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FOR LEASE

Courts of St. James

2727 PORTAGE AVENUE, WINNIPEG, MB

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Services provided by Luke Paulsen Personal Real Estate Corporation


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

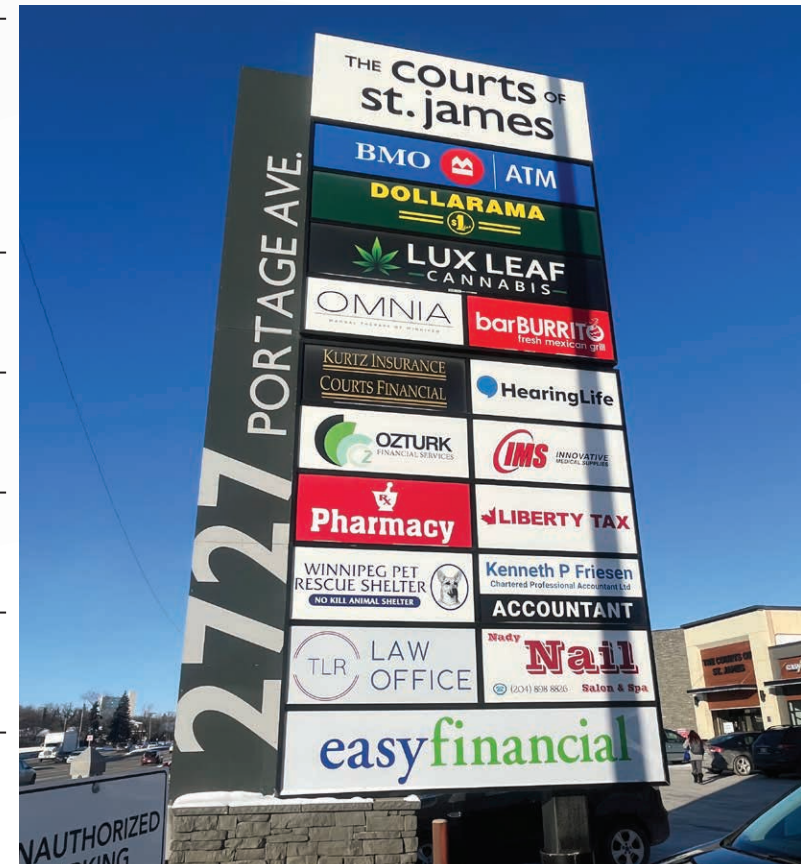
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Property Details

