

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**



**329,000+
POPULATION**

FOR LEASE

Garden City Plaza, 2211 McPhillips Street, Winnipeg, Manitoba



204.474.2000

Shindico

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PROPERTY SUMMARY

Available (July 1, 2024)	2,329 SF
Gross Leasable Area	53,660 SF
Property Taxes (est.)	\$4.16/SF
CAM* (est.)	\$9.87/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	174,009	329,067
Daytime Population	153,449	376,322
Households	61,630	125,742
Median Age	37.3	37.6
Avg. Household Income	\$101,712	\$99,412

Environics Analytics ©2023

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
- Recent upgrades to common areas including carpet tile and LED lighting on second level and main floor lobby



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



LOBBY

TRAFFIC LINKS/ACCESS

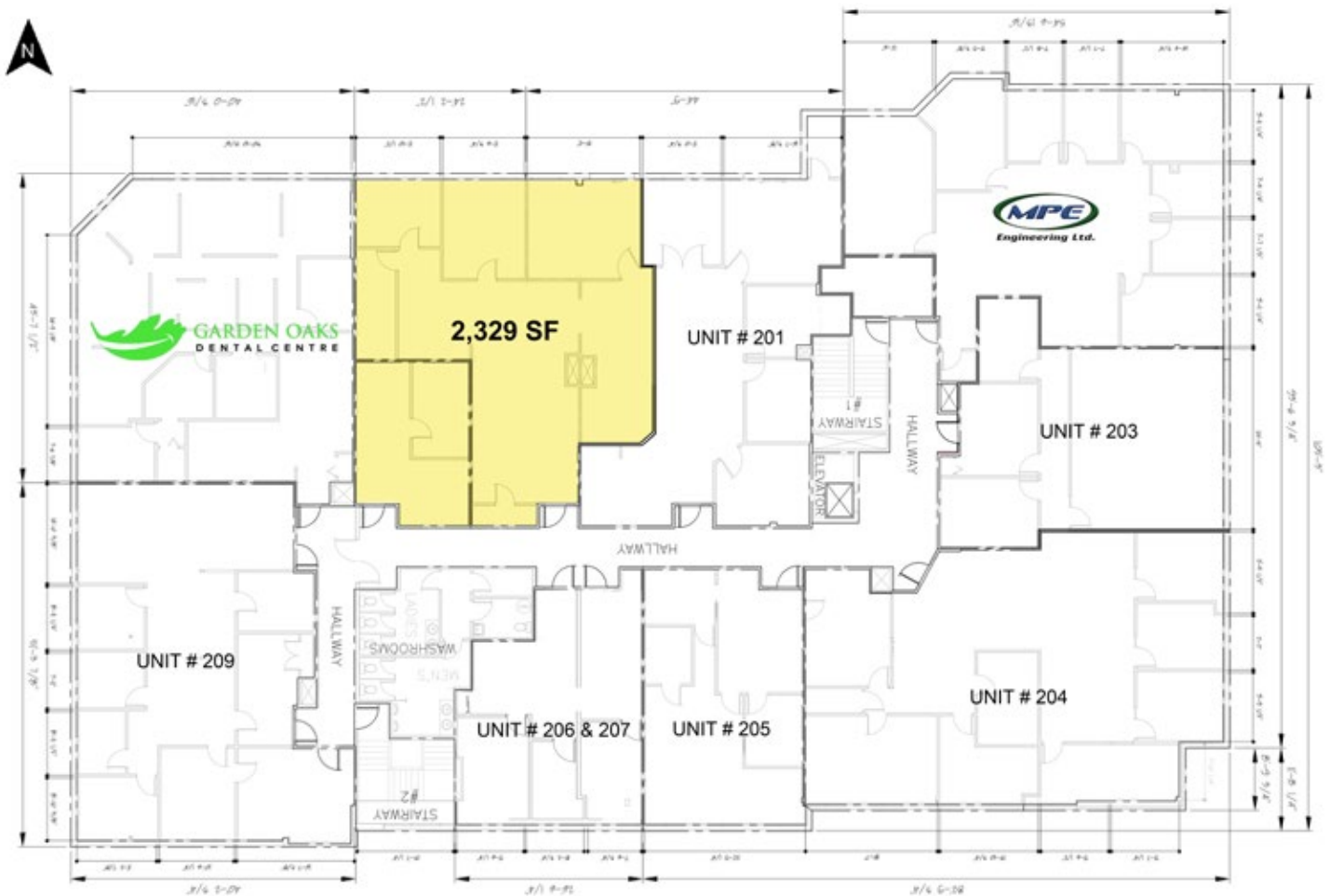
36,500 vehicles per day on McPhillips Street between Jefferson Avenue and Leila Avenue.

26,200 vehicles per day on Leila Avenue between McPhillips Street and Garden Park Drive.

City of Winnipeg Public Works Department 2022

FOR LEASE

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 TAKE A VIRTUAL TOUR

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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