

FOR LEASE

Freestanding Office Building With Warehouse

1000 Elgin Avenue, Winnipeg, Manitoba

TENANT RELOCATING



DEVELOPED
OFFICE SPACE



2 OVERHEAD
LOADING DOORS



NEARBY +5
BUS ROUTES



STRONG
DAYTIME POPULATION

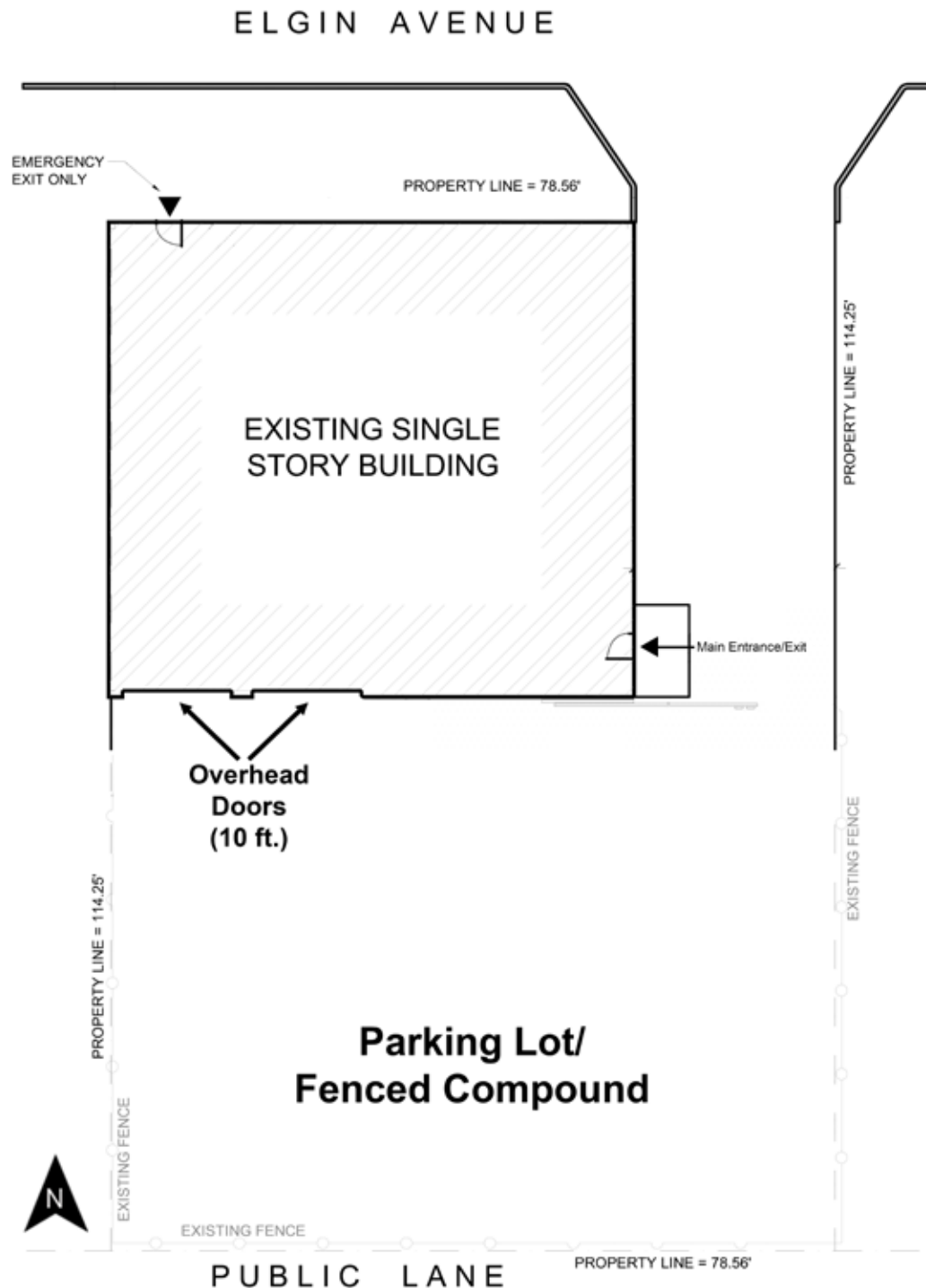
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SITE PLAN



