

FOR LEASE

Developed 2nd Floor Opportunity in Northwest Winnipeg

Moore Centre, 1375 McPhillips Street, Winnipeg, Manitoba



BUSY
RETAIL NODE



SIGNALIZED
ACCESS



AMPLE
PARKING

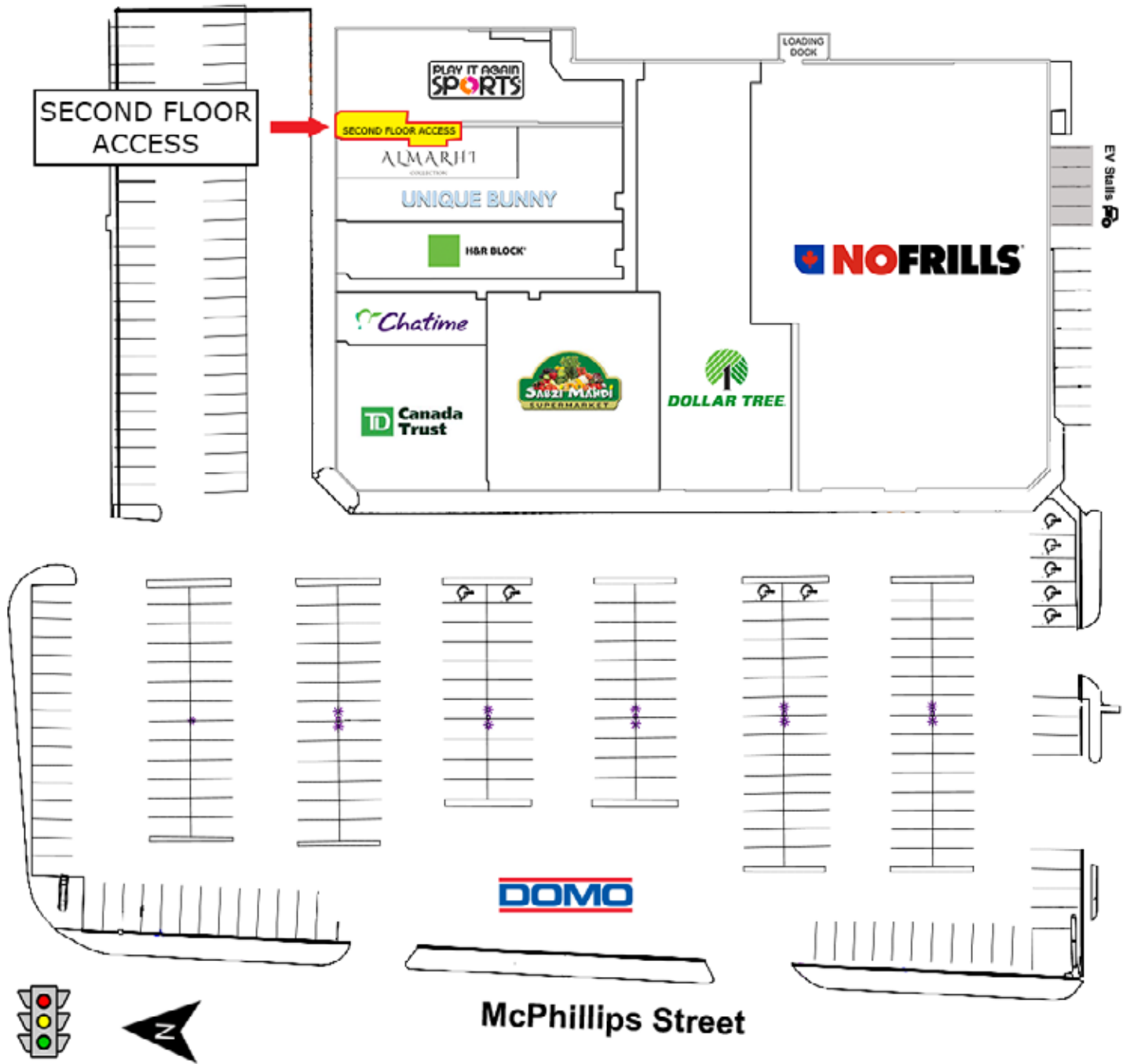


200,000+
POPULATION
Based on 5 min. drive time

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Moore Centre, 1375 McPhillips Street, Winnipeg, MB