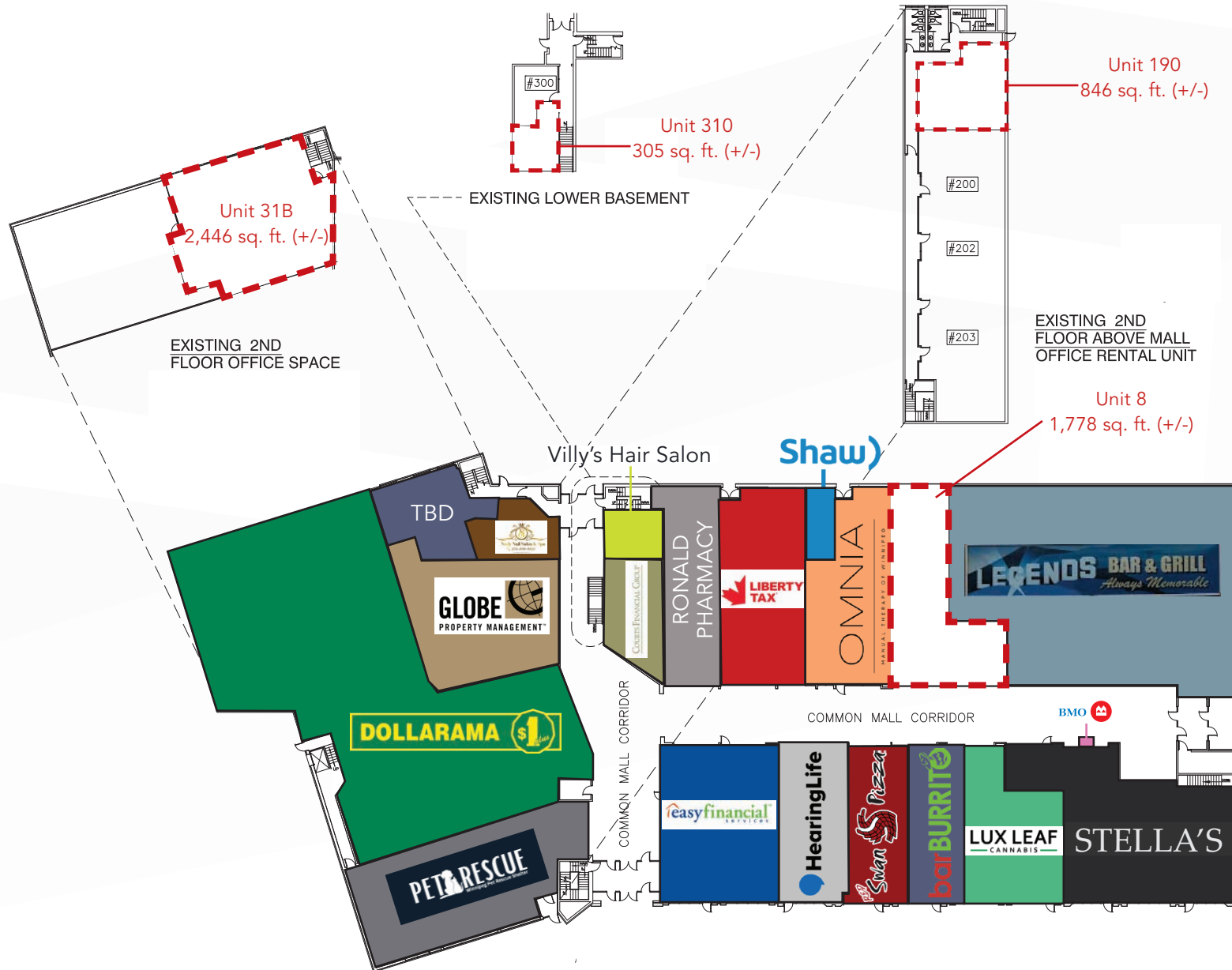
BUILDING AREA (+/-)	47,165 sq. ft.	
SITE AREA (+/-)	3.1 acres	
AREA AVAILABLE (+/-)	Unit 8:	1,778 sq. ft.
	Unit 31B:	2,446 sq. ft.
	Unit 190:	846 sq. ft.
	Unit 310 (lower level):	305 sq. ft.
RENTAL RATE	Unit 8:	\$20.00 per sq. ft. Net
	Unit 31B:	\$25.00 per sq. ft. Semi-Gross
	Unit 190:	\$29.00 per sq. ft. Semi-Gross
	Unit 310 (lower level):	\$30.00 per sq. ft. Semi-Gross
	<i>*Subject to property tax base year; utilities included</i>	
ADDITIONAL RENT	Unit 8: \$18.10 per sq. ft. (est. 2024) plus 5% mgmt. fee	
PARKING	83 on-site stalls	
ZONING	C3	
TRAFFIC COUNT	46,500 avg. vehicles per day (2023 City of Winnipeg Traffic Flow Map)	
PROPERTY MANAGEMENT	Globe Property Management	

HIGHLIGHTS

- Existing office improvements in place
- Recent exterior building upgrades
- Immediate availability
- Centrally located with easy access
- Ample on-site parking for tenants and guests
- On-site, manned security

