



Colliers

400 Tache Avenue, Winnipeg | MB

Office/Retail building with upcoming renovations across from **St. Boniface Hospital**

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Property Overview

Located in the heart of St. Boniface and across from one of Manitoba's largest Hospitals, 400 Tache Avenue offers a mix of retail, medical, and office space.

A portion of the building's exterior will receive a fresh new look. In addition, the main floor lobby, all common hallways and washroom upgrades are underway. Parking is available on-site and on surrounding streets and offers easy access to major bus routes and bus stops.

Current building amenities and existing Tenants include Tache Pharmacy & Medical Supplies, Doug Christie Physiotherapy, UC Baby 3D Ultrasound, Breast Health Centre, and Tache Obstetrics & Gynecology.

A major benefit for any tenant at this location, is the quick walk across the street to the main entrance of St. Boniface Hospital, where it maintains a campus comprised of more than 180 departments and services, over 3,880 working health care professionals and support personnel, located in seven separate buildings and situated on 20 acres of land.



**Renderings above display proposed improvements*

Property Details

Availability	Lower Level - 1,811 SF	Occupancy	Immediate
	Unit 304 - 857 SF		
	Unit 402 - 1,010 SF		
	Unit 404 - 758 SF		
	Unit 611 - 704 SF		
Property Management	Unit 701 - 1,891 SF	Parking	86 stalls with parking attendant on site
Security	Towers Realty Group Ltd.	Amenities	On-site maintenance (M-F 8:30 am to 4:30 pm)
Net Rent	Front desk Monday to Saturday with extended hours	Renovations Underway	• Main floor exterior renovation • Main floor lobby • Main floor glazing • Main floor signage (interior and exterior) • Main floor front and back entrance • All floors common area upgrades • lighting • wayfinding • painting • full common area washroom upgrades
Additional Rent	\$15.00 PSF		
	\$16.83 PSF (2025 est.)		
	incl. in-suite janitorial and security coverage.		



Property Location



1 St. Boniface Hospital

2 Shoppers Drug Mart

3 McDonald's

4 Fort Garry Hotel

5 Canada Life Centre

6 RBC Convention Centre

7 The Forks Market

8 Santa Lucia

9 Laverendrye Park

10 Inn at The Forks

11 South Point Park

12 Nola Restaurant



Subject property

Neighborhood Populations

Norwood East	4,614
Norwood Flats	3,164
Central Saint Boniface	8,027
North Saint Boniface	2,391
Osborne Village	7,910
Downtown	17,310
South Point Douglas	442
Glenwood	4,069



Downtown Demographics



Current population

17,310



Median Age

36.9



Average Household Income

\$71,232.39



Population Density

5,601



Total Households

55,667

Property Management



Towers Realty Group Ltd. manages over 2,000,000 square feet of commercial property across Winnipeg, Brandon, and Regina, including high traffic retail, medical, restaurant, and office space. With an extensive portfolio of recognizable properties, a successful track record, 24/7 emergency response and an experienced and responsive property management team, Towers Realty Group Ltd. is committed to the success of property owners and commercial tenants.

Towers Benefit Programs:

As part of their commitment to service excellence, Towers Realty Group Ltd. has developed their own discount card program. Everyone who lives or works in a Towers Realty Group Ltd. managed property may receive a Towers Benefits card, exclusive to Towers Realty Group Ltd.

This card entitles the bearer to a number of discounts from our friends and retail partners. Please visit our retail partners at www.towersrealty.ca/discounts to receive discounts in Brandon, Selkirk, Winnipeg and Regina by showing your Towers Benefits Card.

Notable Tenant Roster:

LL1	Doug Christie Physiotherapy
Main	Tache Pharmacy & Medical Supplies
	Breast Health Centre
3rd	Tache Obstetrics and Gynecology
4th	UC Baby 3D Ultrasound



Property Photos



Unit 304 interior office



Unit 404 reception



Unit 404 lab space



Unit 701



Unit 701

Architectural floor plan of the X-RAY LAB. The plan includes a compass rose indicating North (N) and East (E). The layout features a central area labeled "X-RAY LAB" with various rooms and corridors. Dimensions are provided in feet and inches, including overall dimensions (e.g., 45'-6 1/2" by 37'-1") and room-specific measurements (e.g., 15'-6", 10'-2 1/2"). The plan also shows a staircase, a toilet, and a sink.

