

FOR LEASE

Developed Office Space in Busy Polo Park Shopping District

1300 Ellice Avenue, Winnipeg, Manitoba

PROPERTY SUMMARY

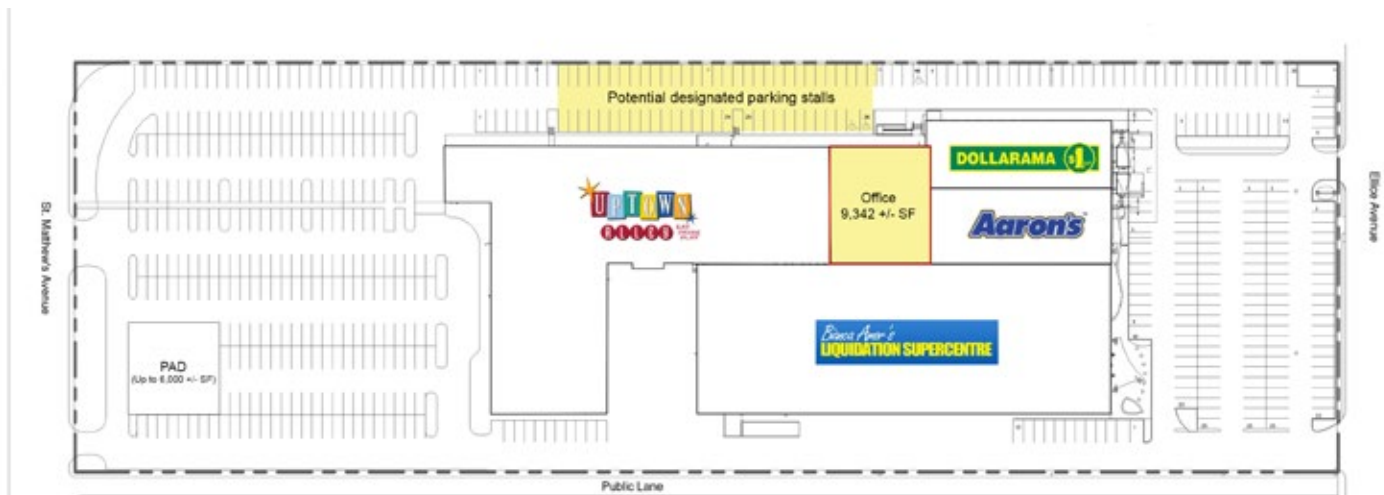
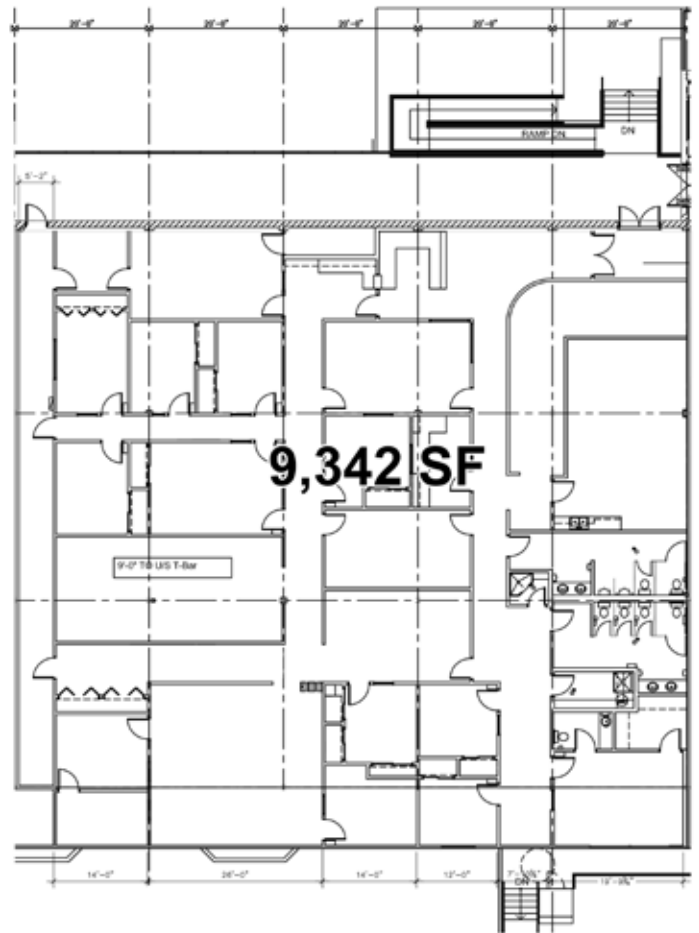
Available	9,342 +/- SF
Net Rent	\$8.00/SF
Property Taxes (est.)	\$2.47/SF
CAM* (est.)	\$2.70/SF
Zoning	C3
Parking	Up to 50 designated stalls