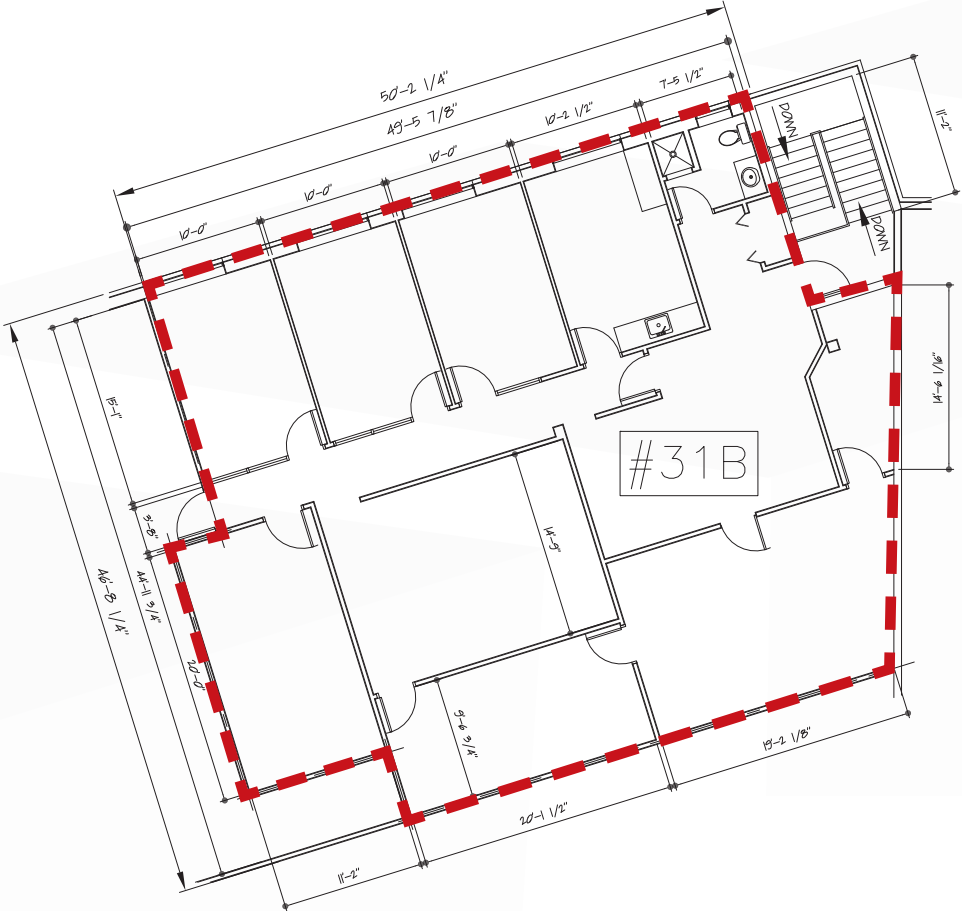


Site Plan



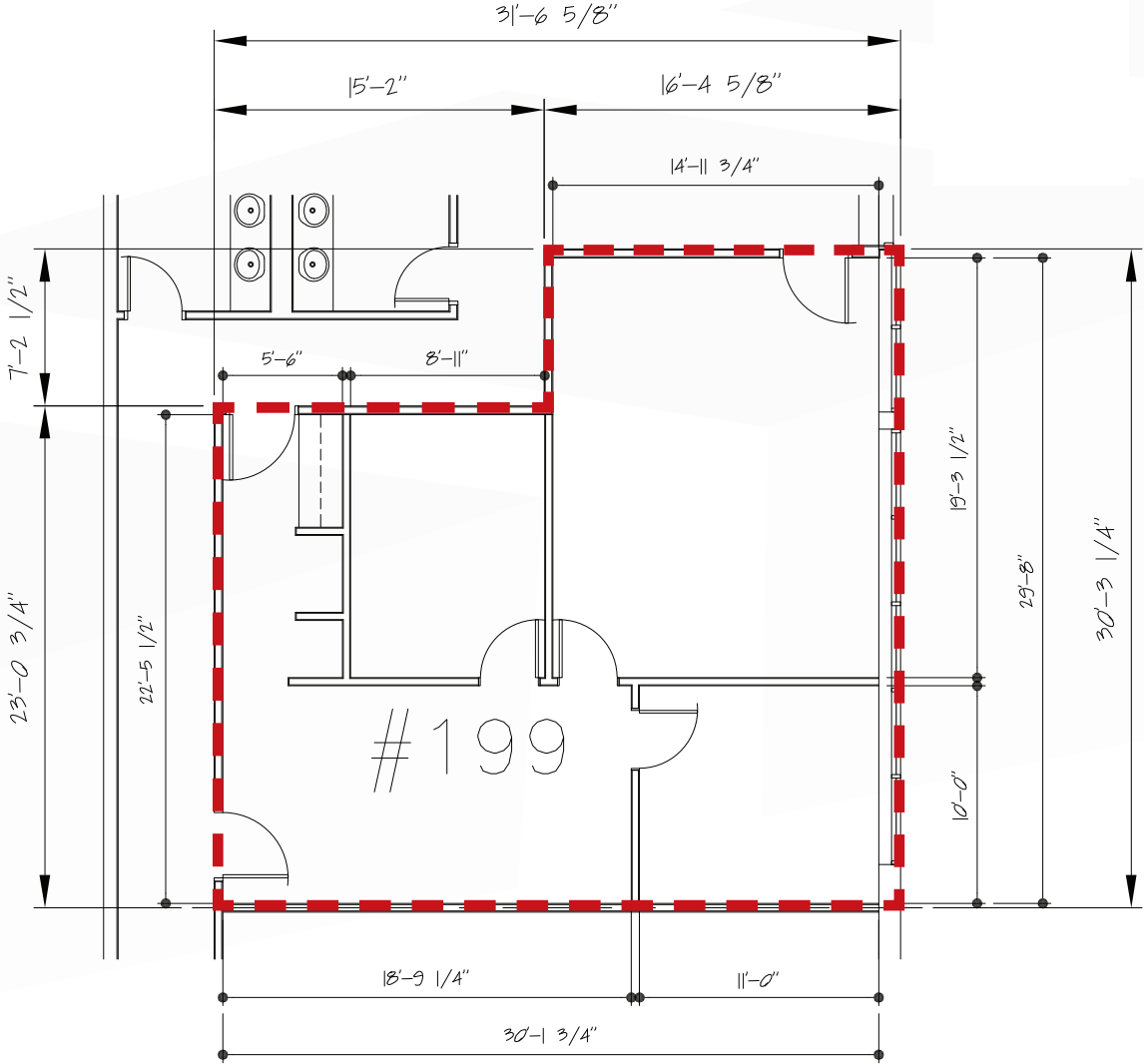
Floor Plan

UNIT 31B



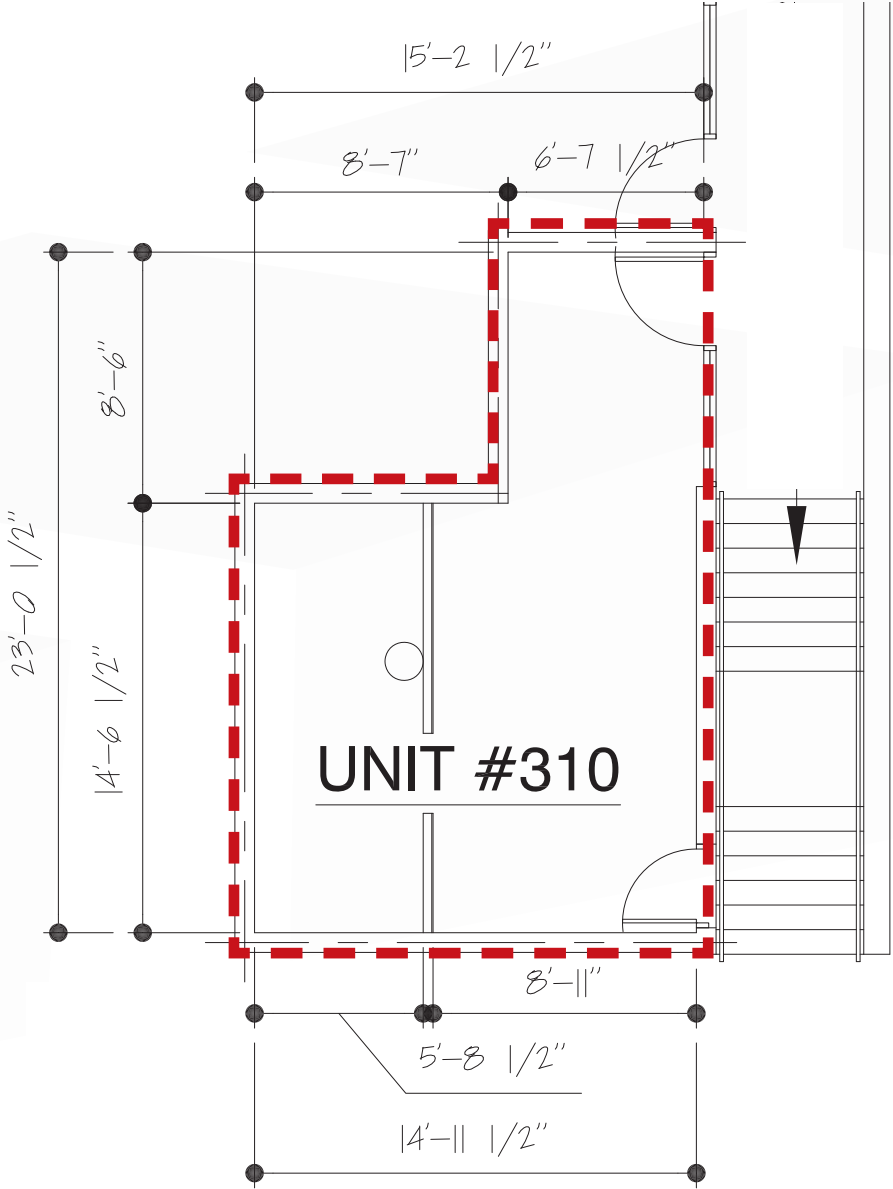
Floor Plan

UNIT 190



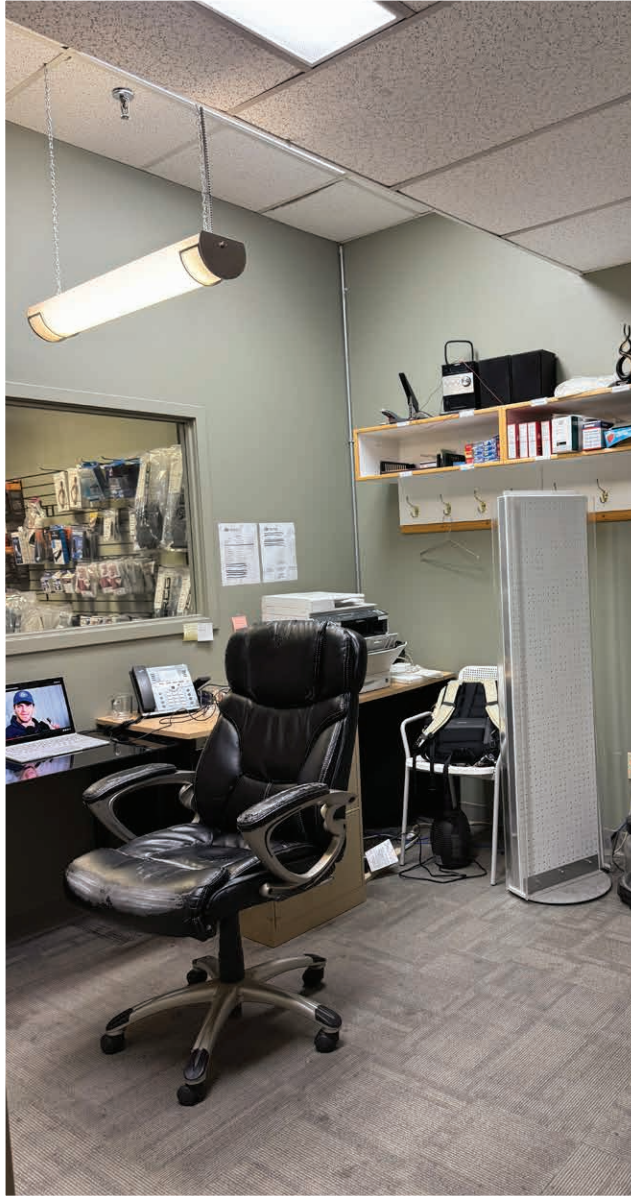
Floor Plan

UNIT 310



