

FOR LEASE

Prime Commercial Space Available in the heart of St. James

1750 Ellice Avenue, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**ONSITE
PARKING**



**ACCESS TO
TRANSIT**

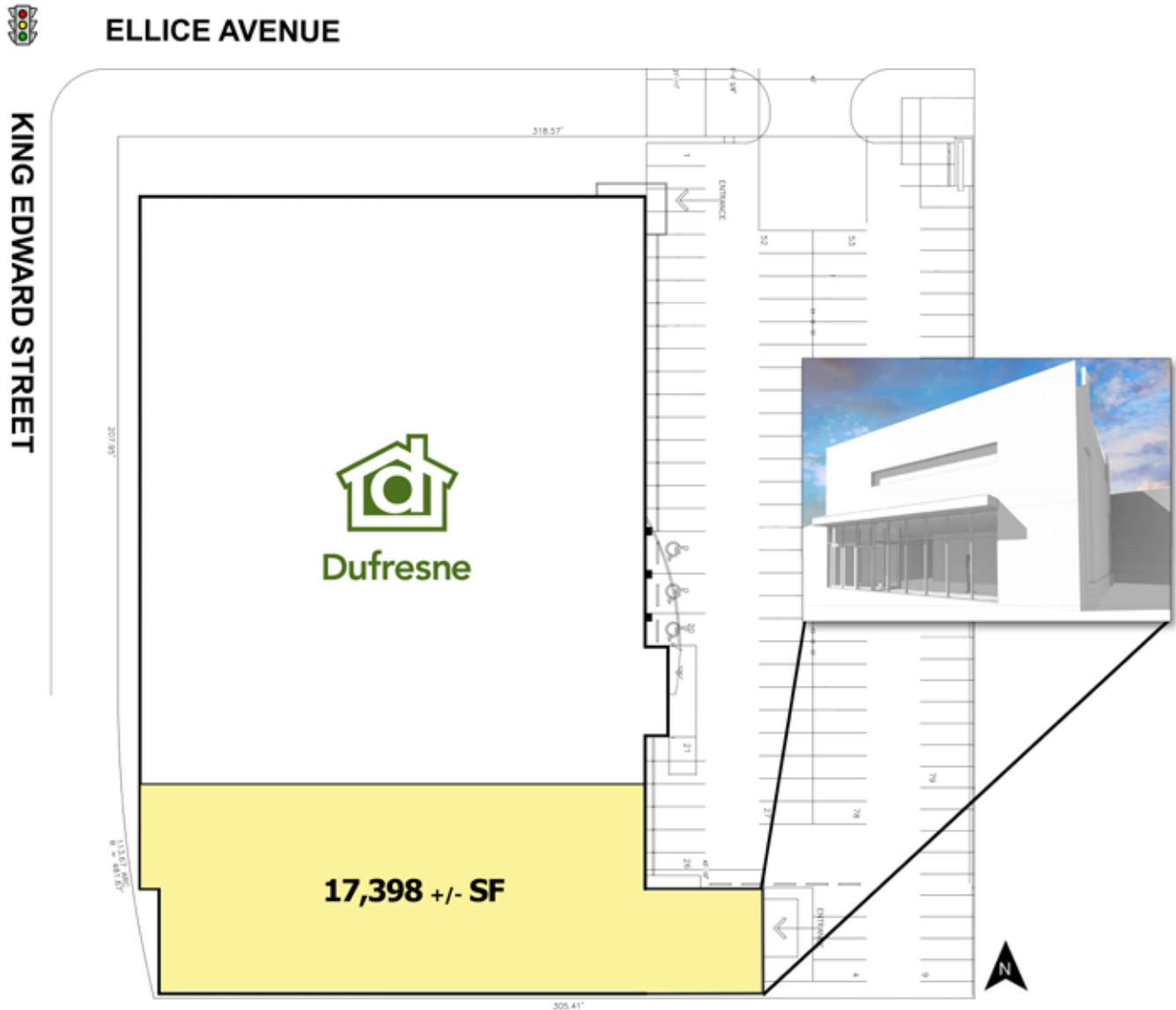
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1750 Ellice Avenue, Winnipeg, Manitoba

SITE PLAN



SURROUNDED BY AMENITIES

- Located in the heart of St. James area, surrounded by many great amenities including the Winnipeg James Armstrong Richardson International Airport, CF Polo Park and many more.
- Centered in Winnipeg's most dominant retail shopping node, Polo Park. The area is dominated by large national retailers and serves shoppers from all over Manitoba.
- Excellent exposure at the signalized intersection of Ellice Avenue & King Edward Street.