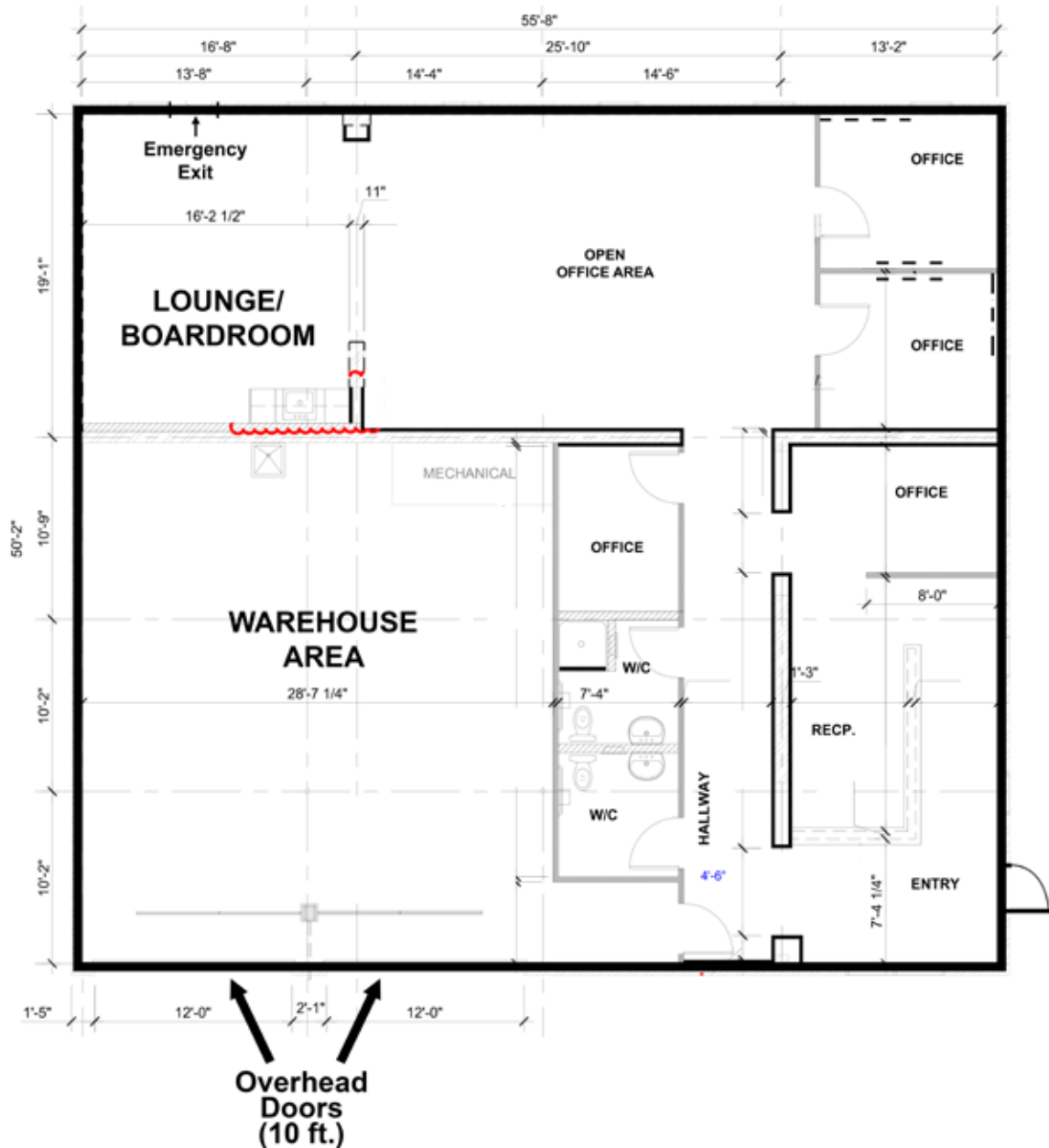
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FLOOR PLAN



[CLICK HERE TO TAKE A VIRTUAL TOUR](#)

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PROPERTY SUMMARY

Available (November 1, 2025)	3,015 SF
Net Rent	\$16/SF
Property Taxes (2025 est.)	\$3.40/SF
CAM	TBD
Zoning	M2
Parking	10 stalls