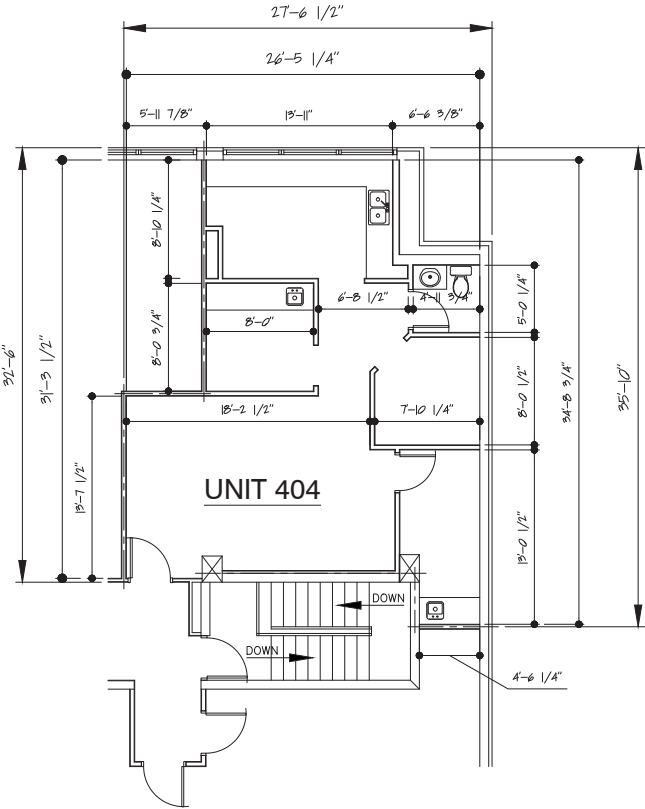
UNIT 304

Architectural floor plan of Unit 304 with the following dimensions and features:

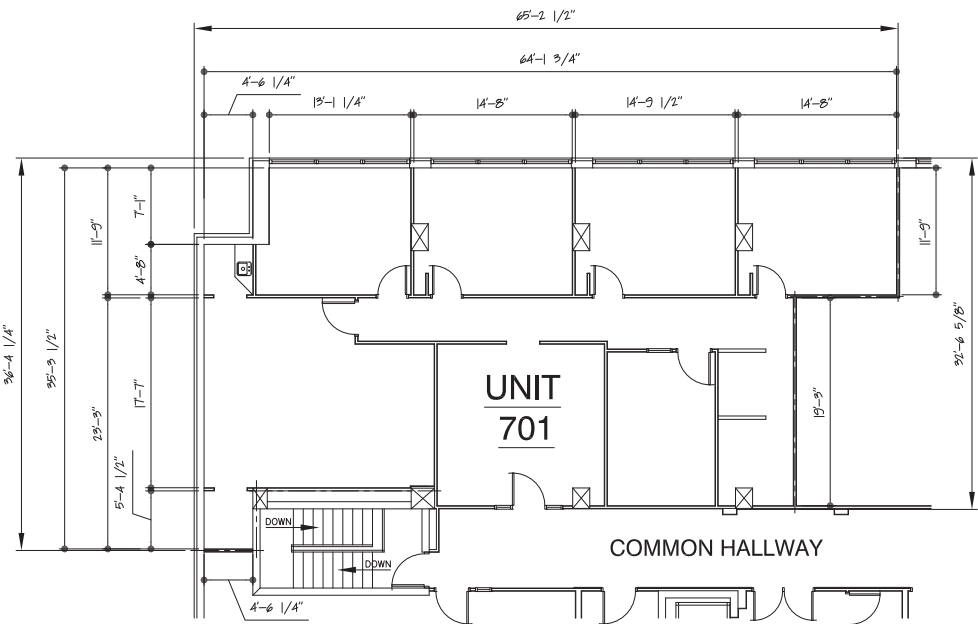
- Overall Dimensions:**
 - Top: 34'-9 1/2"
 - Bottom: 35'-3 1/2"
 - Left: 15'-10 3/4"
 - Right: 30'-1"
- Internal Dimensions:**
 - Top Left: 17'-6"
 - Top Middle: 7'-11 1/2"
 - Top Right: 9'-4"
 - Middle Left: 11'-5"
 - Middle Middle: 9'-2 3/4"
 - Middle Right: 8'-11 1/2"
 - Bottom Left: 6'-3"
 - Bottom Middle: 14'-6 3/4"
 - Bottom Right: 15'-3 1/2"
 - Right Side (Vertical): 10'-11 7/8"
 - Right Side (Vertical): 11'-5 1/2"
- Room Features:**
 - Living Area: Includes a fireplace on the left wall and a large window on the right wall.
 - Kitchen: Includes a sink, stove, and refrigerator.
 - Bathroom: Includes a toilet and a bathtub/shower area.
 - Bedroom: Includes a bed and a window.
 - Entry: Includes a closet and a door leading to the unit.

Floor Plans

Fourth Floor



Seventh Floor





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