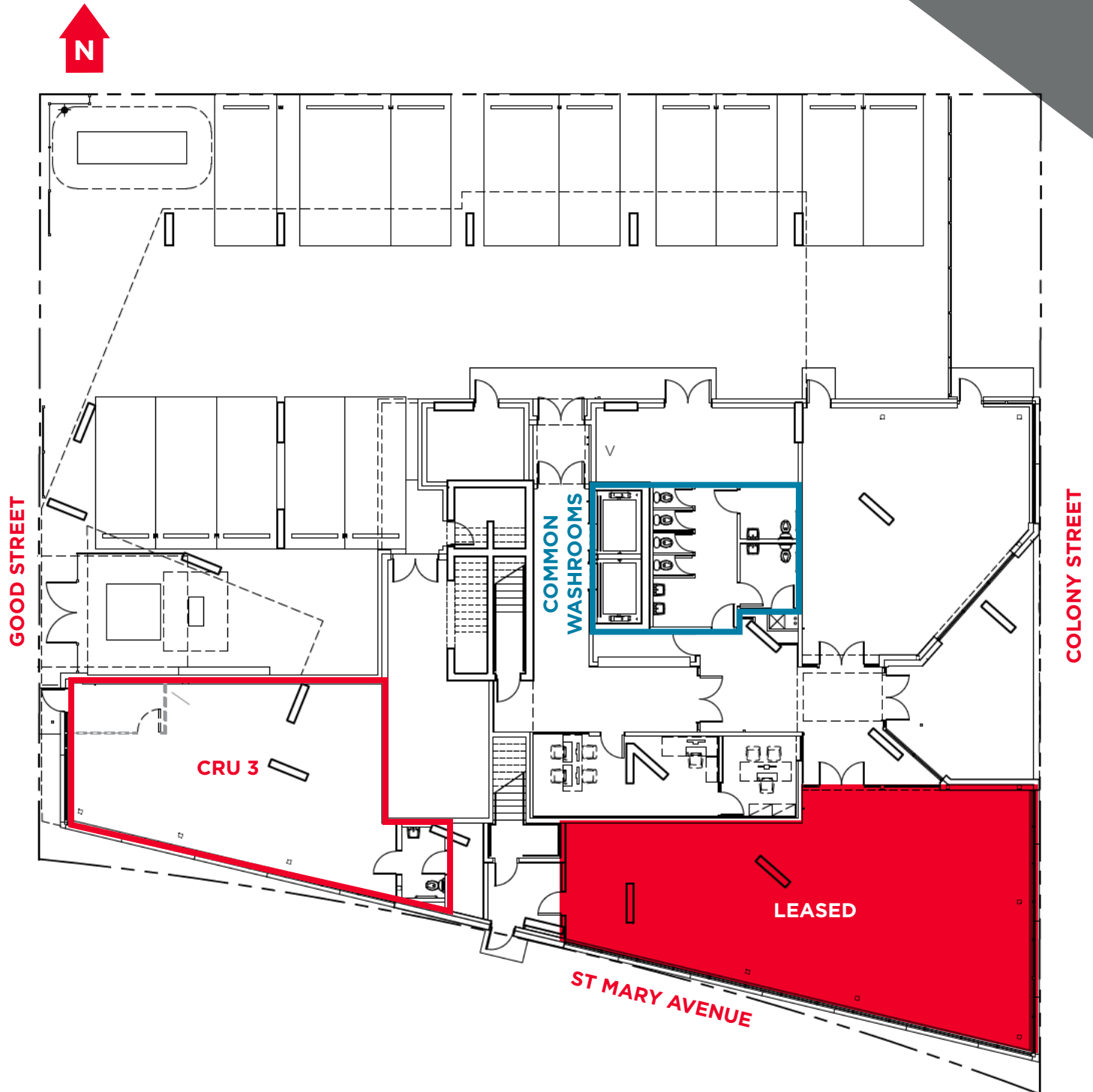
RECENT NEIGHBOURHOOD INVESTMENTS (641+ NEW RESIDENTIAL UNITS)



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CRU 3



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