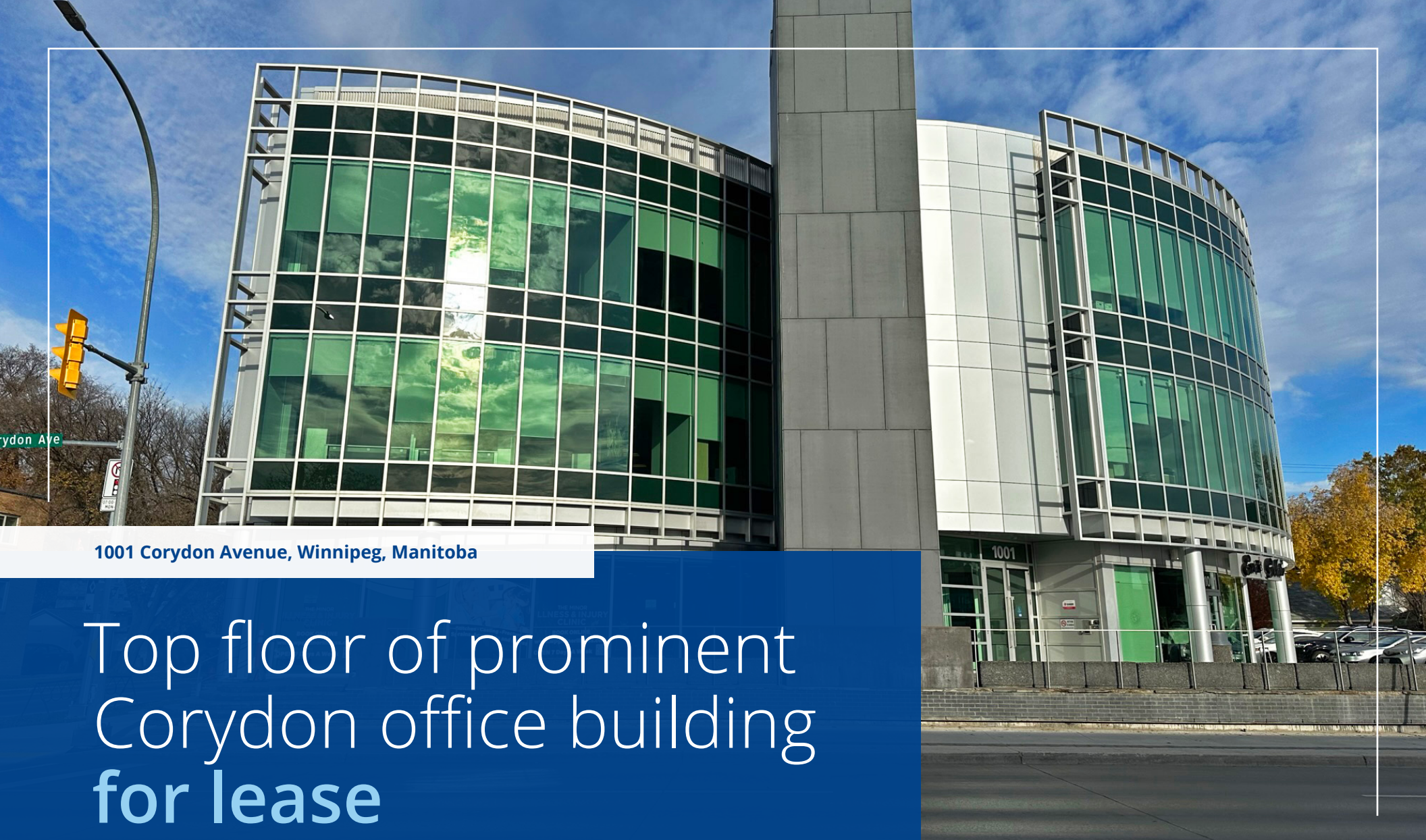




1001 Corydon Avenue, Winnipeg, Manitoba

Top floor of prominent Corydon office building for lease

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Building Overview



Salient Facts

Civic Address Suite 300 - 1001 Corydon Avenue

Size 8,429 SF

Available September 2024

Parking 12 Underground stalls
6 Surface stalls

Parking Cost Underground: \$150.00
Surface: \$90.00

Zoning C2

Year Built 2006

Lease Rate \$24.95 PSF

Additional Rent \$18.21 PSF

Features

High quality leasehold improvements

Secured elevator access

Fibre optic enabled

Access to major routes

Main floor cafe

Numerous nearby amenities

Potential building/monument signage



Current
population (2KM)

