

FOR LEASE

98 Market Avenue

Retail/Office Space

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**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

FOR LEASE

98 Market Avenue



(+/-) 2,400 sf beautifully designed office/retail unit for lease

PROPERTY HIGHLIGHTS

- Blank canvas ready for tenant design and fit-up
- Main floor of a modern design 6 storey, 64 suite property
- Tucked away in the East Exchange District within close proximity to an array of amenities
- Amazing walk-ability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Avenue Pumphouse, The Forks and much more
- Very accessible with multiple transit stops and parking lots nearby
- Zoned D

Lease Rate: \$18.00 psf Net
CAM & Tax: TBD



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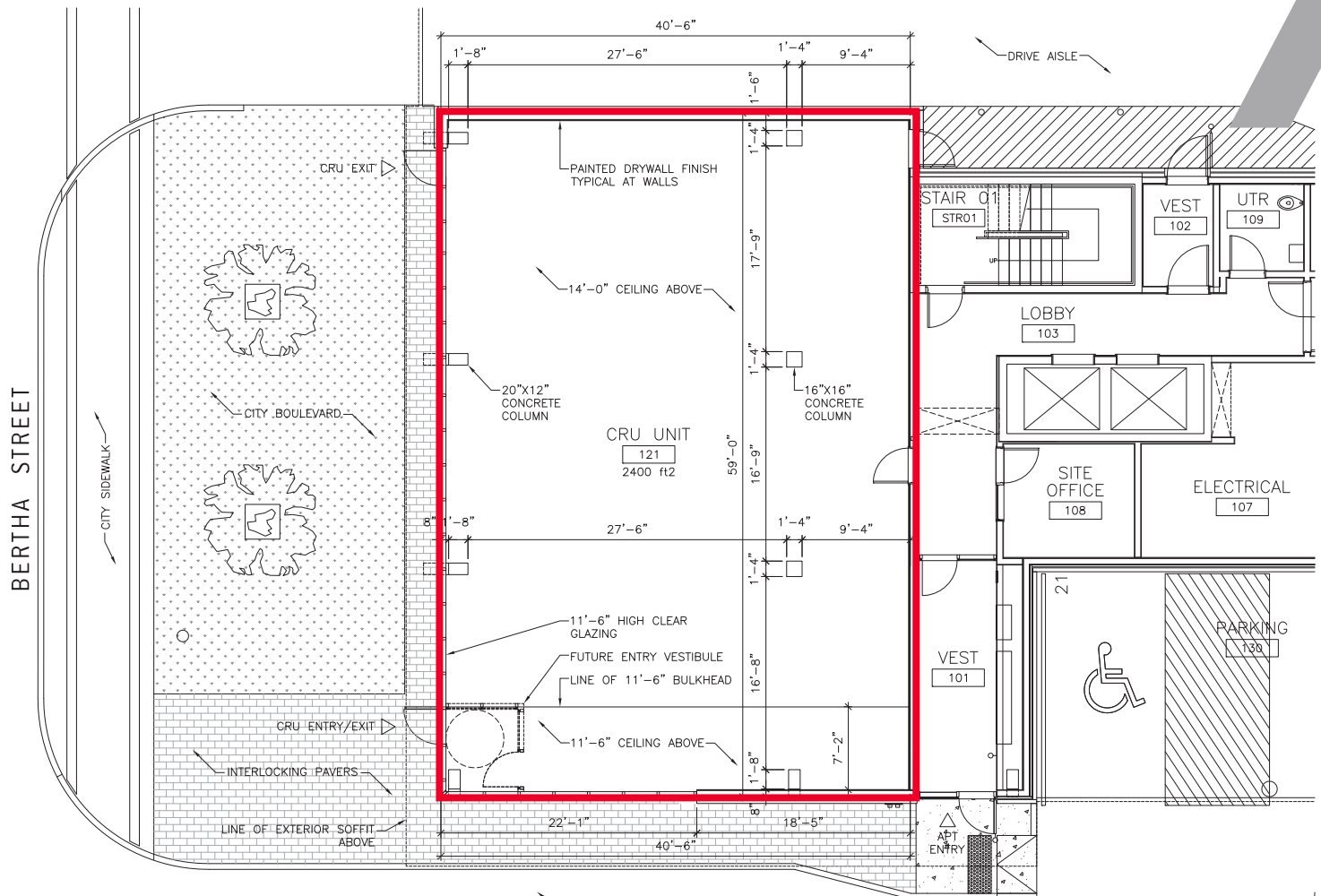