SITE PLAN



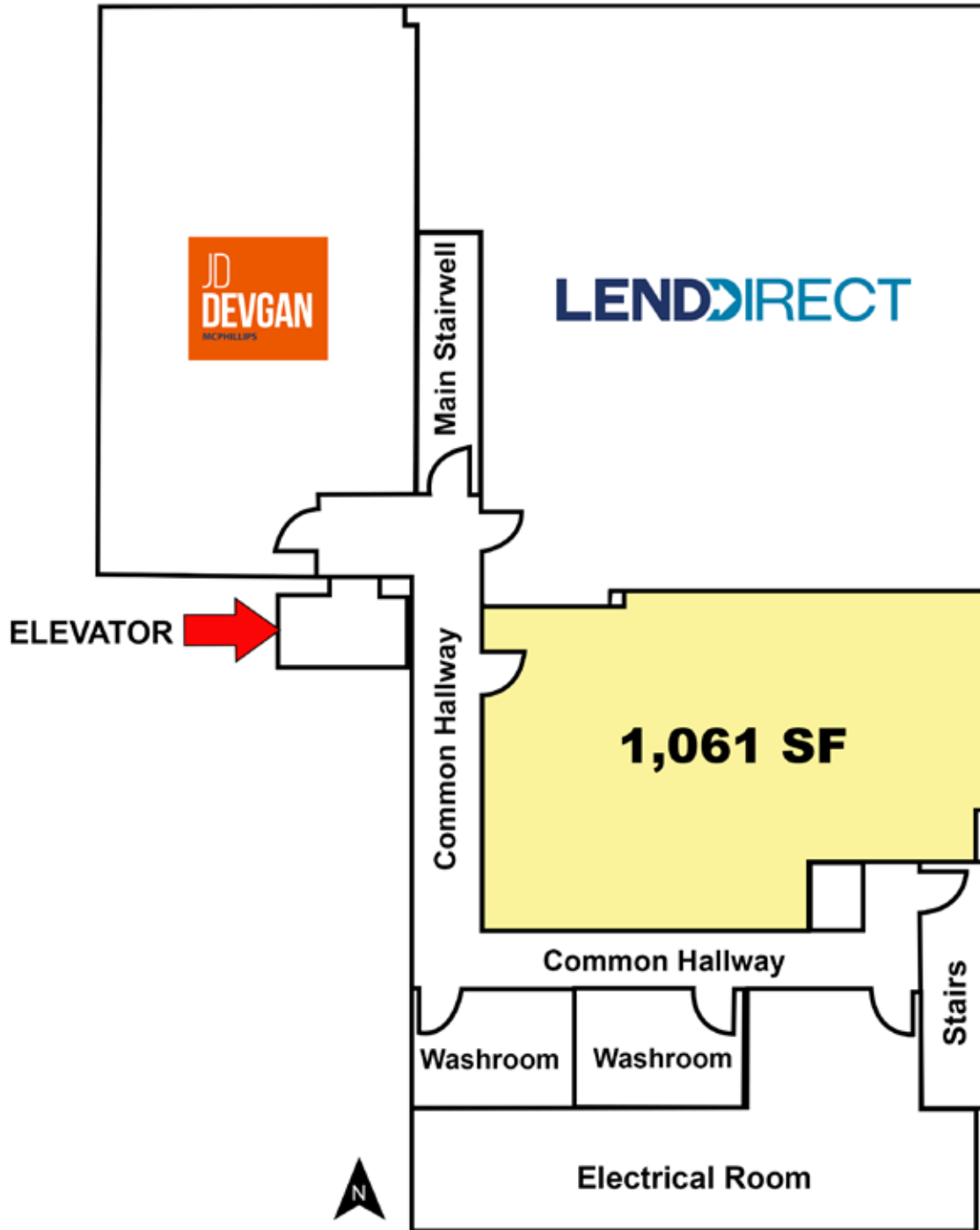
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FLOOR PLAN



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

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PROPERTY SUMMARY

Available (May 1, 2026)	1,061 SF
Net Rent	TBD
Property Taxes (2026 est.)	\$3.25/SF
CAM* (2026 est.)	\$5.56/SF
Zoning	C4 - Commercial - Regional

*plus management fee

FEATURES

- Newly renovated common area and washrooms to be completed by the end of 2025.
- Wide open space suitable for a variety of uses.
- Abundant natural light with windows on the east side.
- Elevator access.
- Common washrooms.
- Ample parking.

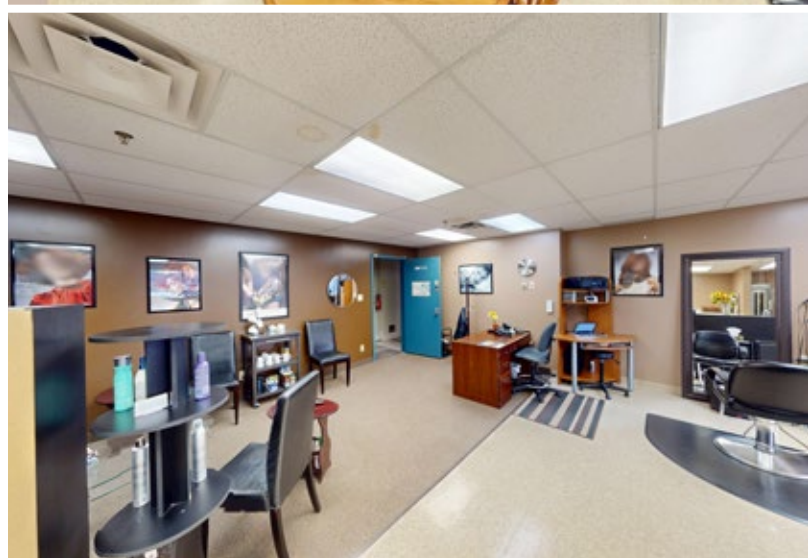
LOCATION

- **Anchored by new No Frills grocery store (coming soon).**
- Directly south of Northgate Shopping Centre with Save On Foods, Cinema City, Dollarama, and Fit4Less Gym, with cross access.
- Just east of Winnipeg's largest industrial park, *Inkster Park*, with significant daytime population
- Located at the northeast corner of McPhillips Street & Carruthers Avenue, just north of Inkster Boulevard.
- Multiple access points including left-turn stacking lane at signalized intersection.