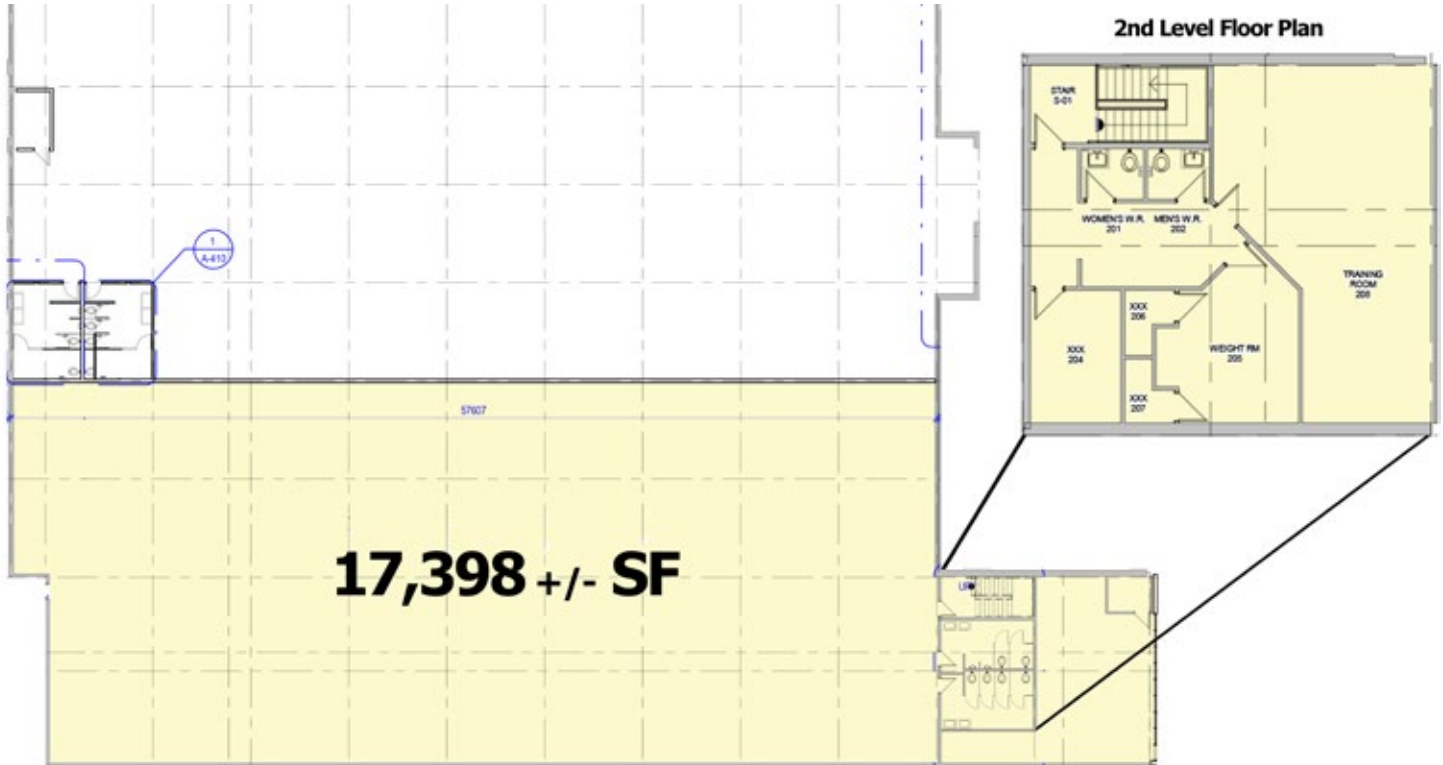
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FLOOR PLAN



PROPERTY SUMMARY

Space Available: Main Level - 15,930 SF (+/-)
2nd Level - 1,468 SF (+/-)
Total Area - 17,398 SF (+/-)

Available	September 1, 2020
Net Lease Rate	\$12/SF
Property Taxes (est. 2020)	\$3.50/SF
CAM (est. 2020)	\$2.50/SF

