

MAIN FLOOR OFFICE/RETAIL SPACE FOR LEASE



1274-1288 ARCHIBALD STREET

WINNIPEG, MB



DAWSON GROENING, Advisor, Sales & Leasing
(204) 985-1383
dawson.groening@capitalgrp.ca

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing
(204) 985-1356
presley.bordian@capitalgrp.ca

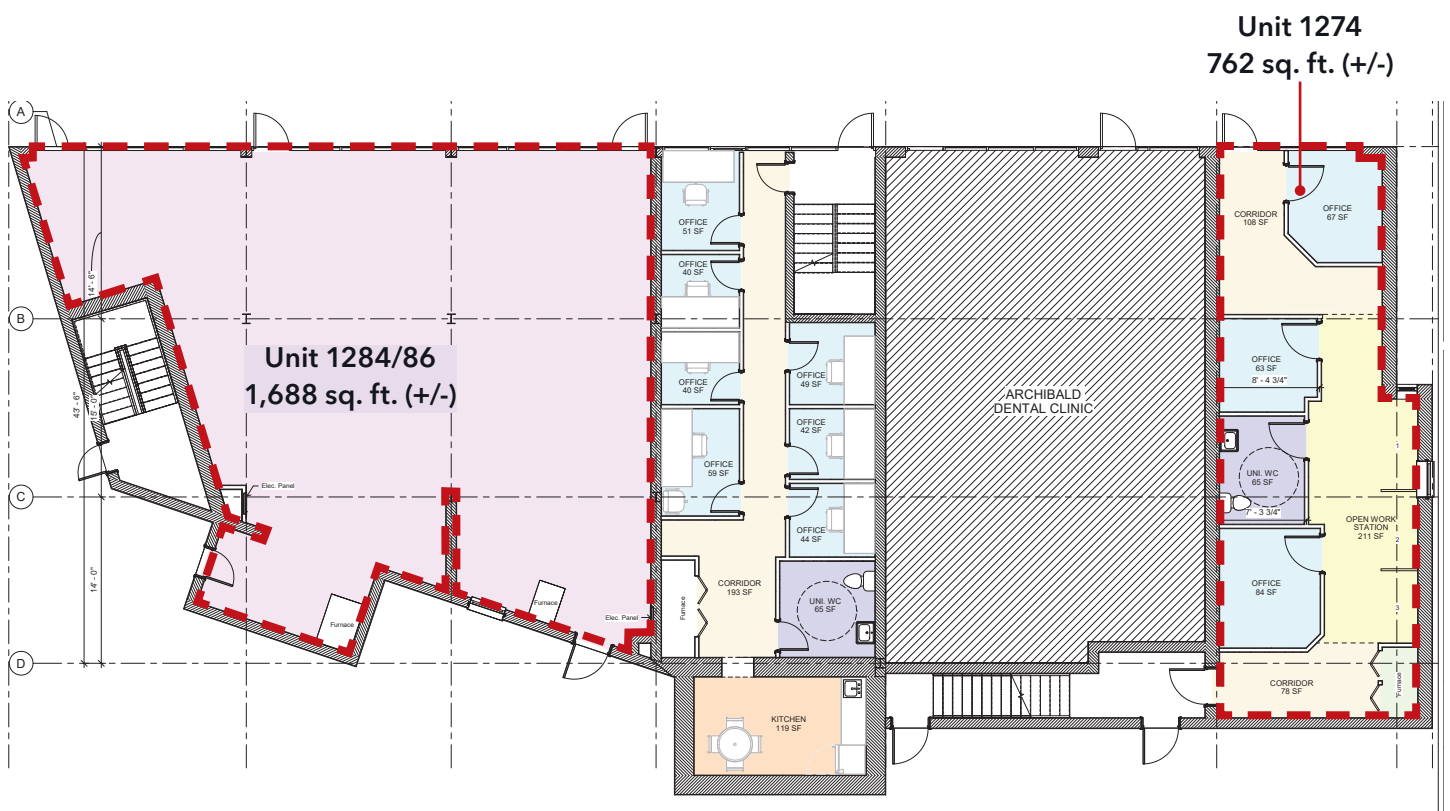
PROPERTY DETAILS

AREA AVAILABLE (+/-)	Unit 1274: 762 sq. ft. Unit 1284/1286: 1,688 sq. ft.
NET RENTAL RATE	\$22.00 per sq. ft.
ADDITIONAL RENT	\$4.97 per sq. ft. (est. 2026) plus 5% mgmt. fee of gross rent
ZONING	C2
ELECTRICAL	Unit 1274: 100 Amp Unit 1284/1286: 100 Amp and 200 Amp services
MECHANICAL	Unit 1284/1286: Two 3 tons
UTILITIES	Separately metered; water included in Additional Rent
AVAILABILITY	Immediately

