

FOR LEASE

1400 Taylor Avenue

WINNIPEG, MB



~ Architecturally Designed Office Space in Southwest Winnipeg ~



Location

Desirable and densely populated River Heights neighbourhood

Visibility

Great exposure on Taylor Avenue, a high-traffic, high-visibility traffic artery

Parking

On-site exclusive parking for up to 60 vehicles

Access

Excellent site access directly off Taylor Avenue just west of Waverley Street

Space

High-quality office space with existing improvements in-place

TREVOR CLAY, Broker, Principal
(204) 985-1365

trevor.clay@capitalgrp.ca

Services provided by Trevor Clay Personal Real Estate Corporation

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing
(204) 985-1356

presley.bordian@capitalgrp.ca

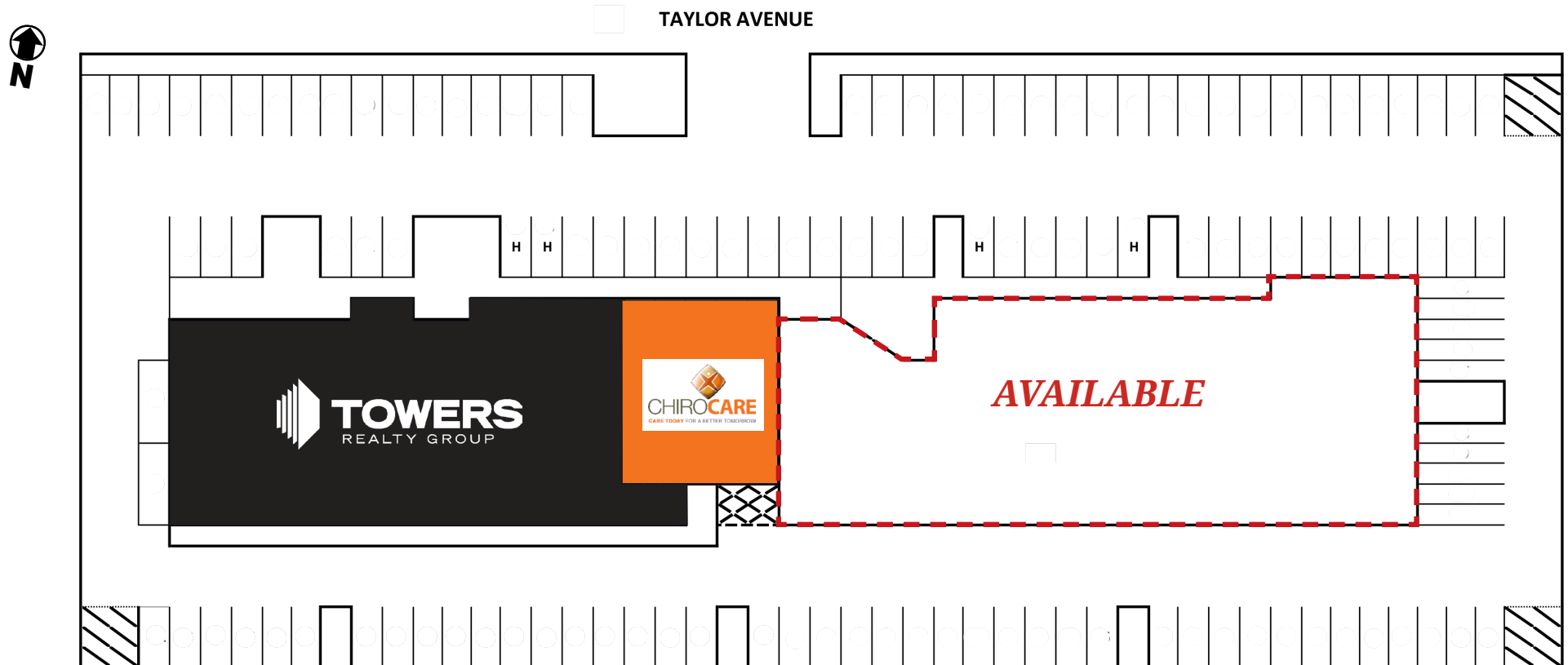
capitalgrp.ca

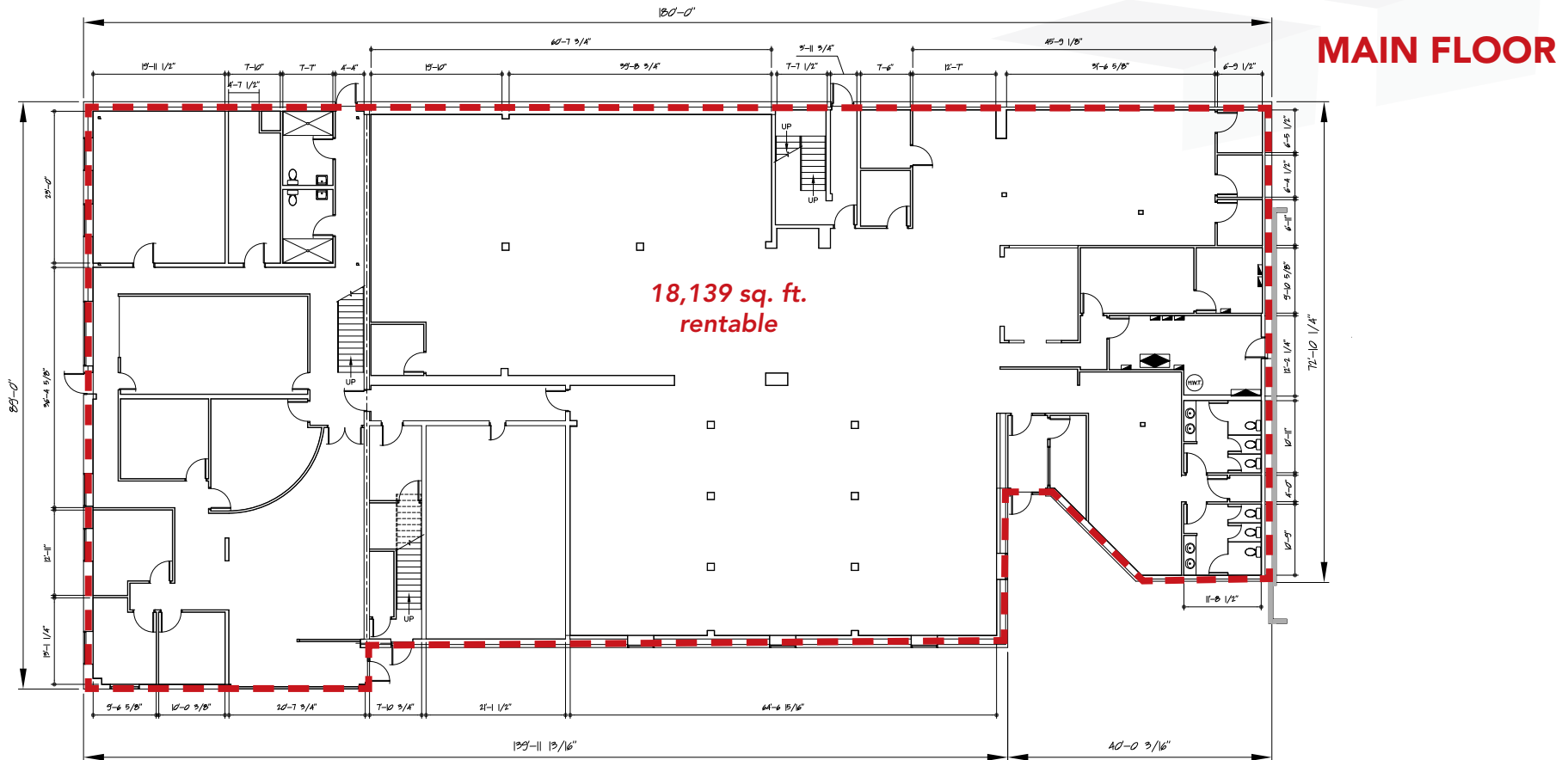
Property Details

AREA AVAILABLE (+/-)	5,329 - 18,139 sq. ft. <i>(square footage subject to final measurement)</i>
NET RENTAL RATE	\$17.95 per sq. ft.
ADDITIONAL RENT	\$9.65 per sq. ft. <i>(plus 5% mgmt fee of gross rent)</i>
AVAILABILITY	Immediately
PARKING	60 parking stalls available
# OF FLOORS	2

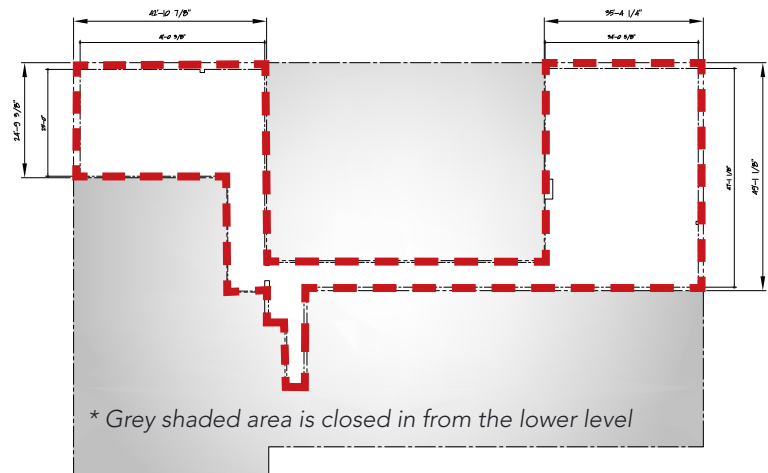
SITE AREA	1.8 acres (+/-)
FRONTAGE	395' along Taylor Avenue
STRUCTURE	Masonry
HVAC	5x4 Tons, 3x7.5 Tons, 1x3 Tons, and 2x6 Tons
ELECTRICAL SERVICE	400 Amp, 347/600 Volt, 3-Phase, 4 Wire
SIGNAGE	Pylon and building signage opportunities
PROPERTY MGMT.	Professionally managed by Towers Realty