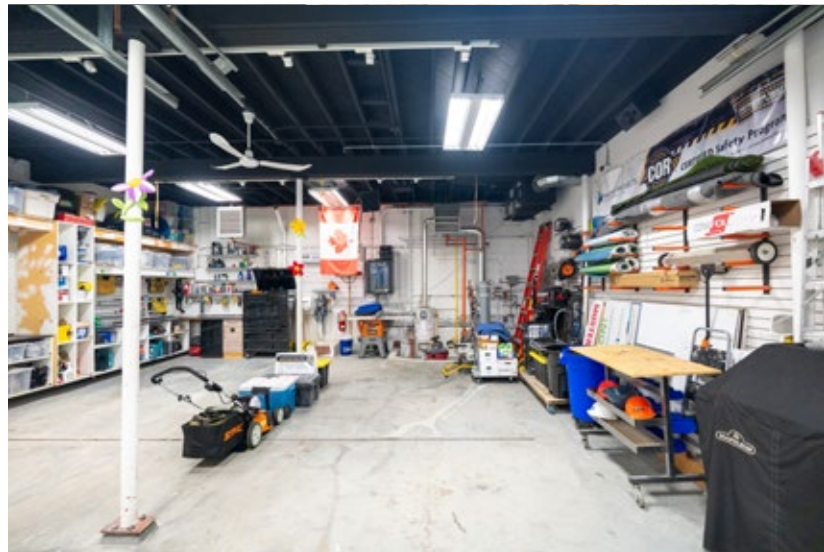
*plus management fee

FEATURES

- Existing furniture can remain in place
- Modern, fully equipped kitchen with appliances included
- 3 private offices, multiple open-concept workstations, and a dedicated boardroom
- Two single washrooms.
- Prominent exterior signage opportunities
- Over 10 free fenced parking stalls, plus additional street parking
- Two grade-level overhead doors for convenient loading and access

LOCATION

- Easy access to Route 90, McPhillips St, and Notre Dame Ave.
- 10 Minute drive to the Winnipeg James Armstrong Richardson International Airport.
- Convenient access to multiple public transit routes.

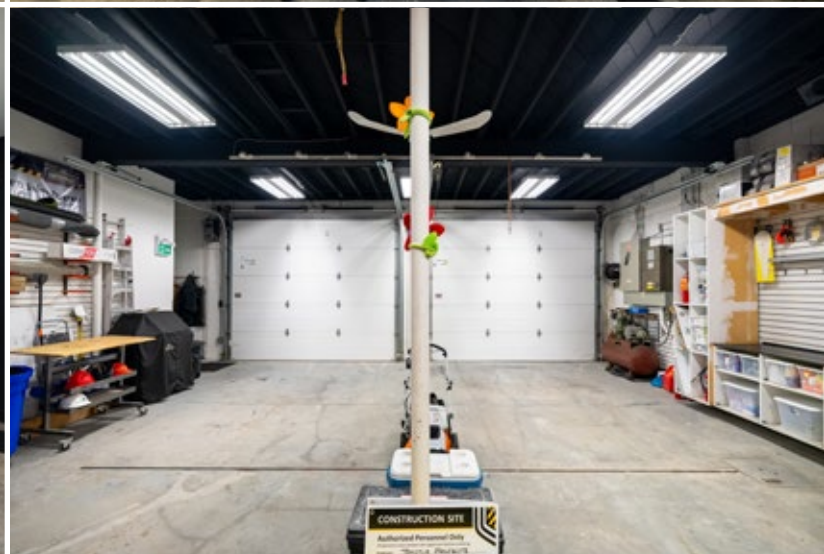
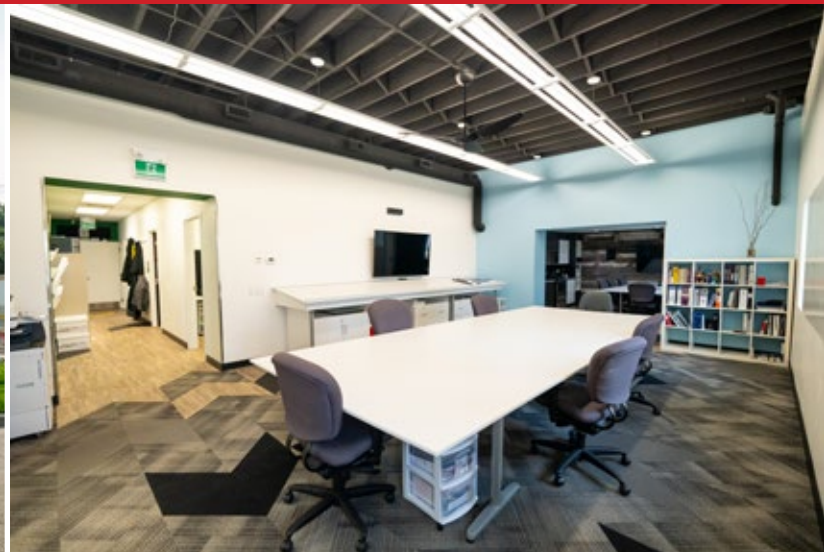