HIGHLIGHTS

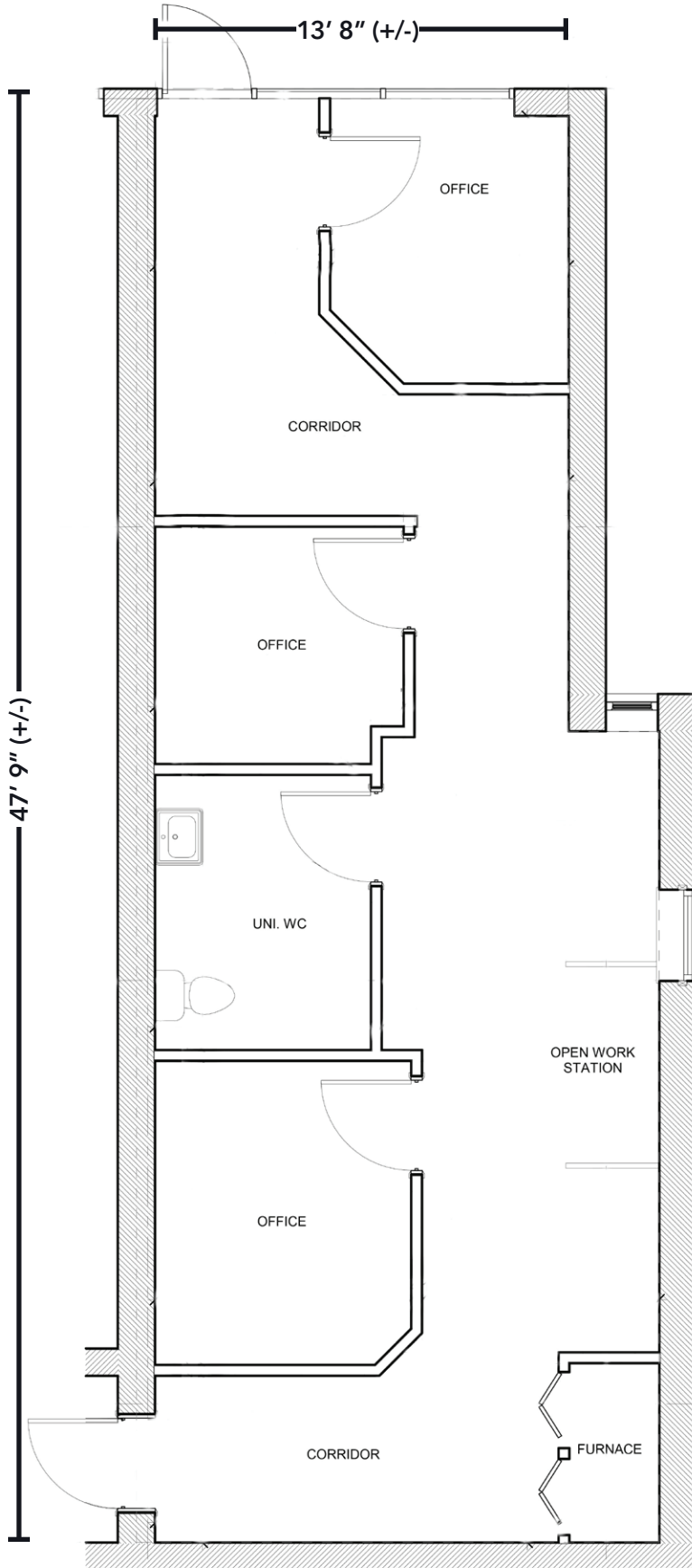
- Highly visible, built-out office space and open concept retail/office space
- On-site parking for customers and staff in front and back of premises
- Prominent pylon signage opportunity with excellent exposure
- Prime positioning along a high-traffic corridor
- Efficient floor plan
- Convenient access to major routes and surrounding amenities

