

Ideal Downtown Retail Opportunity with Exposure along Smith Street



FOR LEASE
UNIT 3 - 190 SMITH STREET

COLIN GRATTON
ASSOCIATE
T 204 928 5000
C 204 471 1270
colin.gratton@cwstevenson.ca

CHRIS HOURIHAN
ASSOCIATE VICE PRESIDENT
T 204 934 6215
C 204 995 0225
chris.hourihan@cwstevenson.ca





PROPERTY HIGHLIGHTS

(+/-) 2,049 SF

- An ideal downtown retail opportunity with exposure along Smith Street, just south St. Mary Avenue
- Join tenants: Freshcut Downtown, Eph Apparel, Honu Poké and Xing Fu Tang
- Opportunity to serve residences of Antares Luxury Suites and Smith Street Lofts, luxury apartment complexes with over 550+ units combined
- Winnipeg Police HQ located across the street with up to 1,000 daily active employees
- Covered parking available at \$150/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: \$10.98 PSF NET (2025) **plus mgmt. fee (5% of gross rent)*

PHOTOS



PHOTOS



AREA MAP

APARTMENTS

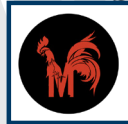
1. 225 Carlton Street
2. 190 Smith Street
3. 160 Smith Street
4. Broadview Manor
5. Drake Apartments
6. Nelson Apartments
7. Rideau Towers
8. Luxury Furnished Suites By Edison
9. Fort Garry Place
10. 300 Assiniboine
11. Hargrave Place
12. 15 Hargrave Street
13. Helly House Apartments
14. 30 Hargrave 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 Garry Place
15. Air Canada Building
16. 311 Portage Avenue
17. Cushman & Wakefield | Stevenson



AREA MAP



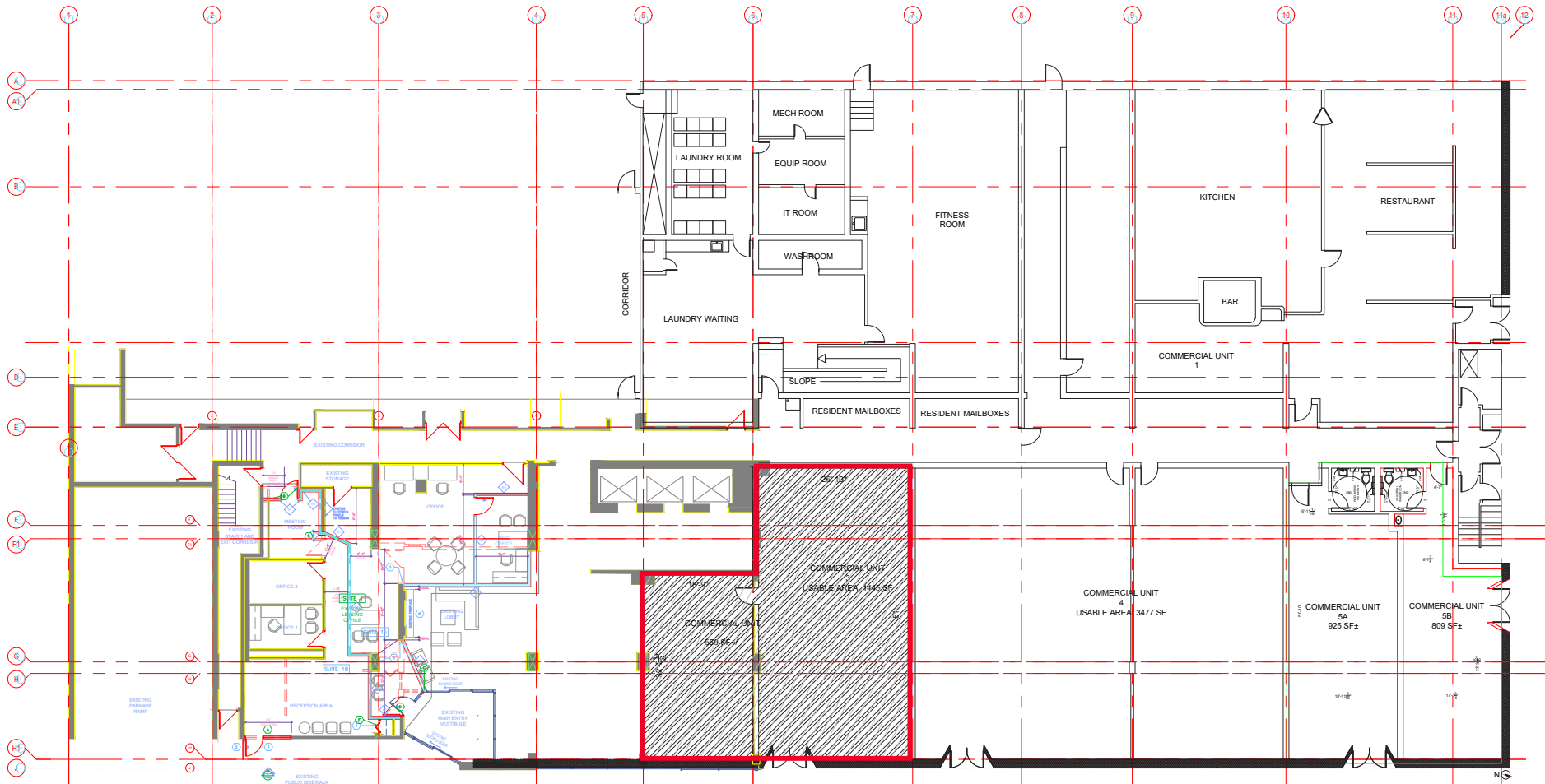
Assiniboine CREDIT UNION	Scotiabank
MISS BROWNS BRUNCH CAFE & SMOKED MEATS	Mottola Grocery
THE GOOD FIGHT TACO	GUSTO NORTH TOOLS & HORSES
YARD BURGER	LAKE OF WOODS Shooting Company
SABURO RAKED & DONBURI	ROSE BAR

