

MOORE CENTRE

Developed Office Opportunity in Northwest Winnipeg

1375 McPhillips Street, Winnipeg, Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



AMPLE
PARKING



190,000+
POPULATION

MOORE CENTRE

1375 McPhillips Street, Winnipeg, MB

FLOOR PLAN



204.474.2000

Shindico

MOORE CENTRE

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PROPERTY SUMMARY

Available (2nd Floor)	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



MOORE CENTRE

1375 McPhillips Street, Winnipeg, MB



	5 min. Drive Time	10 min. Drive Time
Total Population	51,557	190,690
Daytime Population	42,853	190,451
Households	18,096	66,408
Median Age	37.3	36.5
Avg. Household Income	\$99,885	\$97,085

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FOR MORE INFORMATION, PLEASE CONTACT:

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