



RETAIL SPACE FOR SUBLEASE

1585 Kenaston Boulevard

WINNIPEG, MB

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing

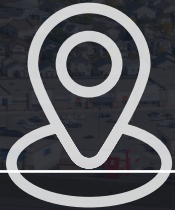
(204) 985-1356

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

SmartCentres Winnipeg Southwest



LOCATION

PREMIERE SHOPPING DESTINATION
LOCATED WITHIN WINNIPEG IN
THE HEART OF WINNIPEG'S MOST
AFFLUENT COMMUNITIES.



SIZE

6,047 RENTABLE SQ. FT. WITHIN
A 481,000 SQ. FT. WALMART
SUPERCENTRE-ANCHORED
SHOPPING CENTRE



ACCESS

TWO LIGHT-CONTROLLED
INTERSECTIONS WITH SIX
POINTS OF ACCESS.



EXPOSURE

AVG. DAILY TRAFFIC COUNT OF
82,400 VEHICLES/DAY AT KENASTON
BLVD. & MCGILLIVRAY BLVD.



QUALITY

JOIN DOZENS OF NATIONAL
ANCHOR TENANTS WITHIN A FIVE-
MINUTE DRIVE INCLUDING IKEA,
WALMART, COSTCO AND RONA+.

Retail Snapshot

SEASONS OUTLET COLLECTION



SEASONS OF TUXEDO



SMARTCENTRES WINNIPEG SW



LINDEN RIDGE



KENASTON COMMON



WAYERLEY WEST
 3,000 acre housing development, bringing over 40,000 new homes and 85,000 residents to southwest Winnipeg over the next 8 years



Site Plan

- | | | | | |
|---|-------------------------|-----------------------------|-------------------------------|----------------------|
| 1. Walmart Supercentre | 12. Floral Fixx | 23. Homes Alive Pets | 34. Smitty's Restaurant & Bar | 45. LensCrafters |
| 2. Safeway | 13. HomeSense Megastore | 24. Bank of Nova Scotia | 35. EB Games | 46. Sleep Country |
| 3. Alter Ego Sports | 14. Sephora | 25. Mr. Big & Tall | 36. Work Authority | 47. Mastermind Toys |
| 4. Reitmans | 15. Penningtons | 26. Ricki's | 37. Freshii | 48. Qdoba |
| 5. Invictus Golf | 16. Michaels | 27. Dollarama | 38. First Choice Haircutters | 49. Umi Sushi |
| 6. Aqua Essence Swim Academy | 17. Medi-Group | 28. Delta 9 Cannabis Clinic | 39. OPA Souvlaki | 50. Sherwin Williams |
| 7. Available for Sublet (6,047 sq. ft.) | 18. HomeSense | 29. Chatters | 40. Country Nails | 51. Kitchen Craft |
| 8. Canadian Appliance Source | 19. Tip Top | 30. Ignite Cycle | 41. Quizno's Subs | 52. Chilli Chutney |
| 9. Urban Barn | 20. Re Sauna | 31. Tommy Guns | 42. Carter's OshKosh | |
| 10. Hallmark | 21. Homes Alive Pets | 32. Shoe Company | 43. Wyatt Insurance | |
| 11. La Vie en Rose | 22. Homes Alive Pets | 33. Tim Hortons/Wendy's | 44. Domino's Pizza | |



Property Details

AREA AVAILABLE (+/-) Unit 7: 6,047 sq. ft.

HEADLEASE EXPIRY DATE March 31, 2029

NET RENTAL RATE Contact Agent

ADDITIONAL RENT \$11.86 per sq. ft.
inclusive of mgmt. fee

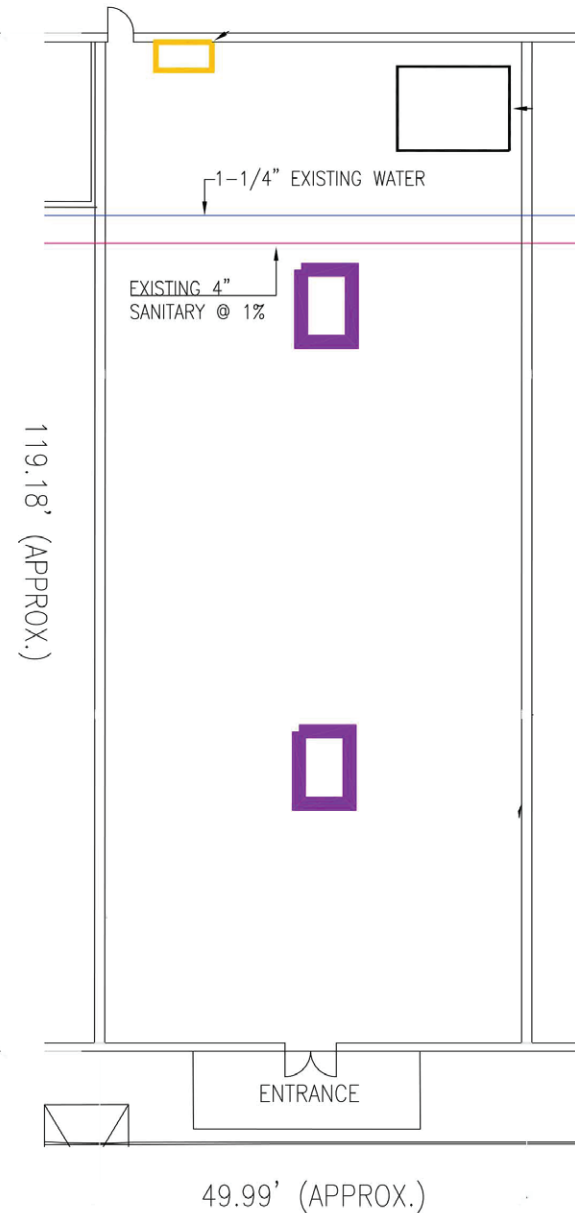
ELECTRICAL 200 Amp, 600 Volt

RTU/HVAC 2 x 7.5 Ton

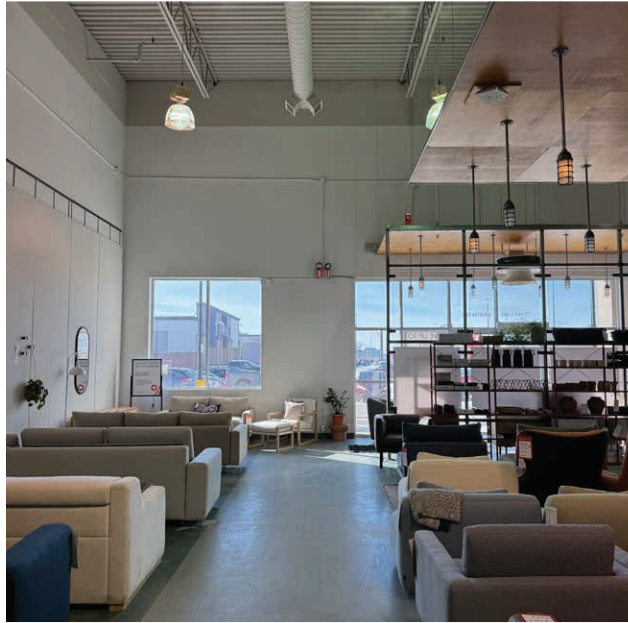
FLOORING Vinyl



FLOOR PLAN



Interior Photos





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Contact

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