WALK SCORE
94

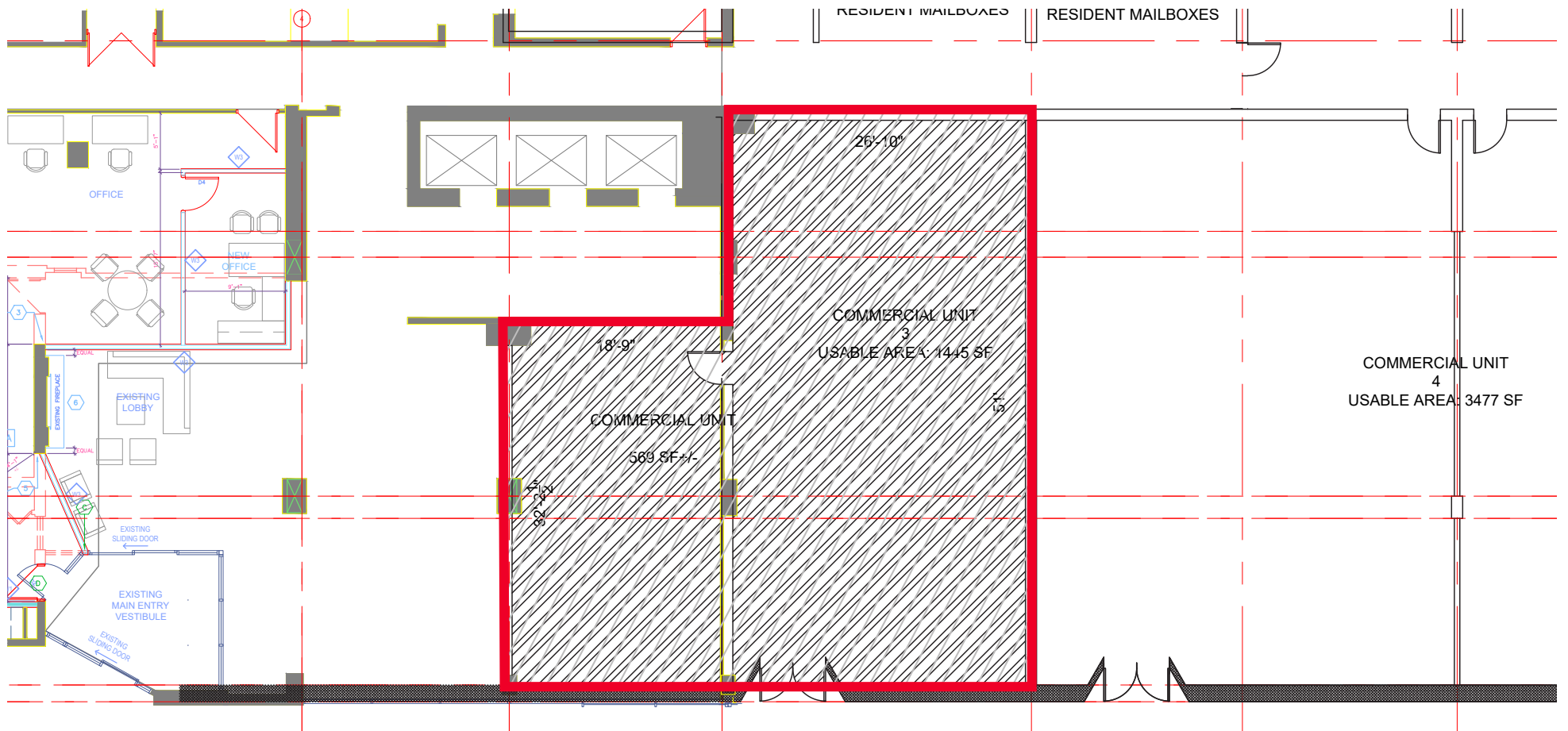
TRANSIT SCORE
88

BIKE SCORE
88

FLOOR PLAN



FLOOR PLAN





EASTSIGNS

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CUSHMAN & WAKEFIELD
Winnipeg



Stevenson

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