51,217



Projected
population (2KM)

57,472



Average household
income (1KM)

\$116,763



Median
Age

37.5



Location Overview

Patio dining and boutiques make up the heart of Corydon Village. There is a vast array of dining from classic Italian, sushi, burgers and bakeries in both directions. Nail bars and hair salons are plentiful as well as unique jewelry and chic fashion shops. Just a quick drive to downtown, and adjacent to Osborne Village, Corydon Avenue is one of Winnipeg's most coveted areas for working and living.

Below are a few of many nearby amenities:

- Restaurants including Falafel place, Eva's Gelato, Marble Slab, Wako Sushi, Tommy's Pizzeria, Passero, French Way Cafe, Cafe Carlo, Cafe 22, Kristina's On Corydon, Bar Italia, Saffron's, The Roost, Colloseo, Confusion Corner Drinks & Food
- Convenience, grocery and financial services options including Rexall, 7 Eleven, Shell, TD Bank, Westland Insurance, Forzley Partners Chartered Professional Accountants
- Clothing boutiques and salons including Poppie Clothing, Valencia Boutique, October Boutique, Maxx & Gracee, The Warbrobe Exchange, Vittorio Rossi, Angles Hair Design, 261 Hair Company, Grace Hill Salon, Vanity Studio, and luxury consignment shops
- Health and wellness spaces including Lake & Lotus, CrossFit Corydon, 30 Minute Hit, Pilates Manitoba, Pilates on Corydon



Need ideas of what to do in the area? Click here for a sample of what makes Corydon Avenue an amenity rich location, courtesy of Tourism Winnipeg.

The Property

With an entirely glass facade and unique architecture, 1001 Corydon Avenue is one of the neighborhoods most recognizable office buildings.

A trendy main floor gelato and coffee bar is a popular in-house and neighbourhood amenity, adding a comfortable atmosphere and an additional meeting space.



**Transit
Score**

56



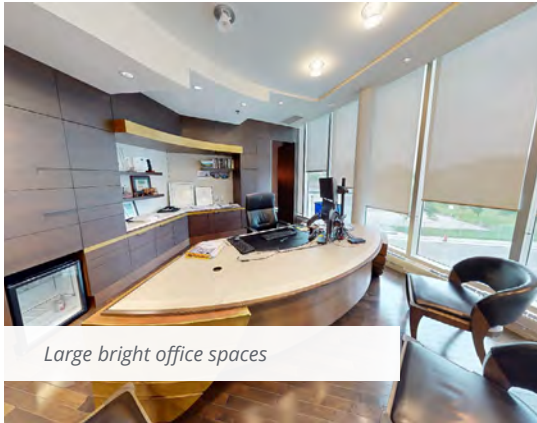
**Walk
Score**

89



**Bike
Score**

90



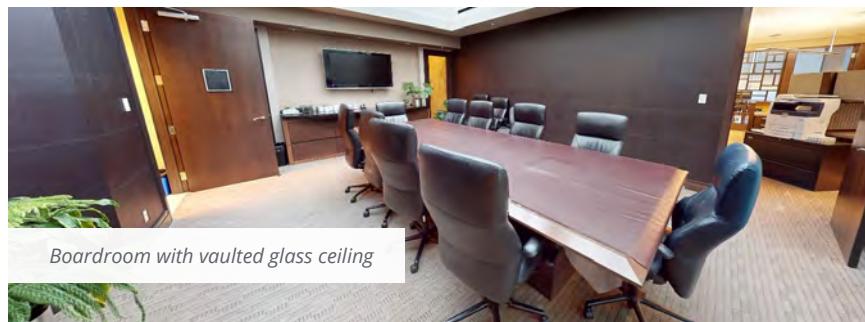
Large bright office spaces



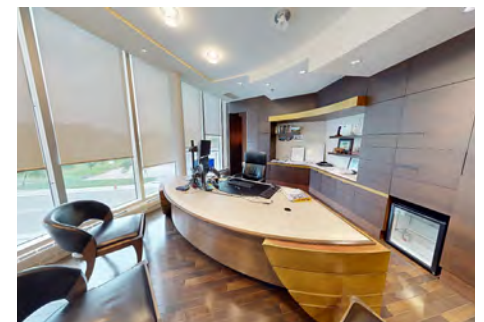
Centre skylight provides significant natural light