TRAFFIC

- 39,800 vehicles per day on McPhillips Street between Inkster Boulevard and Leila Avenue.

City of Winnipeg Public Works Department 2024

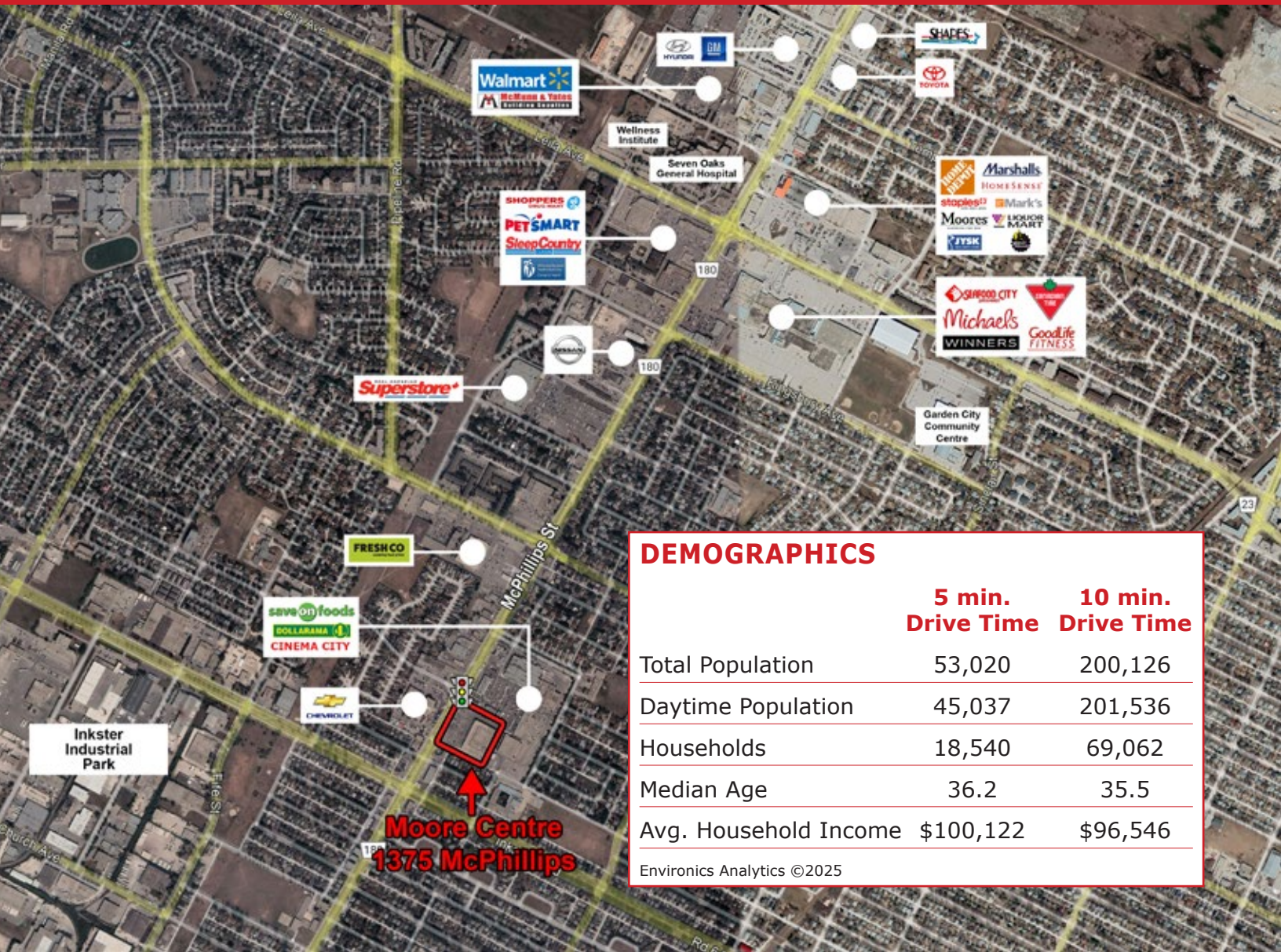


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	5 min. Drive Time	10 min. Drive Time
Total Population	53,020	200,126
Daytime Population	45,037	201,536
Households	18,540	69,062
Median Age	36.2	35.5
Avg. Household Income	\$100,122	\$96,546

EnviroNics Analytics ©2025

FOR MORE INFORMATION, PLEASE CONTACT:

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