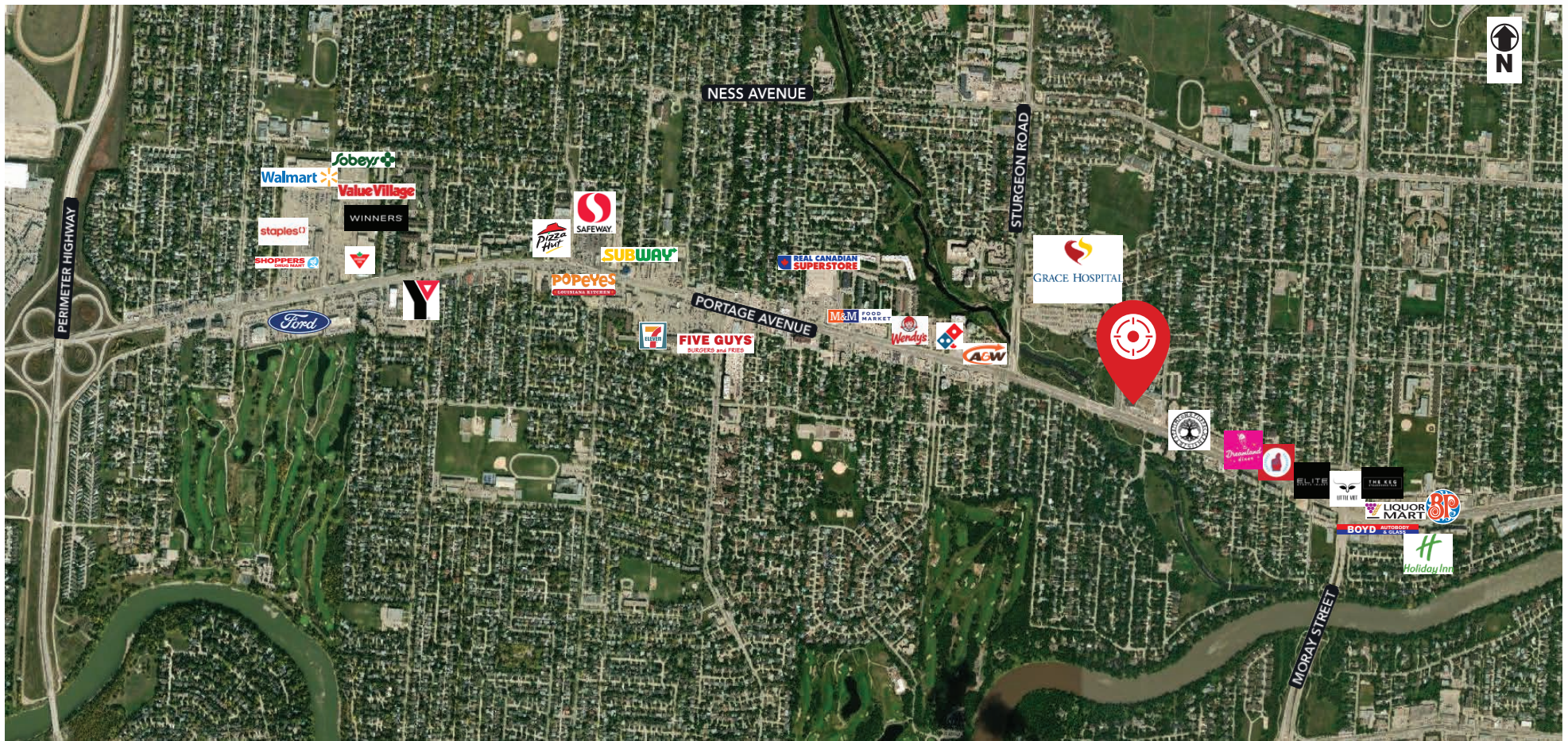
Interior Photos

UNIT 8

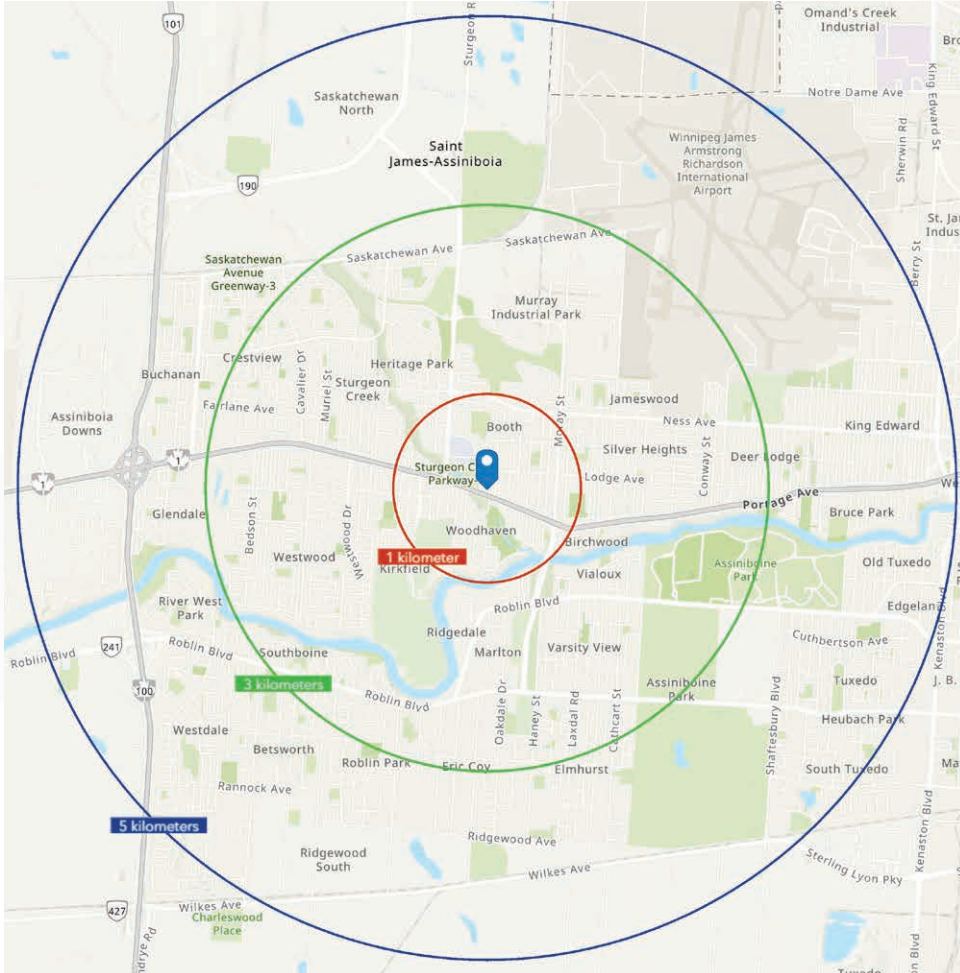


General Area Overview

The site is well-located in west Winnipeg, directly on Portage Avenue, midway between the Unicity retail node and the Polo Park retail node and just west of Moray Street, which provides access across the Assiniboine River to Charleswood/Tuxedo. The surrounding neighbourhood is densely populated with established parks and school amenities.



Demographic Analysis



POPULATION	1 KM	3 KM	5 KM
<i>Total Population (2024)</i>	8,561	56,001	98,349
<i>Projected Population (2029)</i>	8,574	57,507	103,874



MEDIAN AGE	1 KM	3 KM	5 KM
<i>Median Age (2024)</i>	44	43	42



HOUSEHOLD INCOME	1 KM	3 KM	5 KM
<i>Avg. Household Income (2024)</i>	\$100,932	\$112,531	\$131,077
<i>Projected Household Income (2029)</i>	\$118,041	\$131,148	\$154,437



HOUSEHOLDS	1 KM	3 KM	5 KM
<i>Total Households (2024)</i>	3,996	24,372	41,484



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