Bright reception area directly off elevator



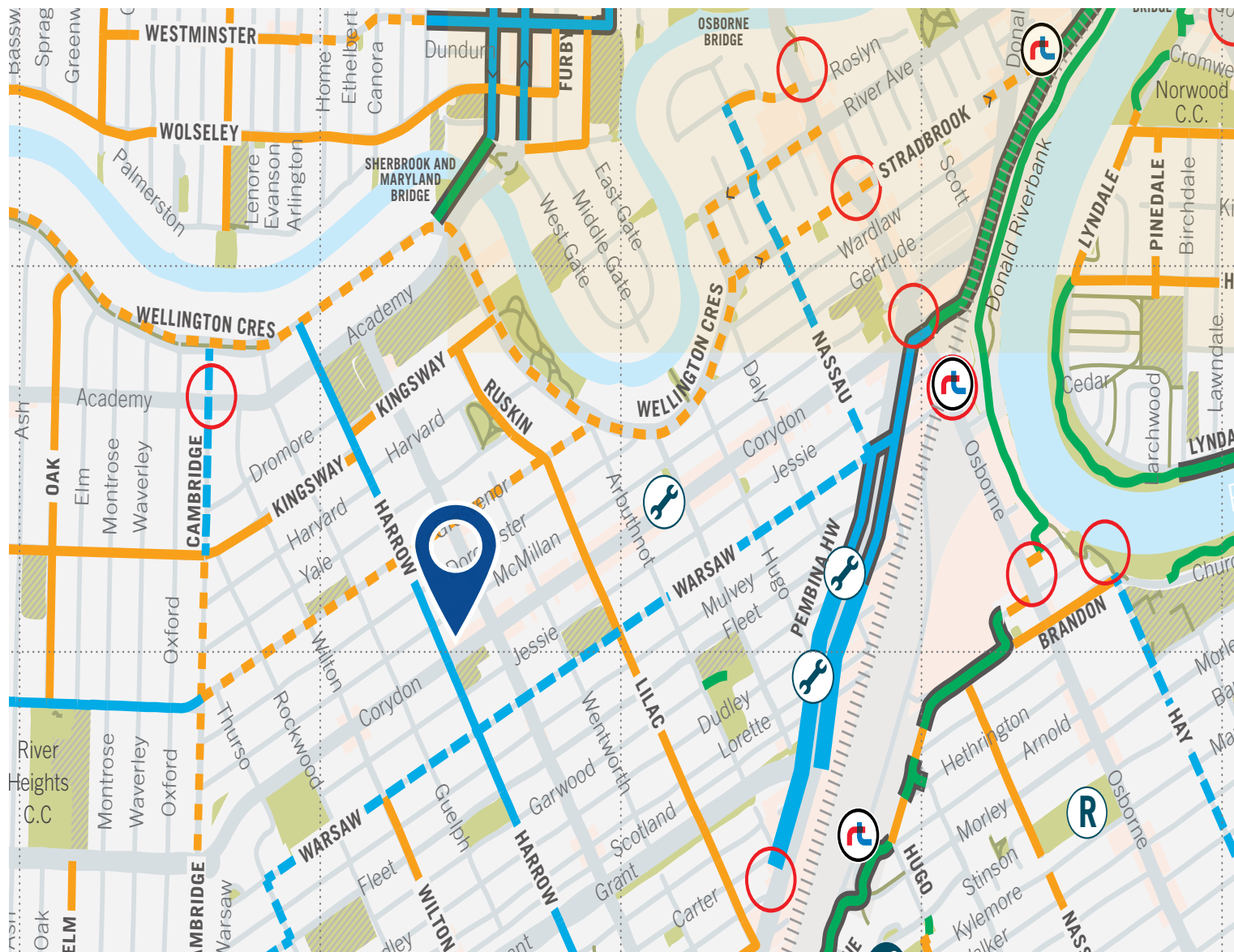
Boardroom with vaulted glass ceiling



Active Transportation Corridor



1001 Corydon Avenue



Legend

Bikeway network

OFF-STREET PATHS

- Multiuse path
- Multiuse path (unpaved)
- Spur route

ON-STREET BIKEWAYS

- Protected bike lane
- Buffered bike lane
- Painted bike lane
- Neighbourhood greenway