TRAFFIC

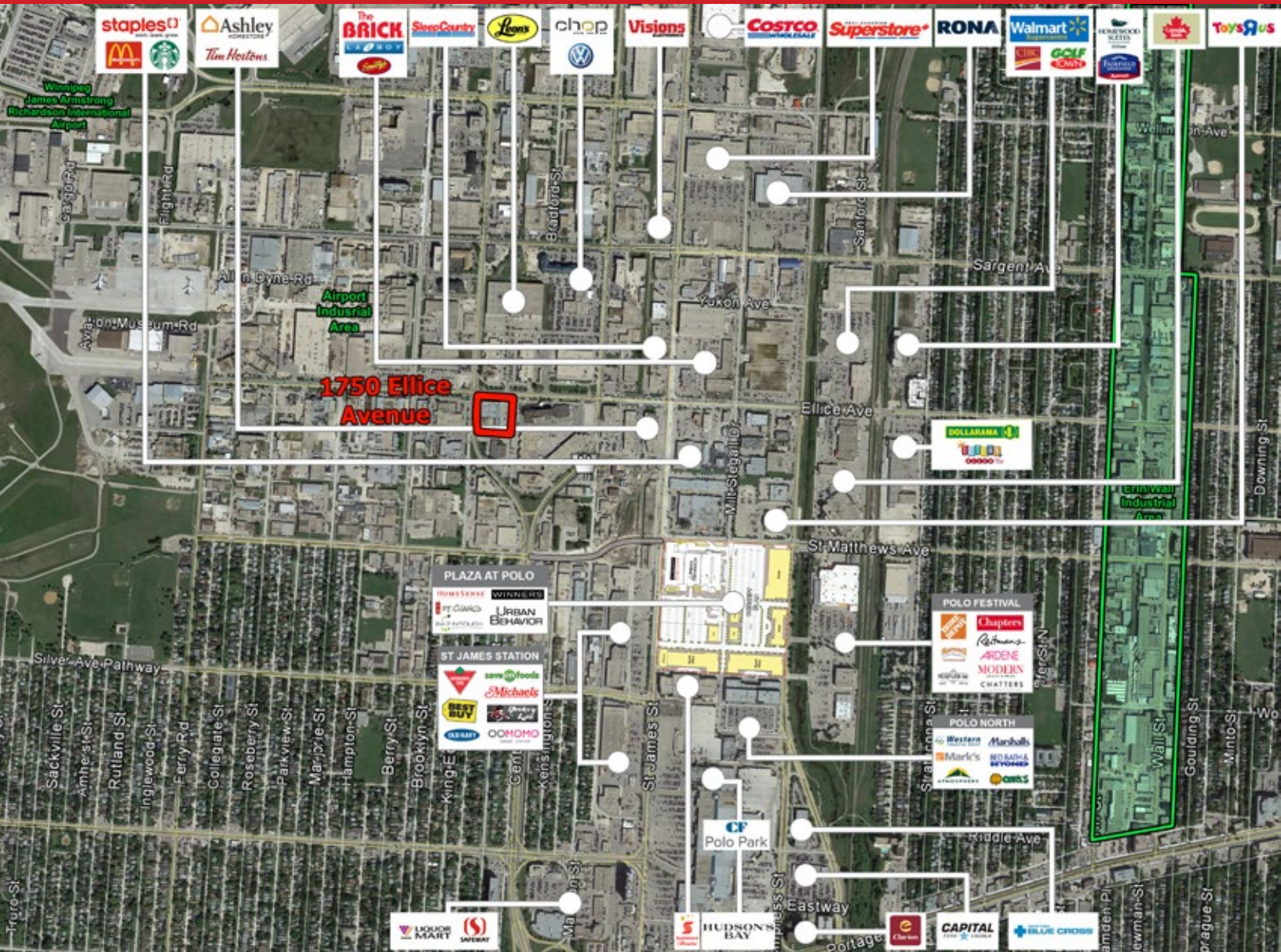
- 12 minute drive to Downtown Winnipeg.
- 5 minute drive to Winnipeg James Armstrong Richardson International Airport.
- 23,700 vehicles per day at Ellice Avenue and King Edward Street.
City of Winnipeg Public Works Department 2018

FEATURES

- **Join the revitalization of 1750 Ellice Avenue.**
- Ideally suited for professional office, medical, wholesale or service businesses.
- Pylon sign opportunity on Ellice Avenue.
- Fully developed washrooms on main floor.
- 2nd level washrooms, lunch/training room and fitness room.
- Newly enhanced front entrance for Tenant.
- Ample on-site parking.
- Excellent access to public transit.

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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed

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

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