

~ Retail/Office Flex Space For Lease ~



Century Business Park

1680 ELLICE AVENUE, WINNIPEG, MB

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Services provided by Luke Paulsen Personal Real Estate Corporation

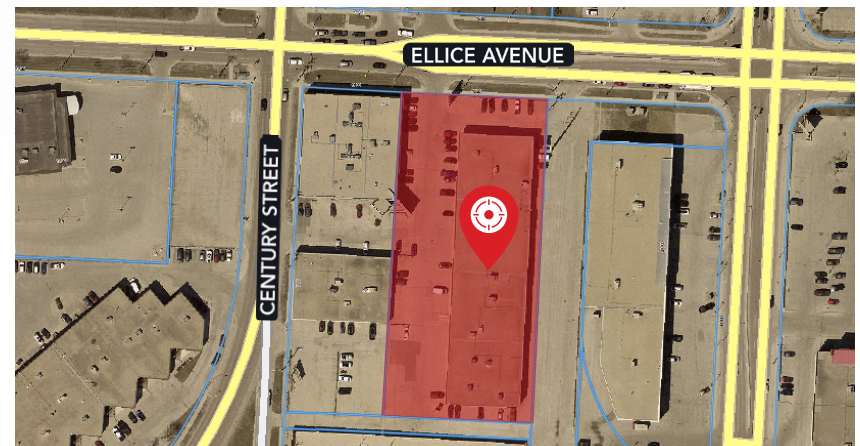
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Property Details

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	August 15, 2025

HIGHLIGHTS

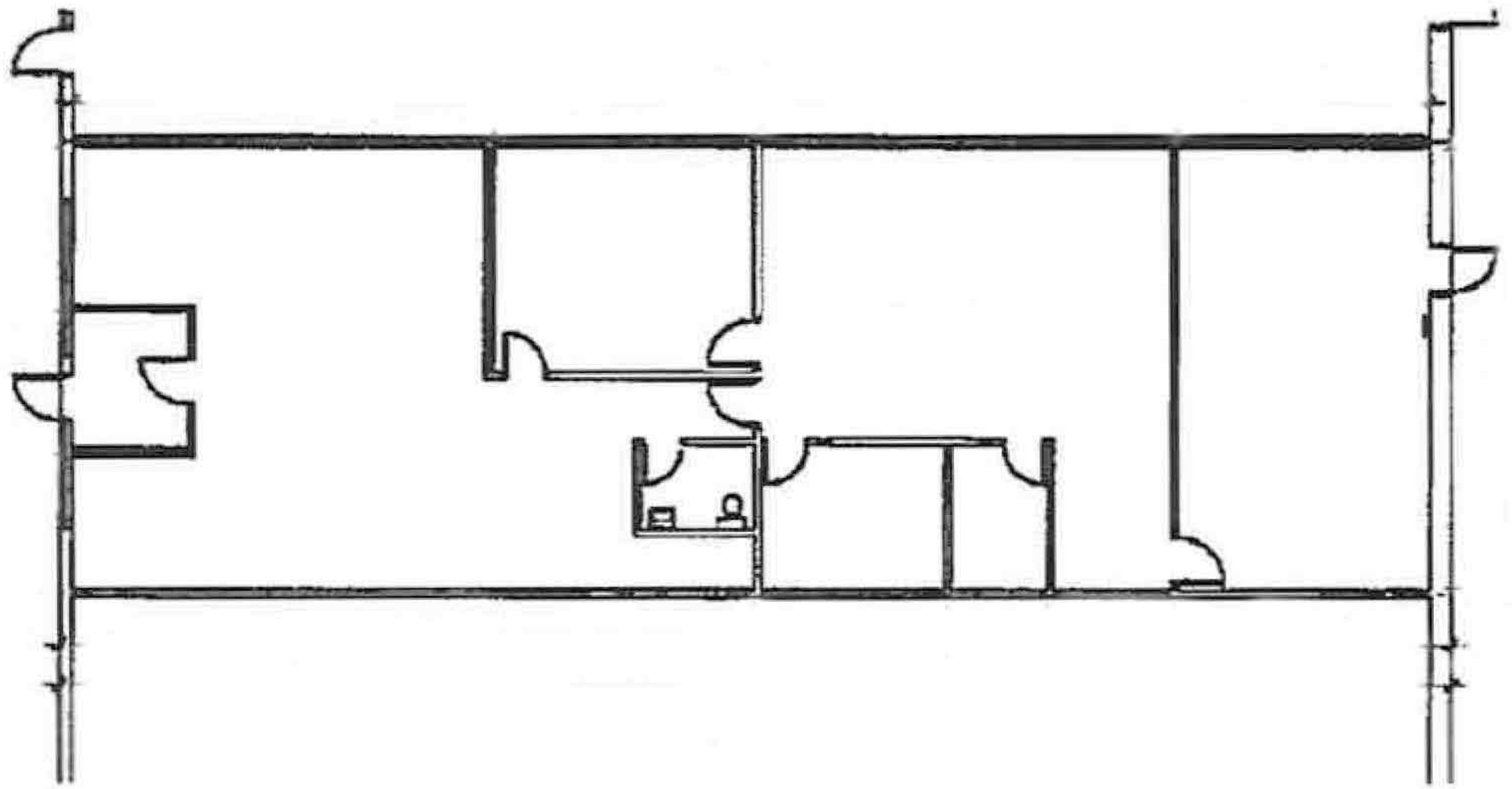
- Strategically located with easy access off of Century Street, St. James Street and Ellice Avenue
- Existing office improvements in place
- Recent exterior building upgrades
- On-site parking for tenants and guests



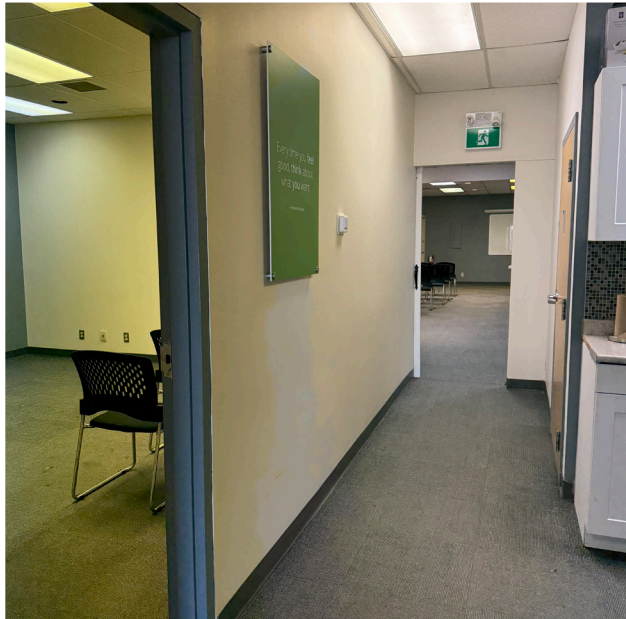
Site Plan



Floor Plan



Interior Photos



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.

Contact

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