

~ 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*

[capitalgrp.ca](http://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

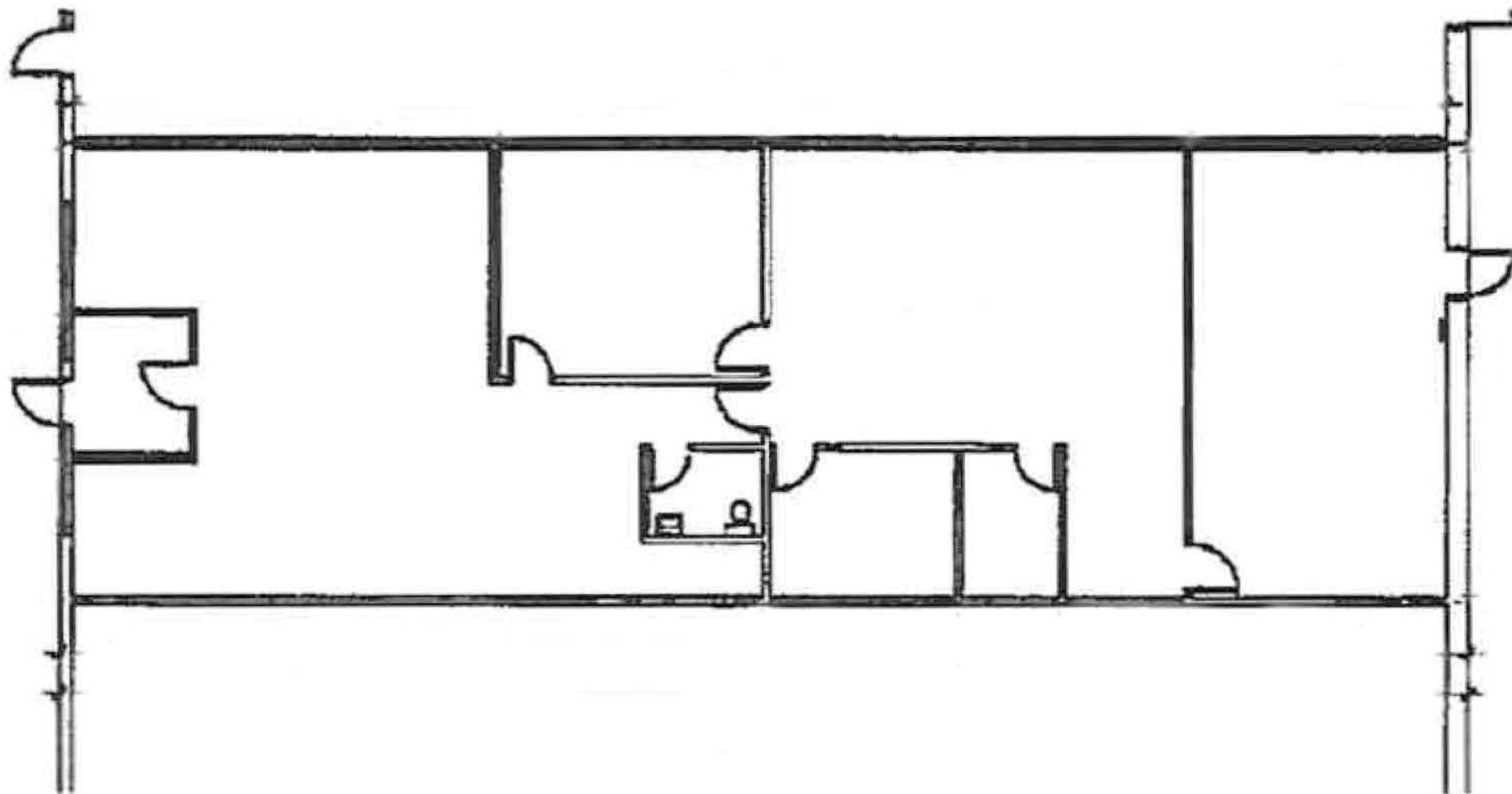
- Strategically located with easy access off of Century Street, St. James Street and Ellice Avenue
- Existing office improvements in place
- Recent exterior building upgrades
- On-site parking for tenants and guests



# Site Plan



# *Floor Plan*



# Interior Photos



# 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.



COMMERCIAL REAL ESTATE  
SERVICES INC.

## Contact

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