SITE PLAN



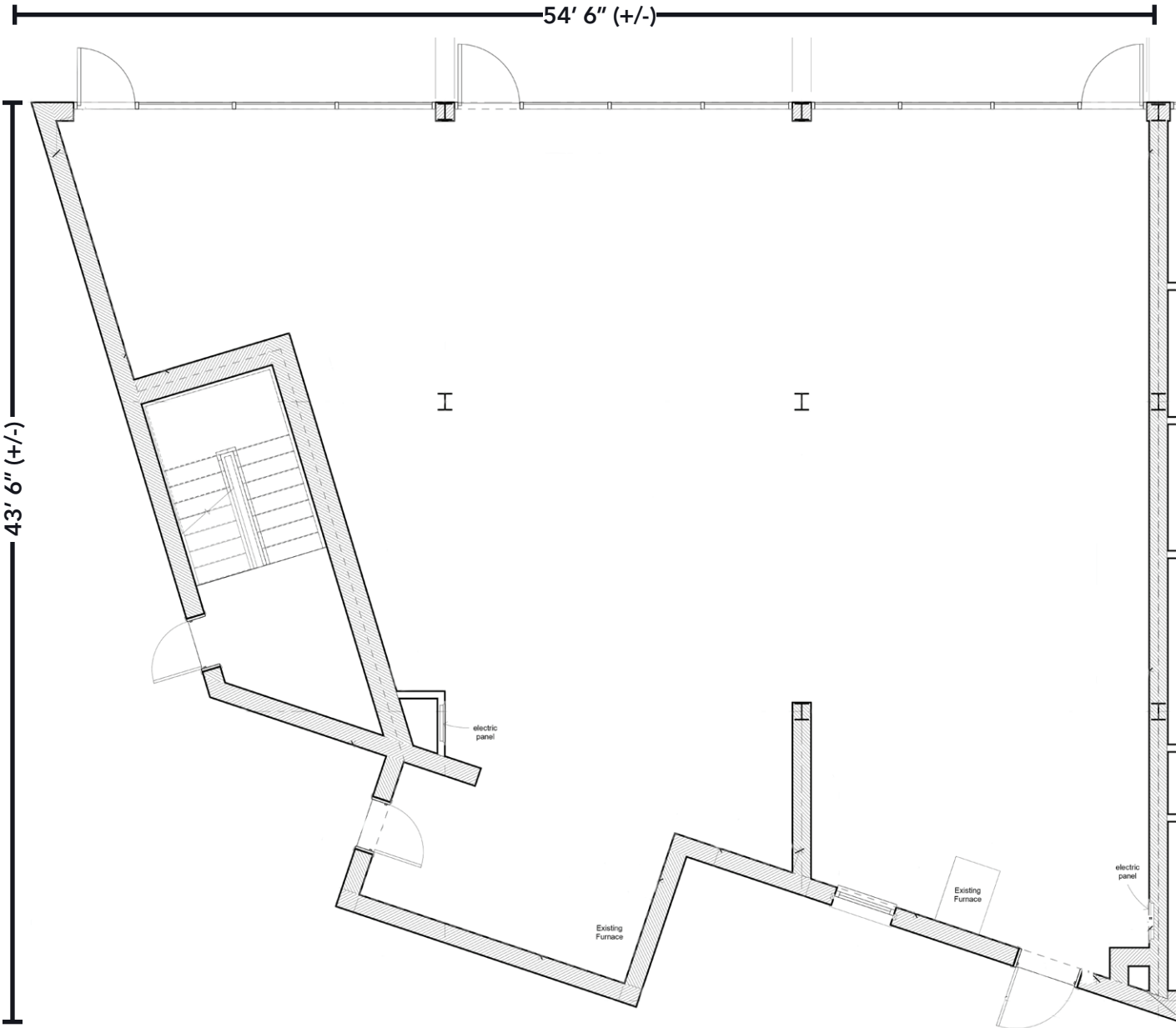
FLOOR PLAN

UNIT 1274



FLOOR PLAN

UNIT 1284/1286



PHOTOS

UNIT 1274

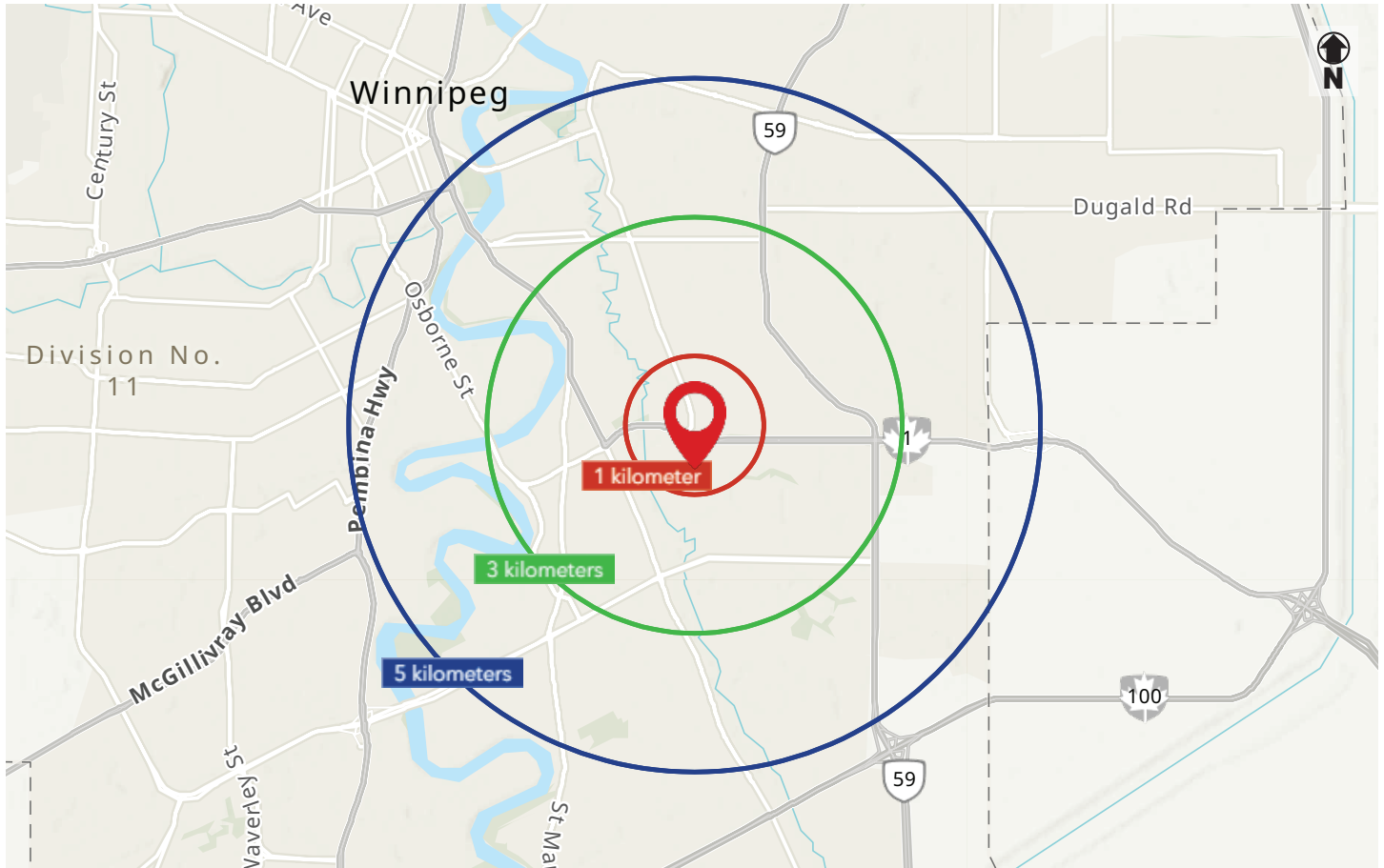


PHOTOS

UNIT 1284/1286



DEMOGRAPHIC ANALYSIS



POPULATION

1 km

3 km

5 km

7,175

61,130

159,516

Projected (2030)

7,151

62,997

166,514



HOUSEHOLD INCOME

1 km

3 km

5 km

\$96,646

\$110,399

\$112,163

Projected (2030)

\$111,792

\$128,013

\$129,680



HOUSEHOLDS

1 km

3 km

5 km

3,090

25,302

67,207



MEDIAN AGE

1 km

3 km

5 km

41.1

39.6

38.7

Contact

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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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