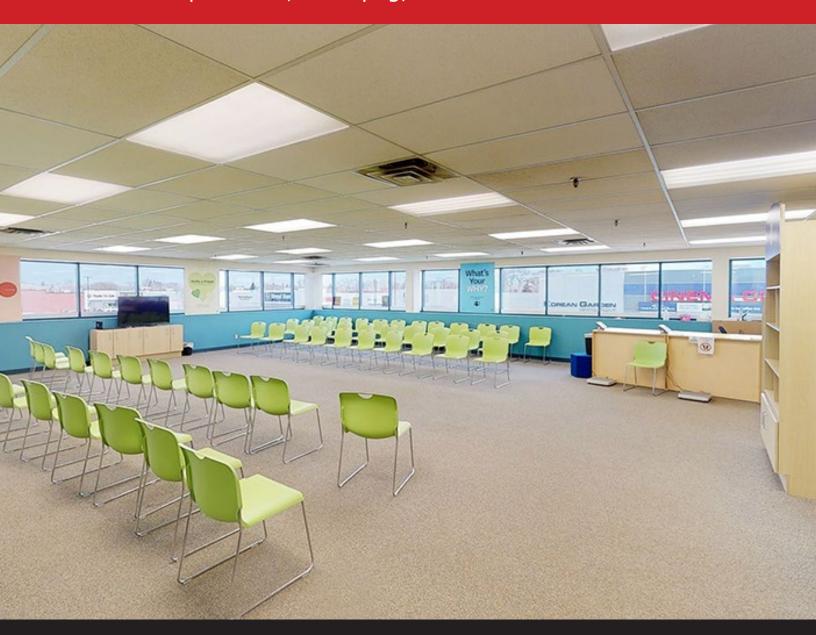
Developed Office Opportunity in Northwest Winnipeg

1375 McPhillips Street, Winnipeg, Manitoba





BUSY RETAIL NODE



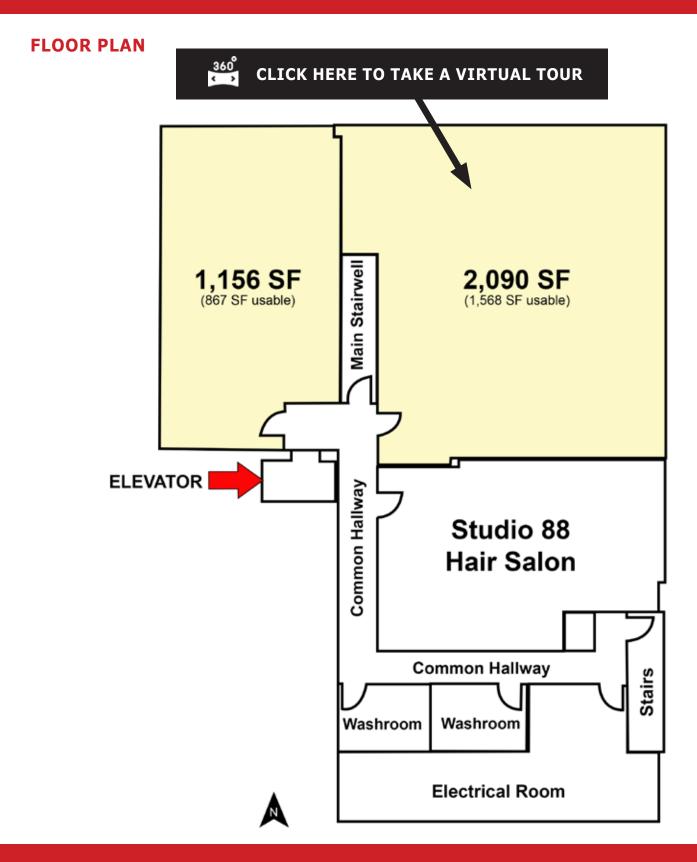








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PROPERTY SUMMARY

Available (2nd Floo	r) 1,156 SF & 2,090 SF
Net Rent	TBD
Property Taxes (est	.) \$3.80/SF
CAM* (est.)	\$5.00/SF
Zoning	C4 - Commercial - Regional

^{*}plus management fee

FEATURES

- Wide open space, suitable for a variety of uses.
- Abundant natural light with the windows on east and north sides.
- Convenient access off elevator and main stairwell.
- Common washrooms on the 2nd floor.
- Ample parking.
- Located within the Garden City Retail Node, one of Winnipeg's most densely populated areas.

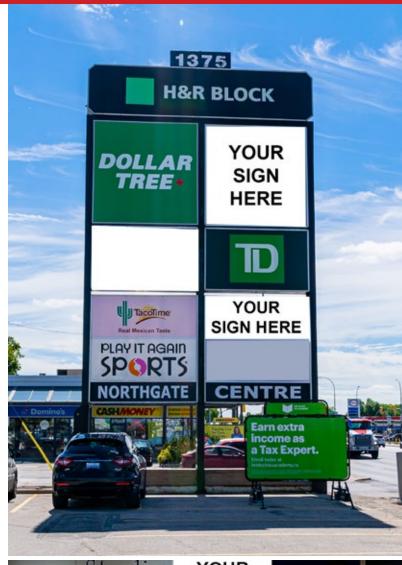
LOCATION

- 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

• 36,500 vehicles per day on McPhillips Street between Inkster Boulevard and Leila Avenue.

City of Winnipeg Public Works Department 2022







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