

~ Retail/Office Flex Space For Lease ~



Century Business Park

1680 ELLICE AVENUE, WINNIPEG, MB

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

Luke Paulsen, Vice President, Sales & Leasing
(204) 985-1358
luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

capitalgrp.ca

Property Details

BUILDING AREA (+/-) 69,254 sq. ft.

AREA AVAILABLE (+/-) 2,641 sq. ft.

NET RENTAL RATE \$16.00 per sq. ft.

ADDITIONAL RENT \$10.43 per sq. ft. (est. 2025)
plus 5% mgmt. fee of base rent

PARKING Dedicated parking available at \$30.00 per stall
per month plus GST

ZONING M1

TRAFFIC COUNT 11,500 avg. vehicles per day daily
(2023 City of Winnipeg Traffic Flow Map)

PROPERTY MANAGEMENT Capital Property Management

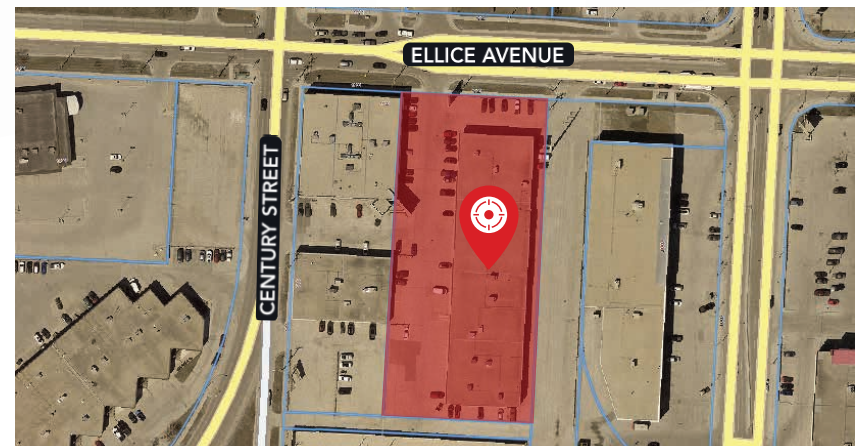
ELECTRICAL 100 Amp

MECHANICAL 5 Tonnes

AVAILABILITY Immediately

HIGHLIGHTS

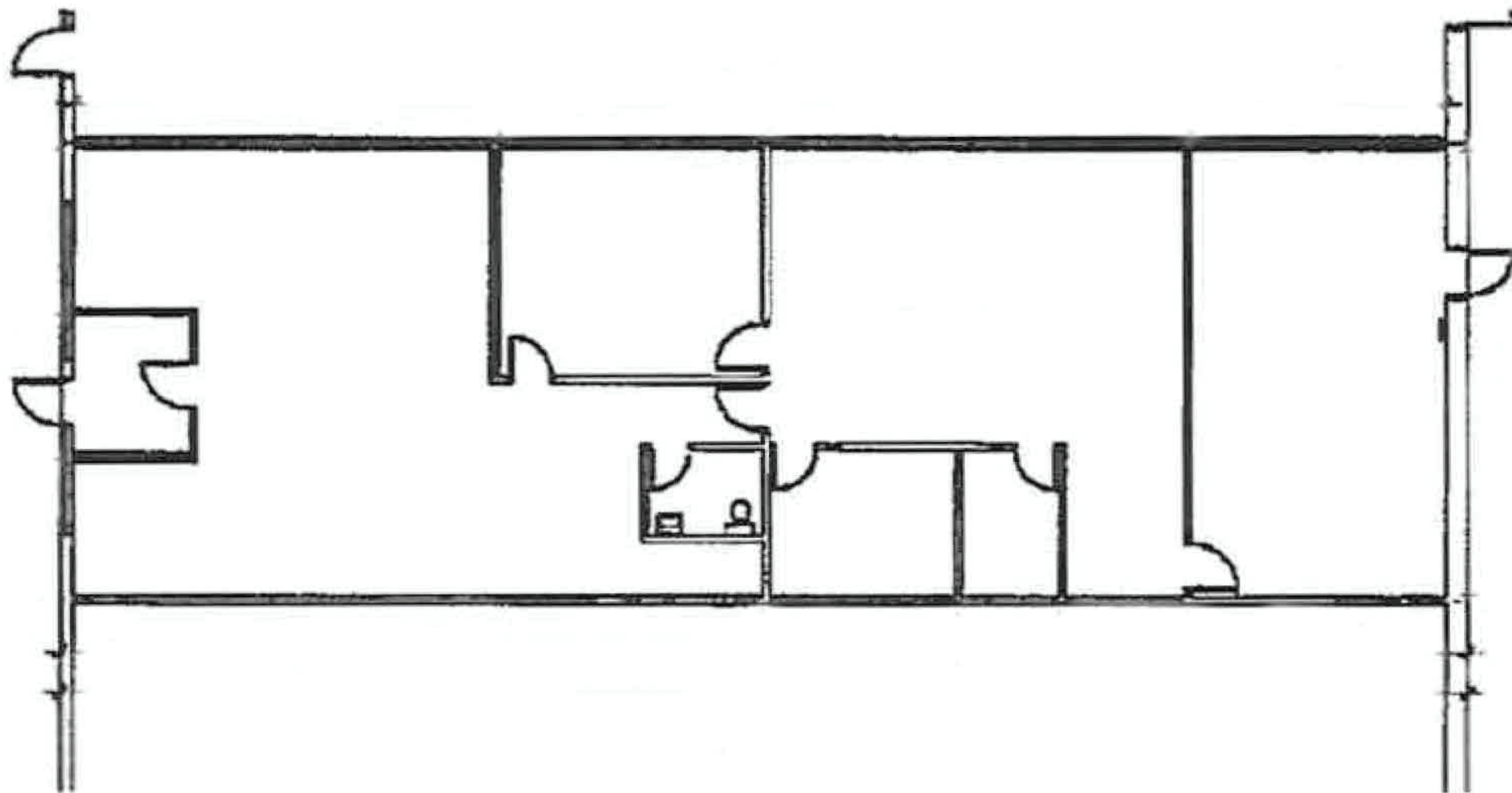
- Strategically located with easy access off of Century Street, St. James Street and Ellice Avenue
- Existing office improvements in place
- Recent exterior building upgrades
- On-site parking for tenants and guests



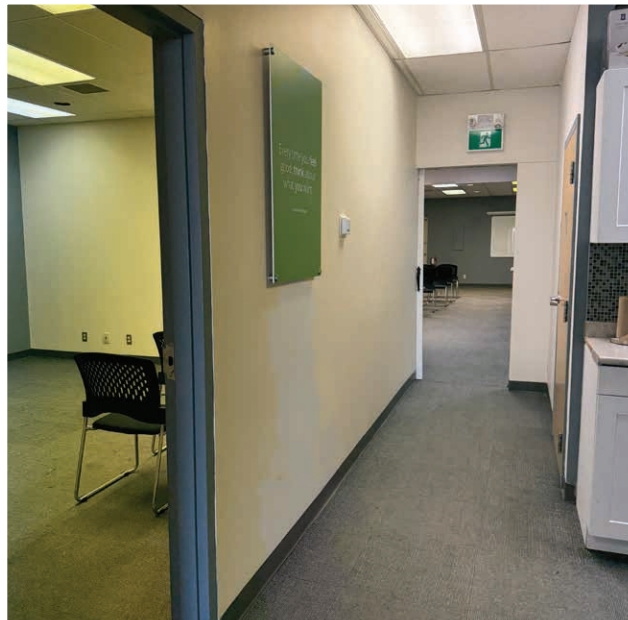
Site Plan



Floor Plan



Interior Photos





COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

PRESLEY BORDIAN, Senior Advisor - Sales & Leasing

(204) 985-1356

presley.bordian@capitalgrp.ca

LUKE PAULSEN, Vice President, Sales & Leasing

(204) 985-1358

luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.