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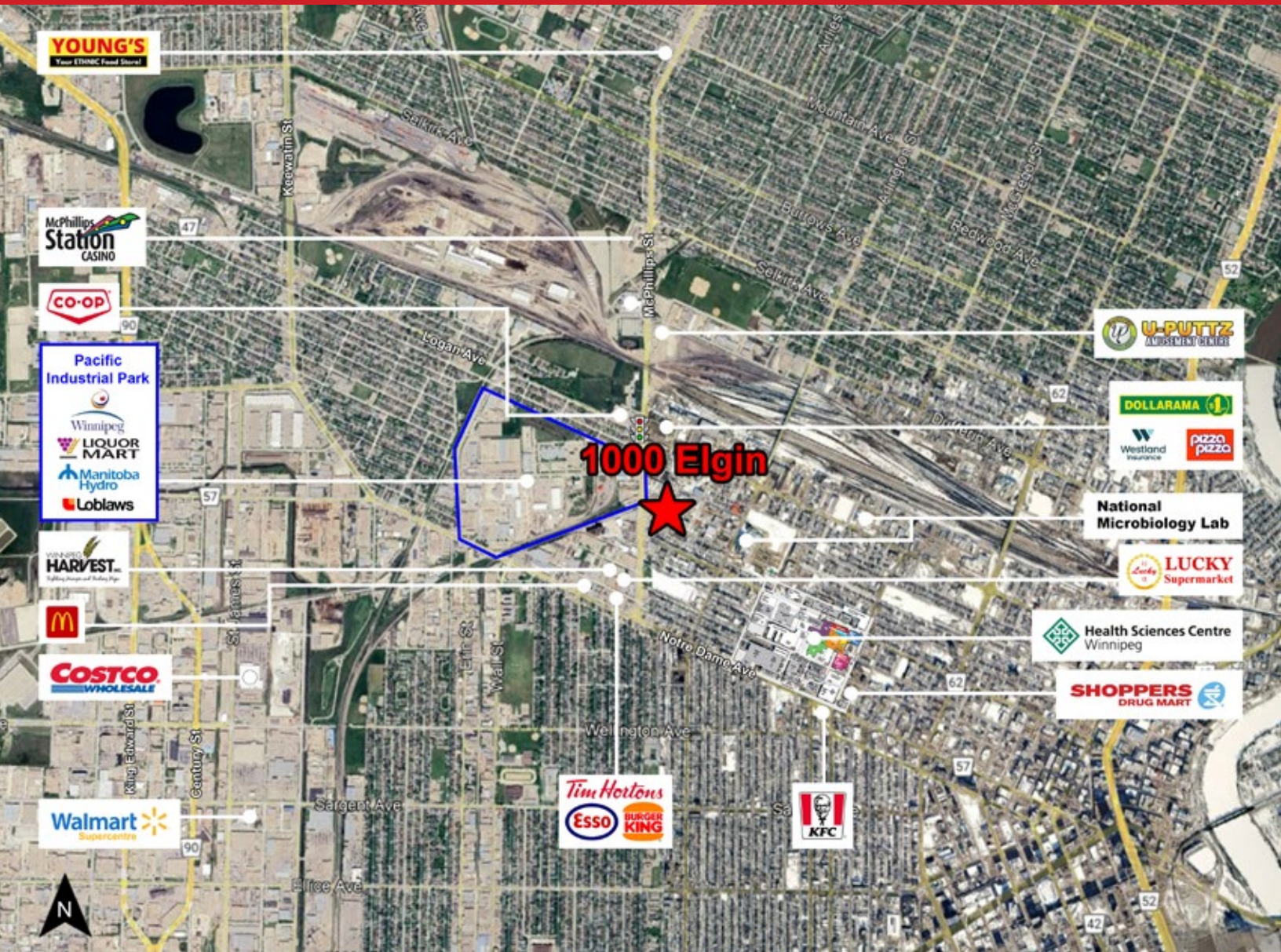


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FOR MORE INFORMATION, PLEASE CONTACT:

Dino Alevizos*

*Services provided by Dino Alevizos Personal Real Estate Corporation

P (204) 928-8209

C (204) 781-9717

dalevizos@shindico.com

Kalvine Zinzombe

Leasing and Sales Associate

P (204) 306-9183

C (204) 805-1053

kzinzombe@shindico.com

Shindico Realty Inc.

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

inquire@shindico.com

www.shindico.com



Shindico

Succeeding by Helping Others Succeed



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

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