

FOR LEASE

Unit 3 - 190 Smith Street

Ideal Downtown Retail Opportunity
with Exposure along Smith Street

Chris Hourihan
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FOR LEASE

UNIT 3 - 190 SMITH STREET



(+/-) 2,049 sf
Available

PROPERTY HIGHLIGHTS

- An ideal downtown retail opportunity with exposure along Smith Street, just south St. Mary Avenue
- Join new tenants, Freshcut Downtown and Xing Fu Tang
- Across the street from Smith Street Lofts, a brand-new luxury apartment complex with 251 new units, and the Winnipeg Police HQ, with up to 1,000 daily active employees
- Covered parking available at \$145/stall per month
- Over 2,400 people travel to work by walking within a 3 km radius
- 74,000 daytime population within a 3 km radius

Lease Rate: \$19.00 psf Net

CAM & Tax: \$10.39 psf Net (2023)

**plus mgmt. fee (5% of gross rent)*

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UNIT 3 - 190 SMITH STREET



AREA MAP

APARTMENTS

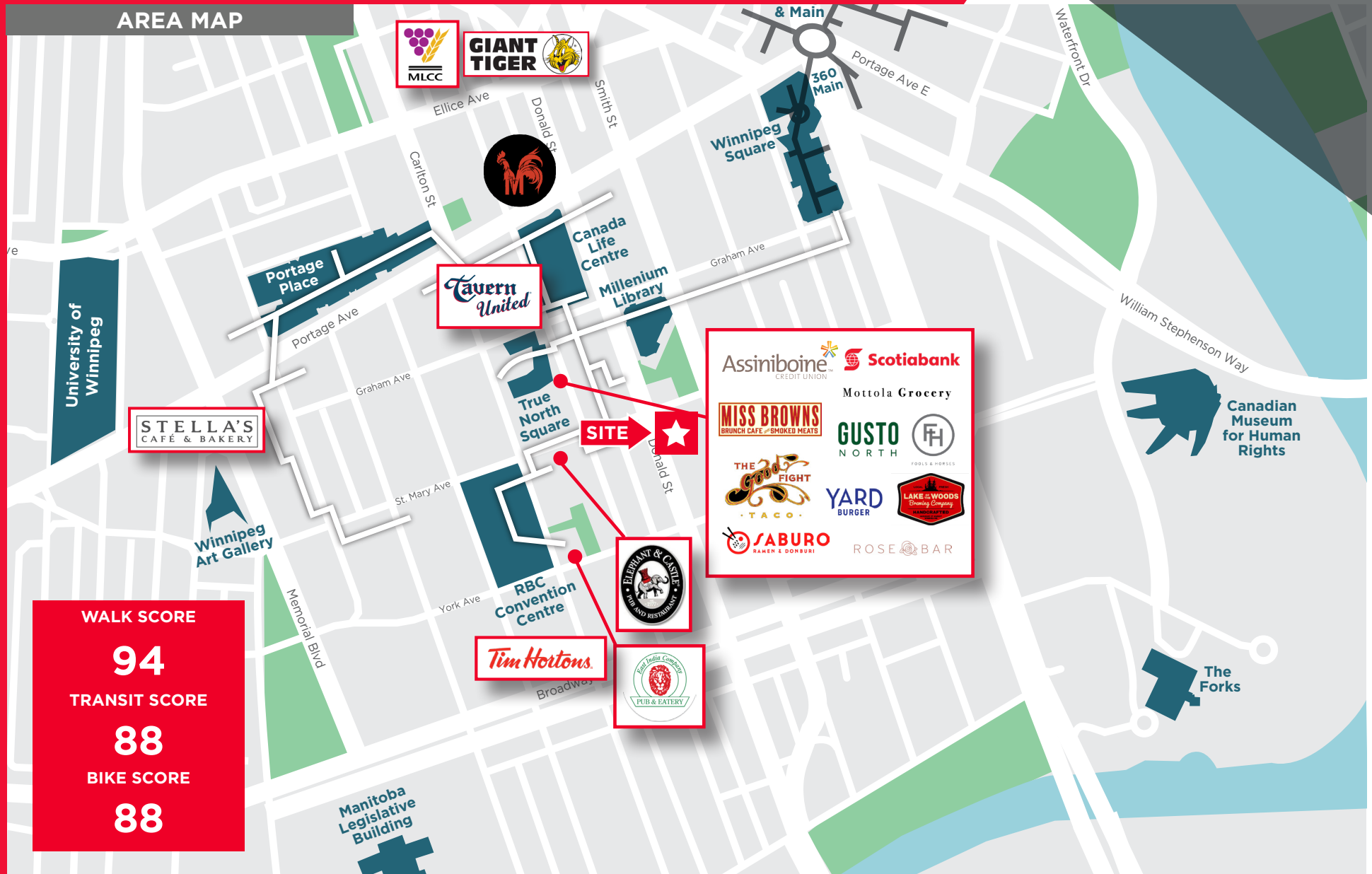
1. 225 Carlton Street
2. 190 Smith Street
3. 160 Smith Street
4. Broadview Manor
5. Drake Apartments
6. Nelson Apartments
7. Rideau Towers
8. Luxury Furnished Suites By Edison
9. Fort Garry Place
10. 300 Assiniboine
11. Hargrave Place
12. 15 Hargrave Street
13. Helly House Apartments
14. 30 Hargrave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

