

FOR LEASE

Retail/Flex Space in Polo Park

1170-1172 St. James Street, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



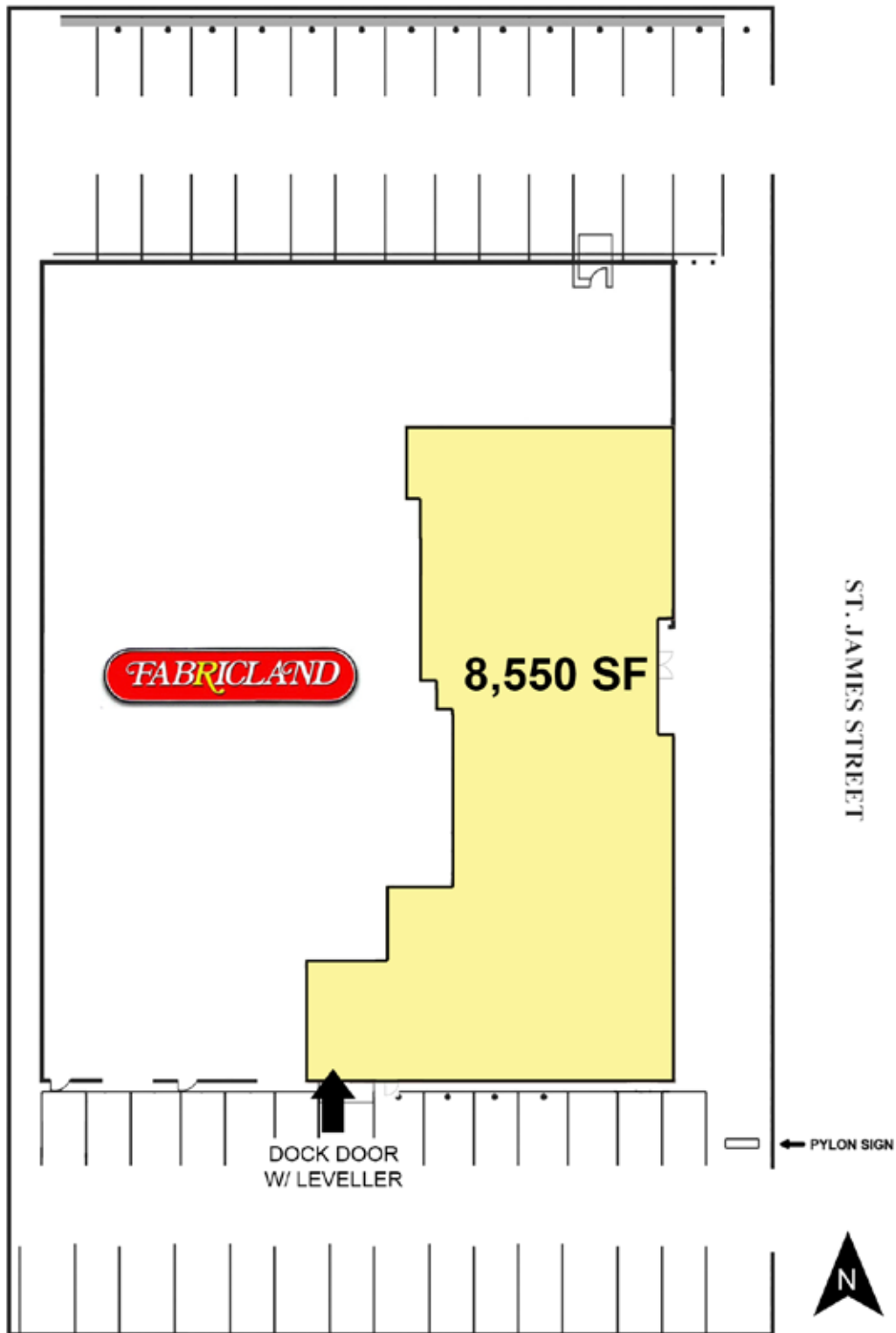
**HIGH
TRAFFIC**



**ONSITE
PARKING**

FOR LEASE

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204.474.2000

Shindico

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PROPERTY SUMMARY

Available	8,550 SF
Net Lease Rate	TBN
Property Taxes (est.)	\$3.31/SF
CAM (est.)	\$2.66/SF
Zoning	C2 - Commercial - Community
Parking	44 Vehicles

FEATURES

- Dock level loading with leveller.
- 18' clear ceiling height.
- Large storefront windows along St. James St.
- Parking on both sides of the building.
- Prominent pylon positioning.

