

RETAIL/OFFICE FLEX SPACE FOR SUBLEASE



1680 ELLICE AVENUE

WINNIPEG, MB



CONTACT

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PROPERTY DETAILS

BUILDING AREA (+/-)	69,254 sq. ft.	
AREA AVAILABLE (+/-)	Unit 5: 2,700 sq. ft.	
NET RENTAL RATE	Current to May 31, 2026	\$14.50 per sq. ft.
	June 1, 2026 to May 31, 2029	\$15.50 per sq. ft.
ADDITIONAL RENT	\$10.43 per sq. ft. (est. 2025) plus 5% mgmt. fee of gross rent	
HEADLEASE EXPIRY DATE	May 31, 2029	
PARKING	Six (6) dedicated parking stalls under the head lease	
ZONING	M1	
PROPERTY MANAGEMENT	Capital Property Management	
AVAILABILITY	30 days' notice	

HIGHLIGHTS

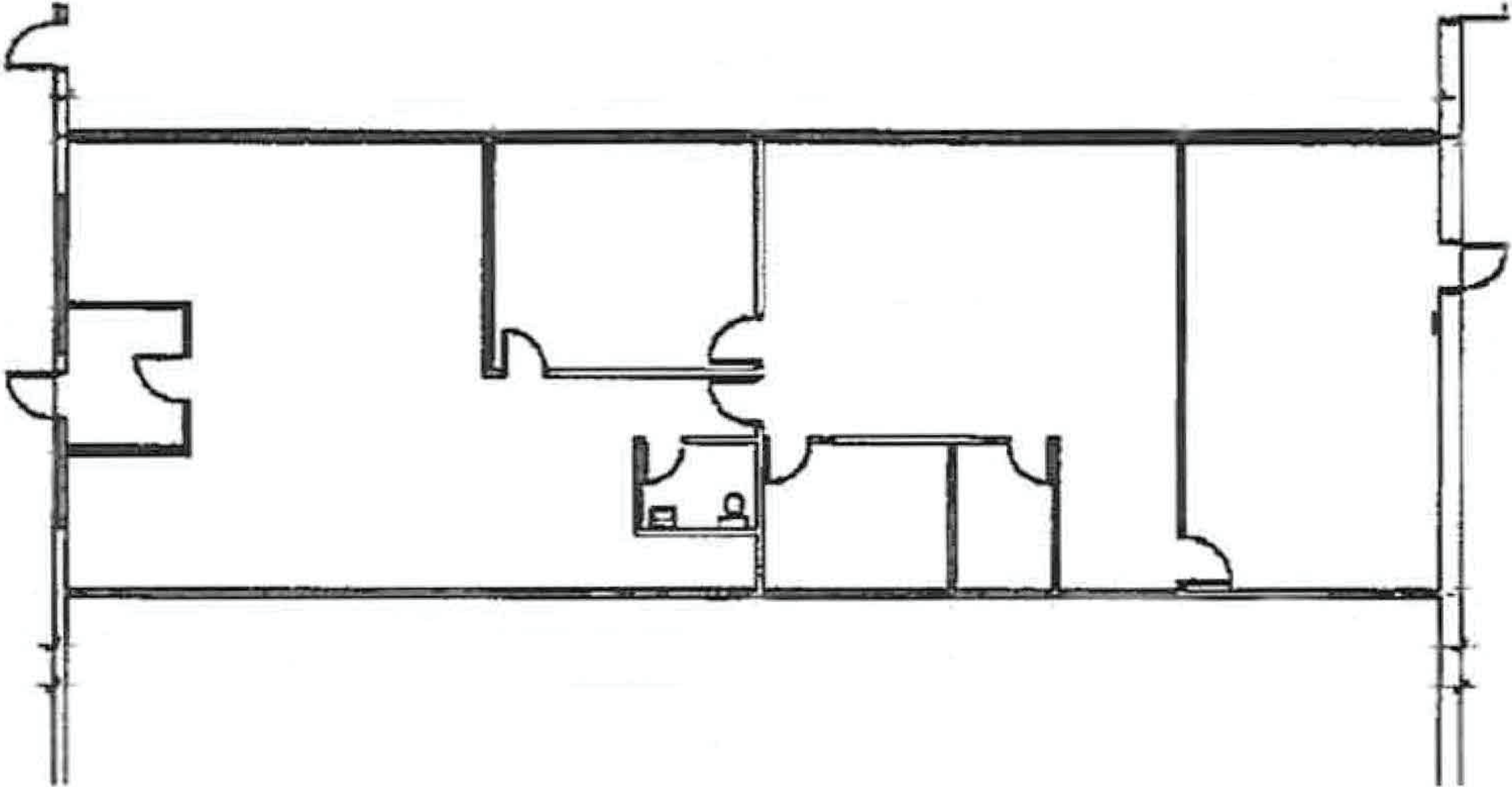
- Strategically located with **easy access** off of Century Street, St. James Street and Ellice Avenue
- Existing retail and classroom improvements in place
- **Contiguous** with next door unit - up to **5,341 sq. ft.** available
- Recent **exterior building upgrades**
- **On-site parking** for tenants and guests