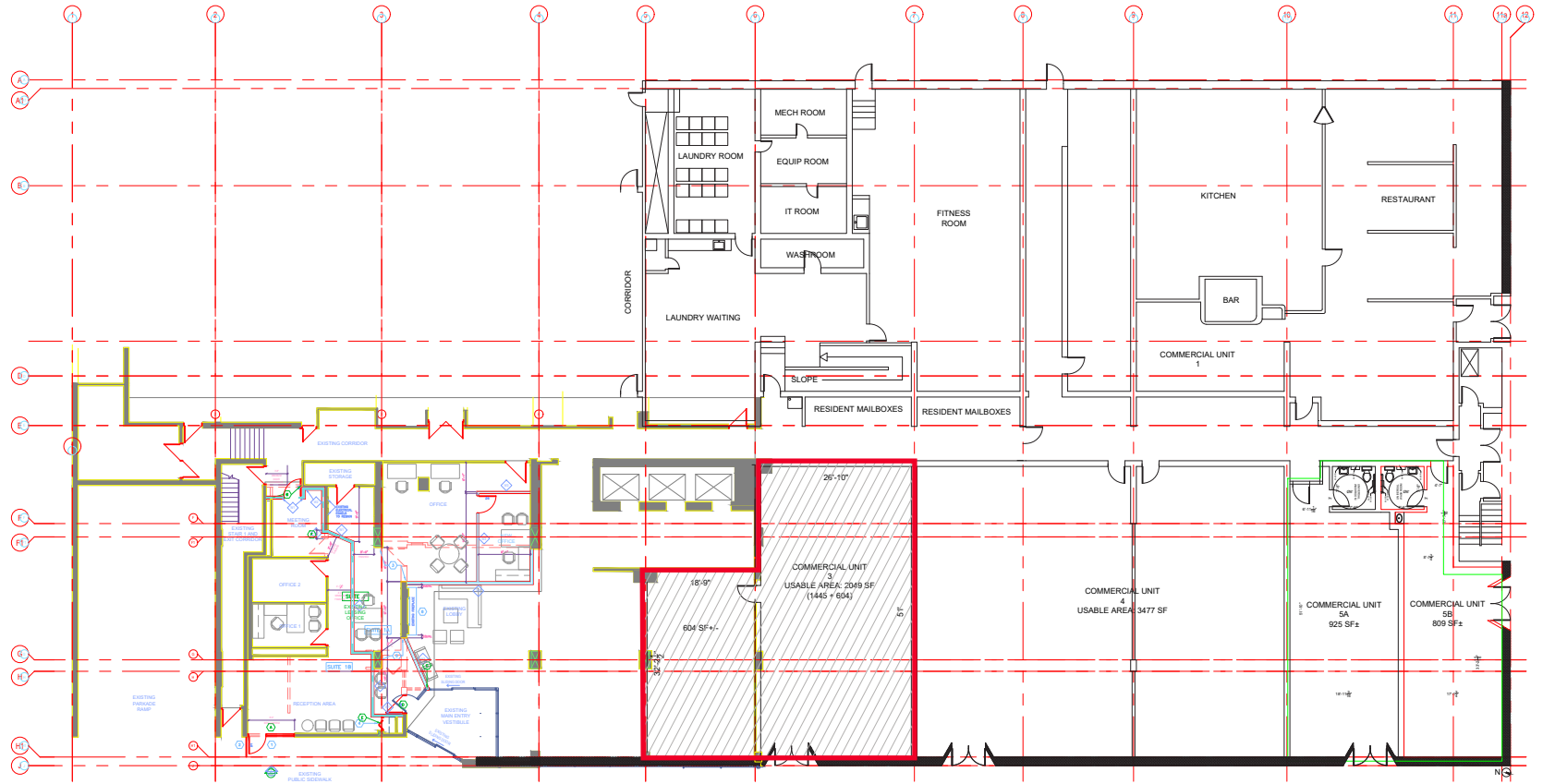


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