

GARDEN CITY PLAZA

Second Floor, Developed Office for Lease in Northwest Winnipeg

2211 McPhillips Street, Winnipeg, Manitoba



**RETAIL/OFFICE
DEVELOPMENT**



**PYLON SIGNAGE
OPPORTUNITIES**



**VERY
WALKABLE**



**200+
PARKING STALLS**



**299,000+
POPULATION**

FOR LEASE

Garden City Plaza, 2211 McPhillips Street, Winnipeg, Manitoba



204.474.2000

Shindico

FOR LEASE

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PROPERTY SUMMARY

Available	2,183 SF
Gross Leasable Area	50,773 SF
Property Taxes (est.)	\$3.52/SF
CAM* (est.)	\$8.43/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 & Wellness Centre, Garden City Community Centre and Seven Oaks Multiplex Arena
- Near the new \$20.5M WSF 120,000 sq. ft. Soccer Centre

DEMOGRAPHICS

	10 min. Drive Time	15 min. Drive Time
Total Population	161,004	299,651
Daytime Population	143,257	319,989
Households	56,535	110,677
Median Age	37.1	37.4
Avg. Household Income	\$84,463	\$83,510

Environics Analytics ©2019

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
- Spaces can be combined into one corner unit with windows on 3 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

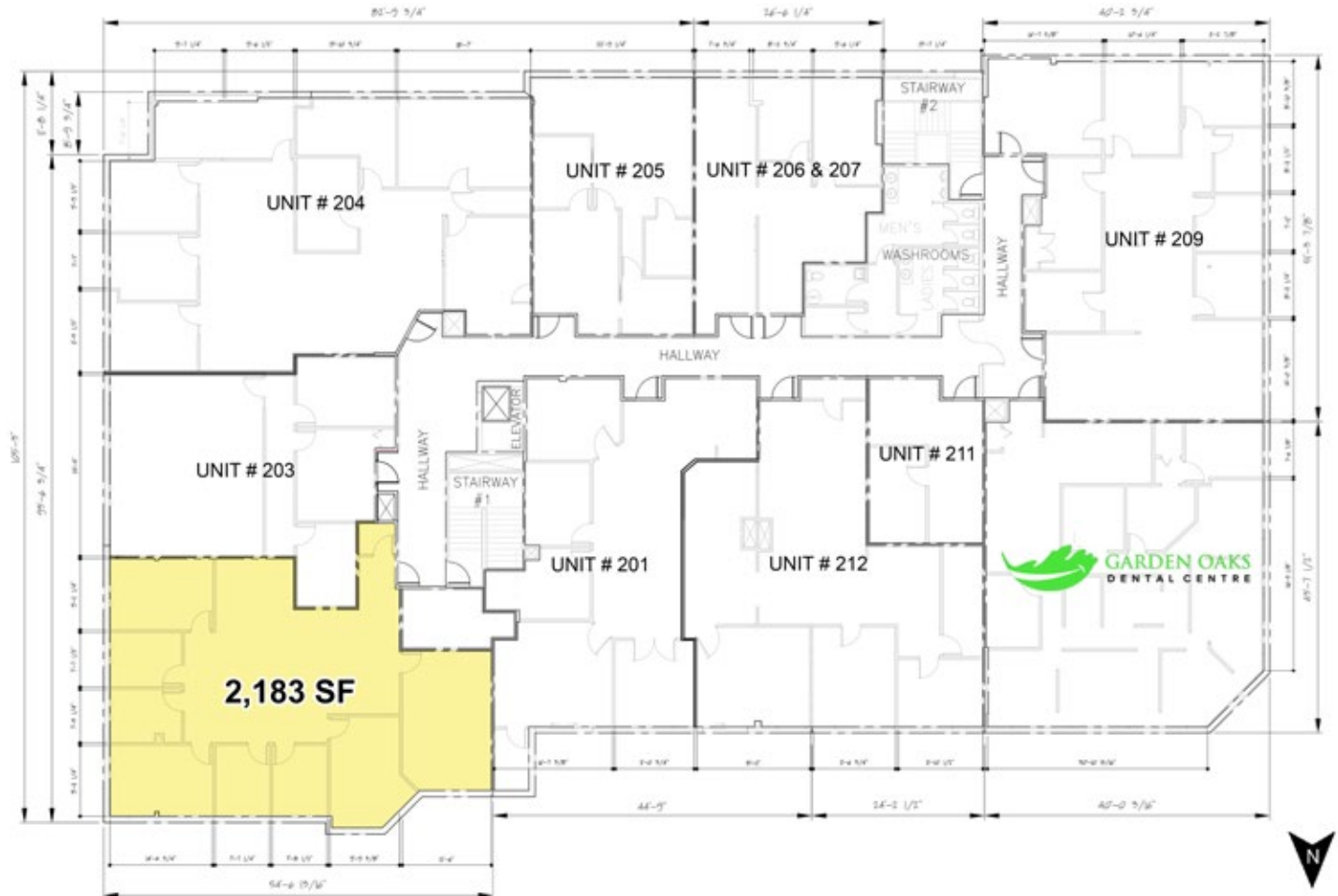
46,900 vehicles per day on McPhillips Street between Jefferson Avenue and Leila Avenue.

29,900 vehicles per day on Leila Avenue between McPhillips Street and Garden Park Drive.

City of Winnipeg Public Works Department 2018

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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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