INFORMAL ON-STREET ROUTES

- Low-stress route
- Medium-stress route
- Area of caution

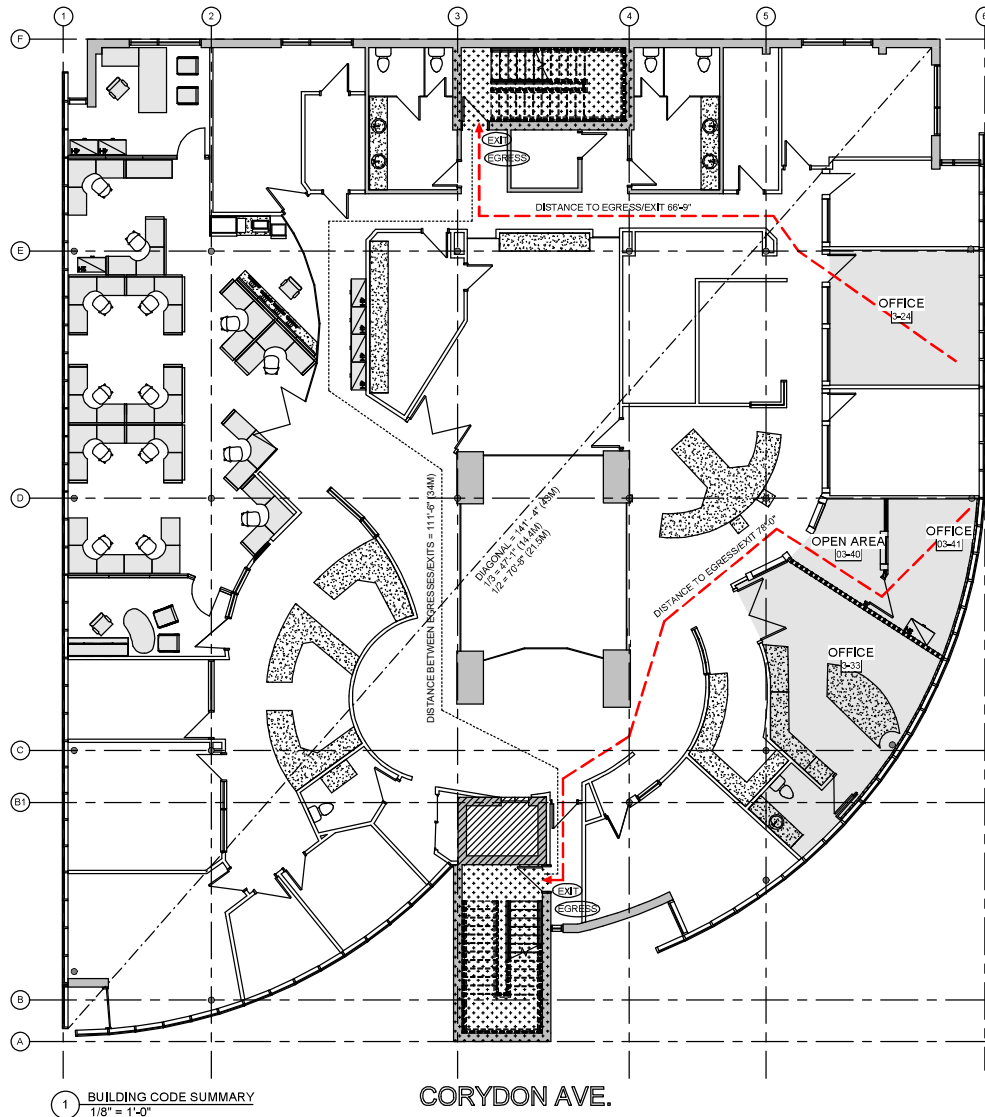
Points of interest

- Railway line
- Bus Rapid Transit Station
- Community bike shop
- Private bike shop
- Bike repair station
- Hospital
- School, college, university
- Park
- Commercial
- Industrial

Third Floor Plan

8,429 SF Available

- 10 Private offices
- 3 Breakout rooms
- 14-16 person boardroom
- Impressive reception and entryway
- Executive office with private restroom
- Significant natural light throughout premises



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