SITE PLAN



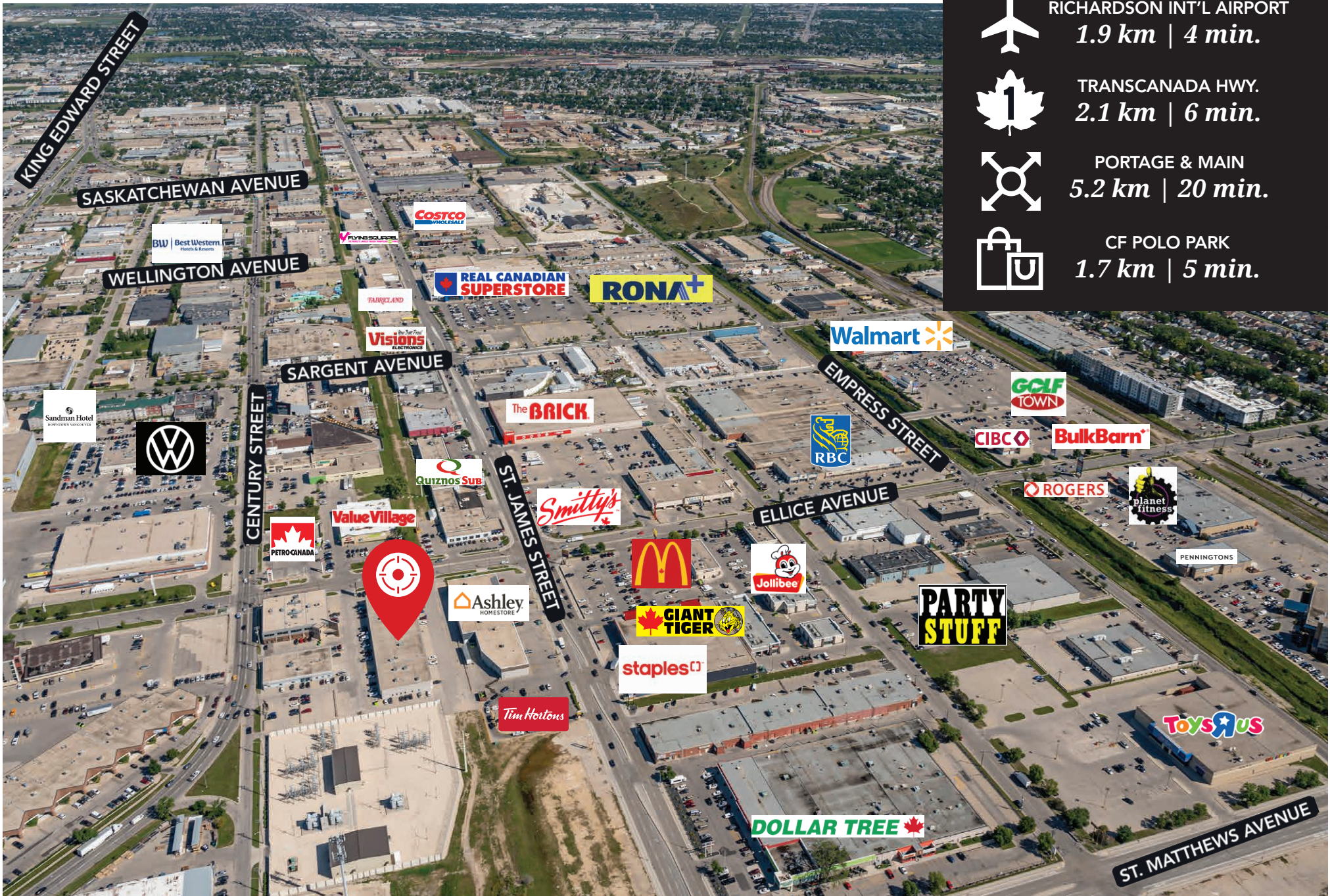
FLOOR PLAN



INTERIOR PHOTOS



RETAIL AERIAL



DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT
1.9 km | 4 min.



TRANSCANADA HWY.
2.1 km | 6 min.



PORTAGE & MAIN
5.2 km | 20 min.



CF POLO PARK
1.7 km | 5 min.



COMMERCIAL REAL ESTATE
SERVICES INC.

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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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