FOR LEASE

Office Opportunity at Plaza at Polo

Plaza at Polo, 875 St. James Street, Winnipeg, Manitoba



BUSY
RETAIL NODE

147,937
DAYTIME
POPULATION
Based on Trade Area (2025)

AMPLE
PARKING

23,200
VEHICLES
PER DAY
St. James St. (2024)

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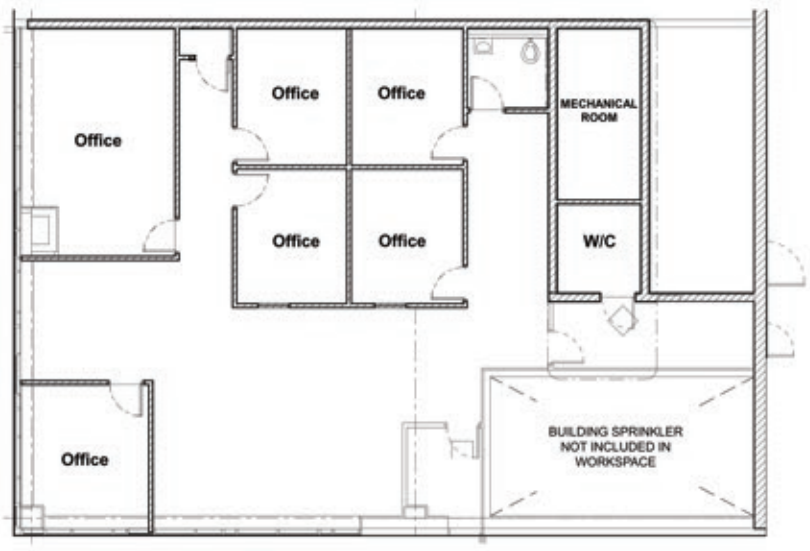
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SITE PLAN



FLOOR PLAN



360° CLICK HERE TO TAKE A VIRTUAL TOUR

204.474.2000

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PROPERTY SUMMARY

Available	2,799 SF
Net Rent	TBD
Property Taxes (2026 est.)	$5.56/SF
CAM* (2026 est.)	$4.12/SF
Zoning	C3 - Commercial Corridor

*plus management fee

TRAFFIC

23,200 vehicles per day on St. James Street between Maroons Road and St. Matthews Avenue.

City of Winnipeg Public Works Department 2024

FEATURES

- Great exposure with **controlled intersections** on all four corners of the development.
- Frontage on St. James Street, Empress Street, Maroons Road and St. Matthews Avenue.
- **Parking for over 1,200 vehicles**.
- Covered parking with direct access to the office entrance.

OUTSTANDING LOCATION!

- Plaza at Polo is a 600,000+ sq. ft. development centered in Winnipeg's most dominant retail shopping node.
- New multi-family residential coming soon!
- Opportunities available for retail, restaurant, services, office and hotel uses (build-to-suit available).
- 14 transit routes serve the Polo Park area, connecting to all quadrants of the city.

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FOR MORE INFORMATION, PLEASE CONTACT:

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