*plus management fee

TRAFFIC LINKS/ACCESS

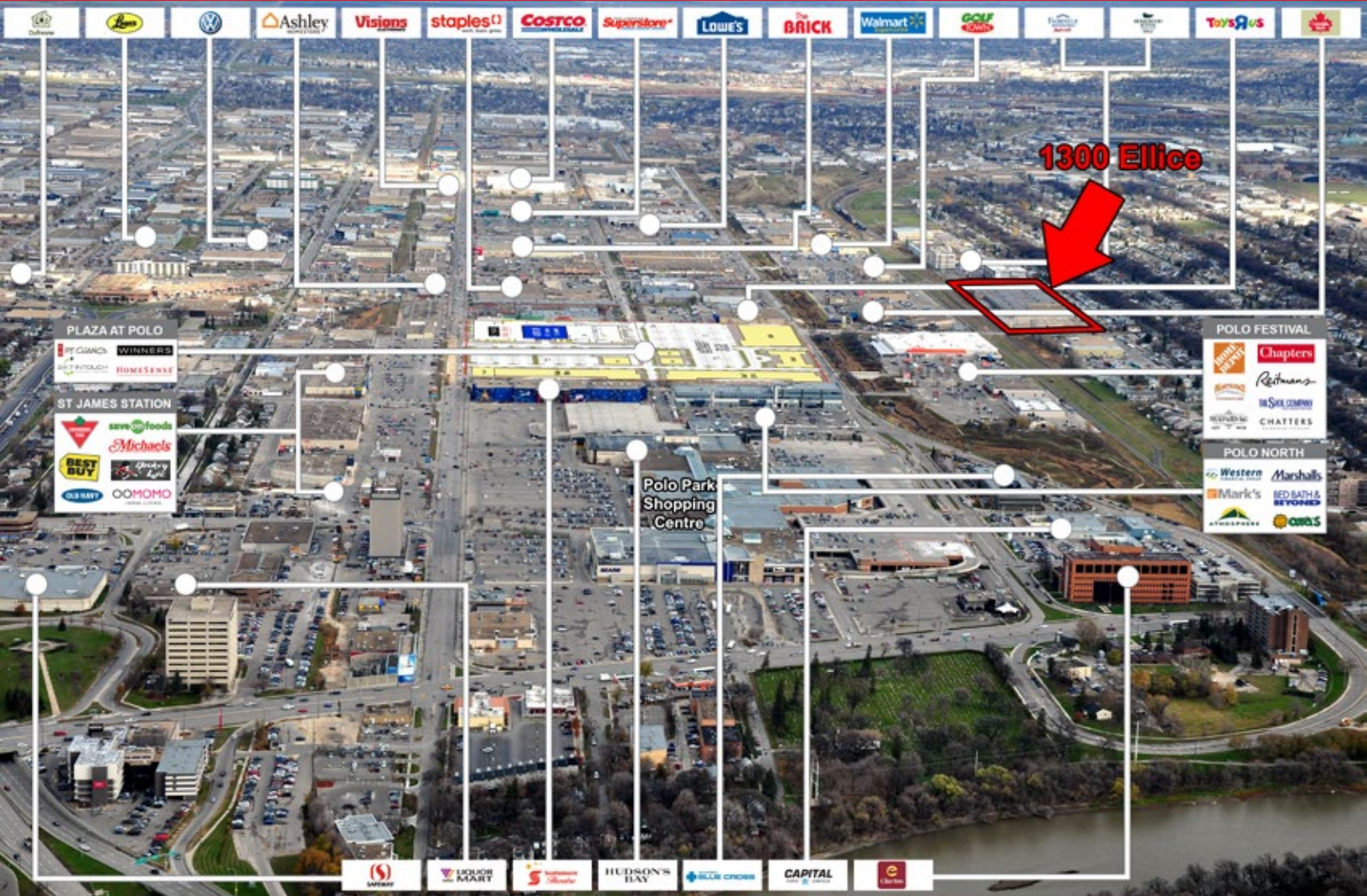
14 transit routes serve the Polo Park area, connecting to all quadrants of the city.

Situated just east of Empress, with excellent access from Ellice Avenue and St. Matthews Avenue. Easy connection to Route 90 and Portage Avenue via the new St. Matthews Avenue extension located between St. James Street & Century Street.



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- **Join:** Uptown Alley, Dollarama, Aaron's and Bianca Amor's Liquidation Supercentre in a newly renovated centre located across from Walmart and 2 new hotels
- Surrounded by dominant retailers including: Walmart, Lowe's, Real Canadian Superstore, Home Depot, Costco, Winners and Chapters and Polo Park Shopping Centre

FOR MORE INFORMATION, PLEASE CONTACT:

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