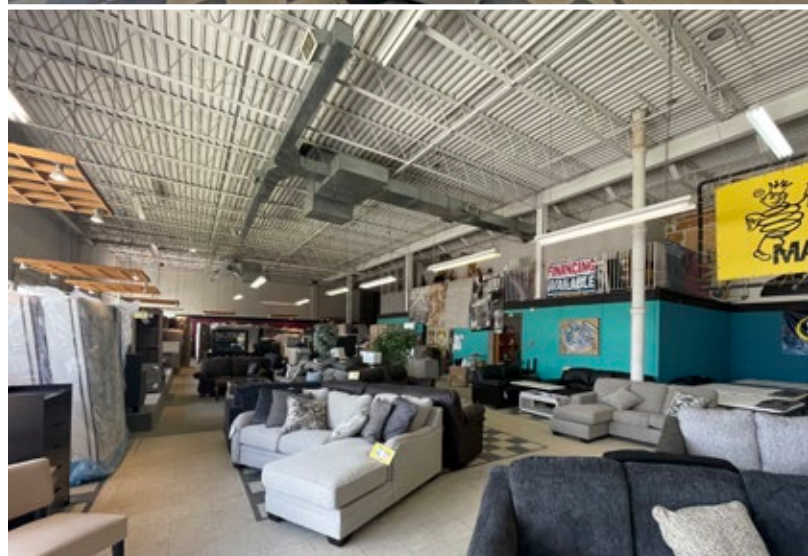
LOCATION

- Located within the heart of Winnipeg's largest retail shopping node, Polo Park. The area is dominated by large national retailers and serves shoppers from all of Manitoba.
- Close proximity to the Winnipeg James Armstrong Richardson International Airport.
- Major retailers in the area include: Real Canadian Superstore, Rona, Walmart, Home Depot, Costco, Best Buy, Canadian Tire, Winners, Staples, Save On Foods and more!
- Nearby is CF Polo Park (over 1.4 million square feet), Polo North with Marshalls, Bed Bath & Beyond and Marks and Plaza at Polo with Winners-HomeSense, Urban Behavior and P.F. Chang's.

TRAFFIC

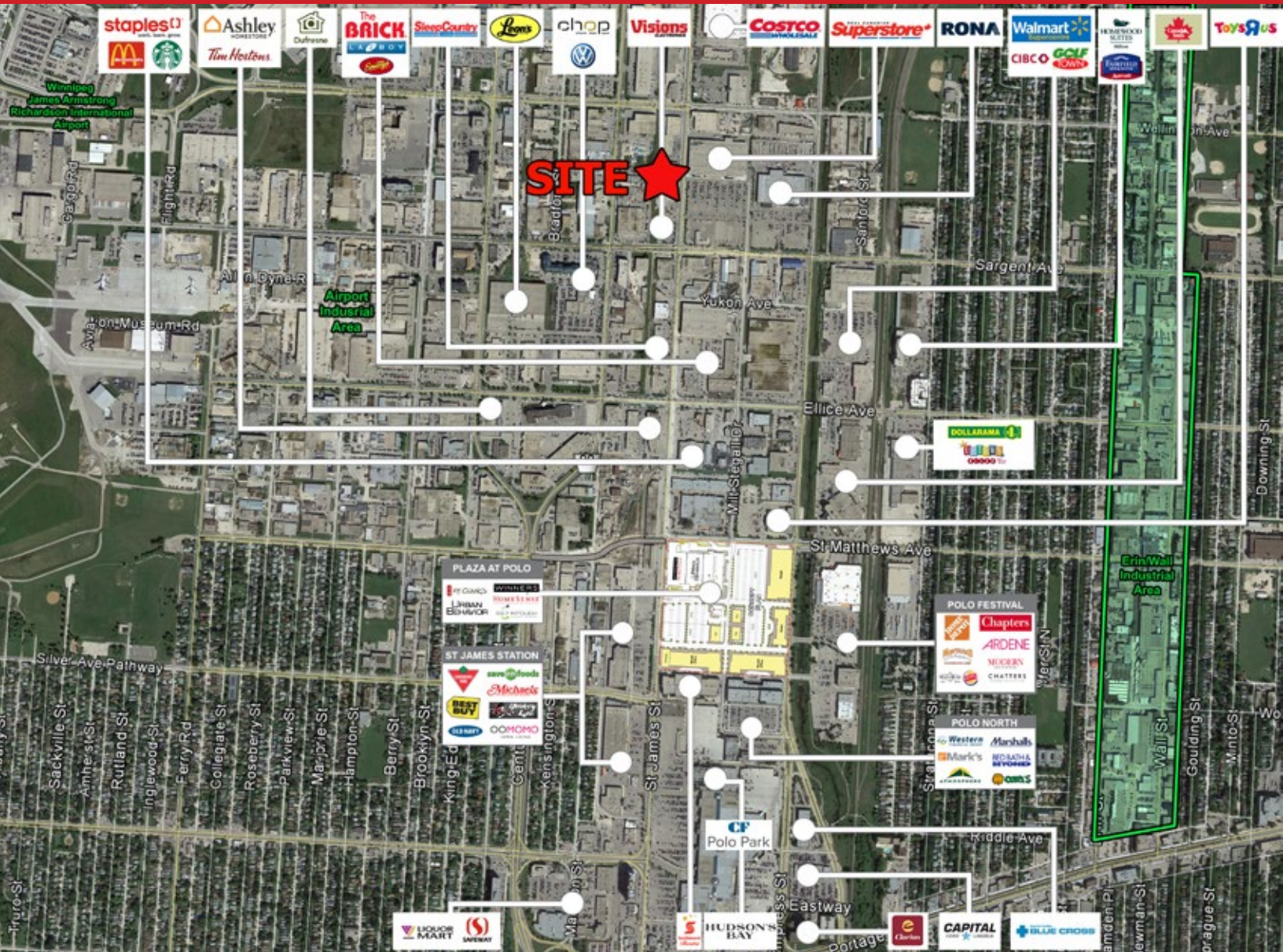
38,600 vehicles per day at St. James Street and Ellice Avenue.

City of Winnipeg Public Works Department 2019



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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

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