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FLOOR PLAN



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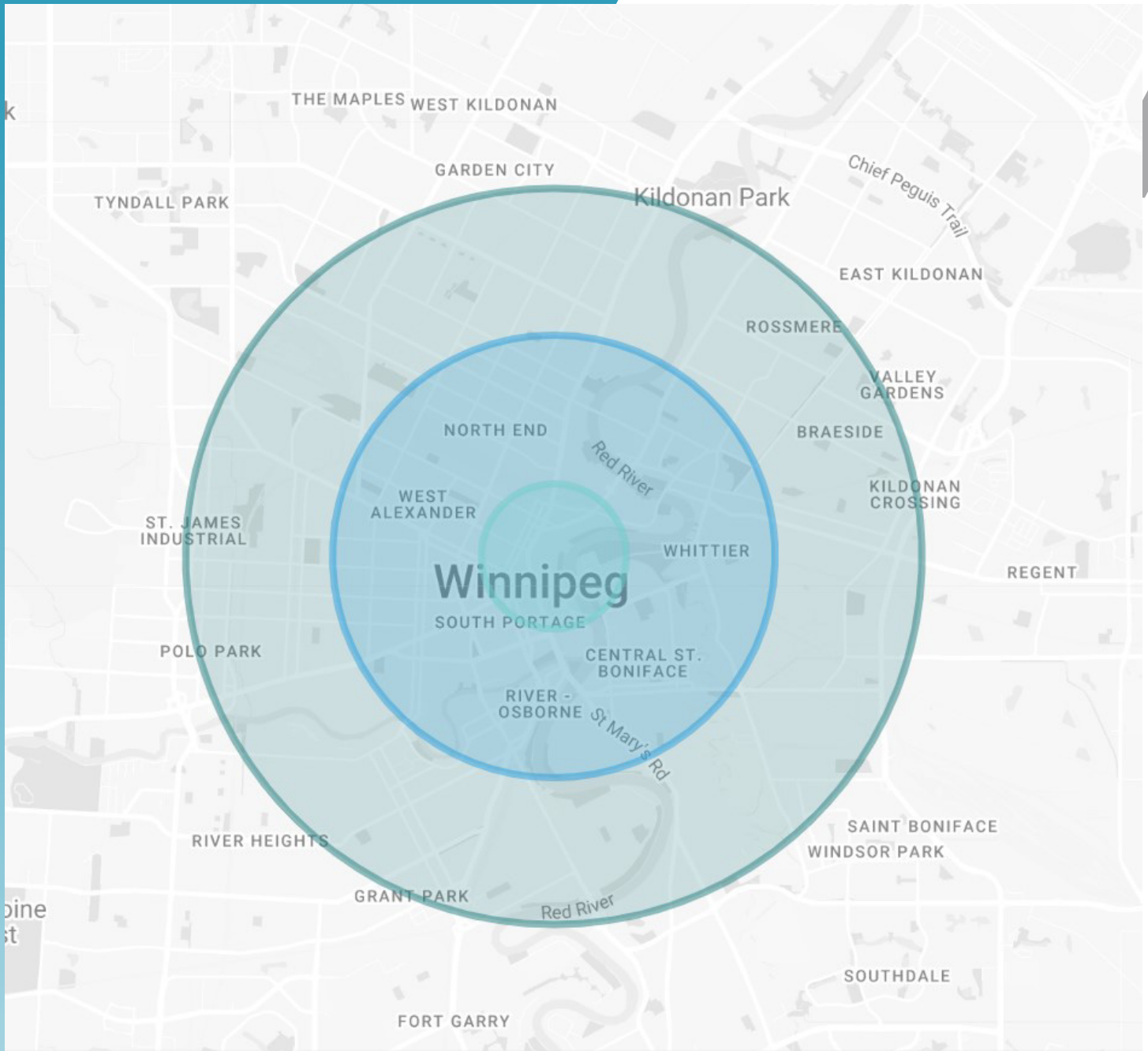
AREA MAP



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| | POPULATION | MEDIAN AGE | TOTAL HOUSEHOLDS | HOUSEHOLD INCOME |
|------|------------|------------|------------------|------------------|
| 1KM | 7,431 | 36 | 2,780 | \$65,942.03 |
| 3KM | 111,848 | 36 | 49,769 | \$61,415.87 |
| 5 KM | 242,131 | 37 | 102,036 | \$75,863.14 |

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