

GARDEN CITY PLAZA

2nd Floor Office at Prominent Mixed-Use Development

2211 McPhillips Street, Winnipeg, Manitoba



RETAIL/OFFICE
DEVELOPMENT



GOOD
TRANSIT



VERY
WALKABLE



200+
PARKING STALLS



300,700+
POPULATION

FOR LEASE

Garden City Plaza, 2211 McPhillips Street, Winnipeg, Manitoba



204.474.2000

Shindico

FOR LEASE

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PROPERTY SUMMARY

Available	FULLY LEASED
Gross Leasable Area	50,773 SF
Property Taxes (est.)	\$3.26/SF
CAM* (est.)	\$9.56/SF
Parking	200+ stalls

*plus management fee

LOCATION

- Immediately adjacent to Garden City Shopping Centre with cross-access at dominant controlled intersection
- Surrounded by major retailers, including Walmart, Canadian Tire and Home Depot
- Surrounded by customers in the densely populated Garden City Retail Node
- Close proximity to Seven Oaks General Hospital & The Wellness Institute—an 80,000 sq. ft. health and wellness facility with 6,500 members.
- Just down the street from the Seven Oaks Sportsplex which features the Garden City Community Centre, Seven Oaks Multiplex Arena and new 120,000 sq. ft. Soccerplex.

DEMOGRAPHICS

	10 min. Drive Time	15 min. Drive Time
Total Population	162,755	300,739
Daytime Population	147,593	315,908
Households	56,221	109,602
Median Age	37.0	37.4
Avg. Household Income	\$92,467	\$90,821

Environics Analytics ©2021

FEATURES

- Second floor developed office with elevator access
- Mixed-use development, anchored by Assiniboine Credit Union and Boston Pizza
- Ample on-site parking for staff and clients
- Abundant natural light with windows on two sides



ELEVATOR UPGRADE!

Recently completed elevator cab retrofit includes upgraded door operator, hydraulic power unit, full cab interior refinishing, access control and flush mounted LED screens



TRAFFIC LINKS/ACCESS

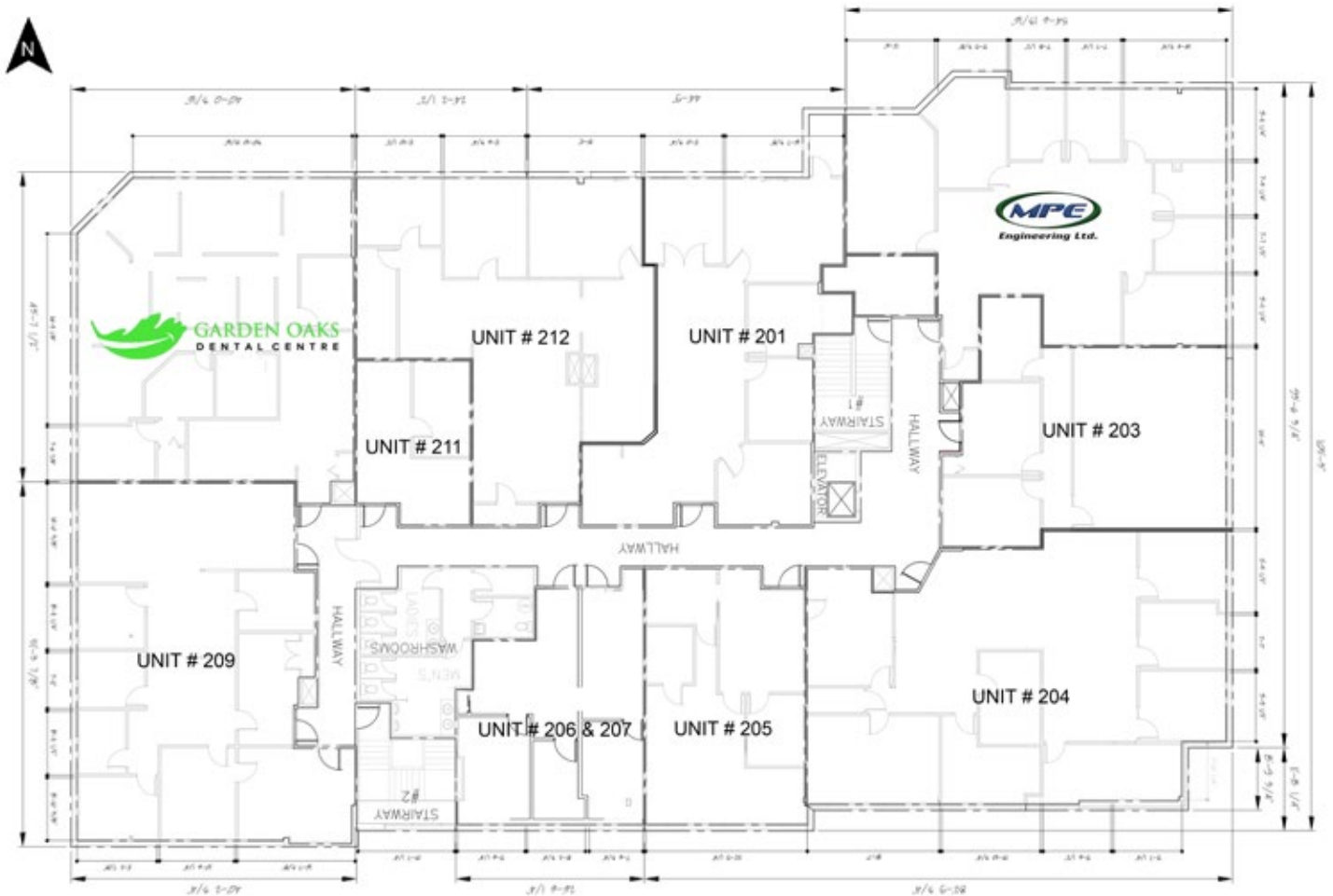
47,800 vehicles per day on McPhillips Street between Jefferson Avenue and Leila Avenue.

29,400 vehicles per day on Leila Avenue between McPhillips Street and Garden Park Drive.

City of Winnipeg Public Works Department 2019

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FOR MORE INFORMATION, PLEASE CONTACT:

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*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

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Shindico

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