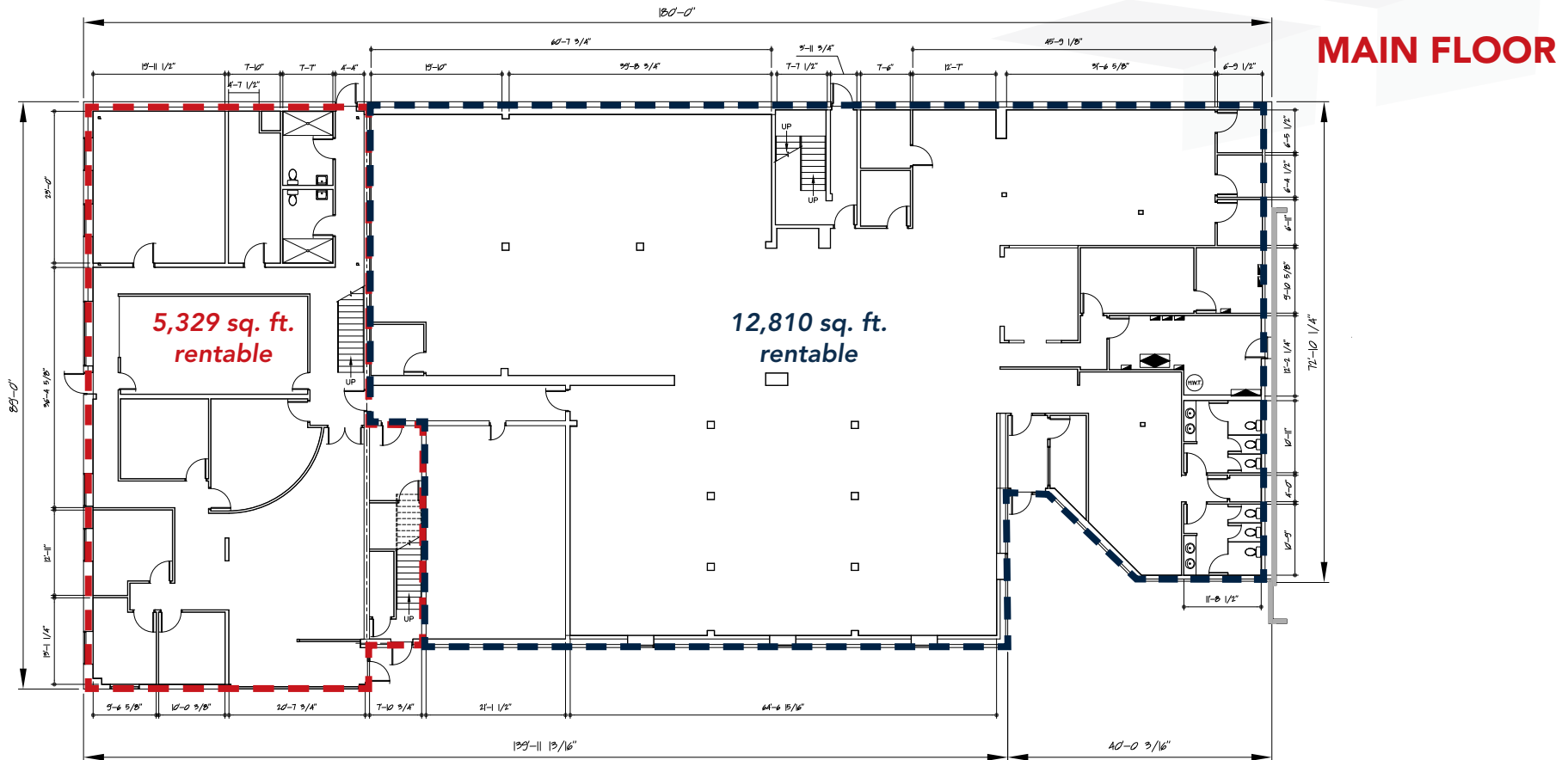
SITE PLAN



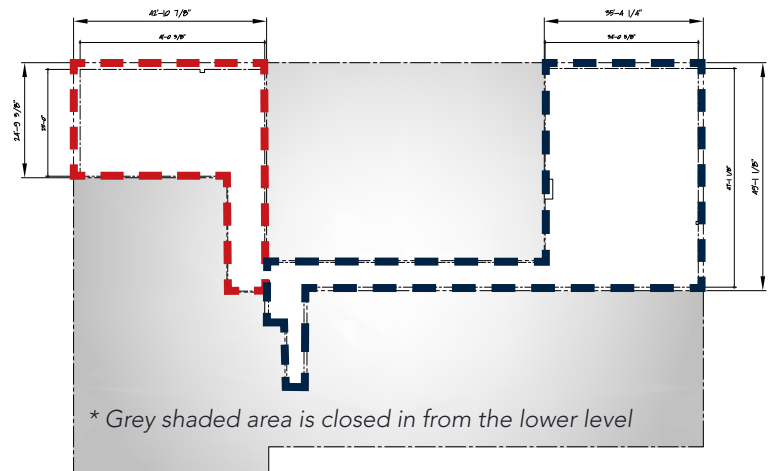


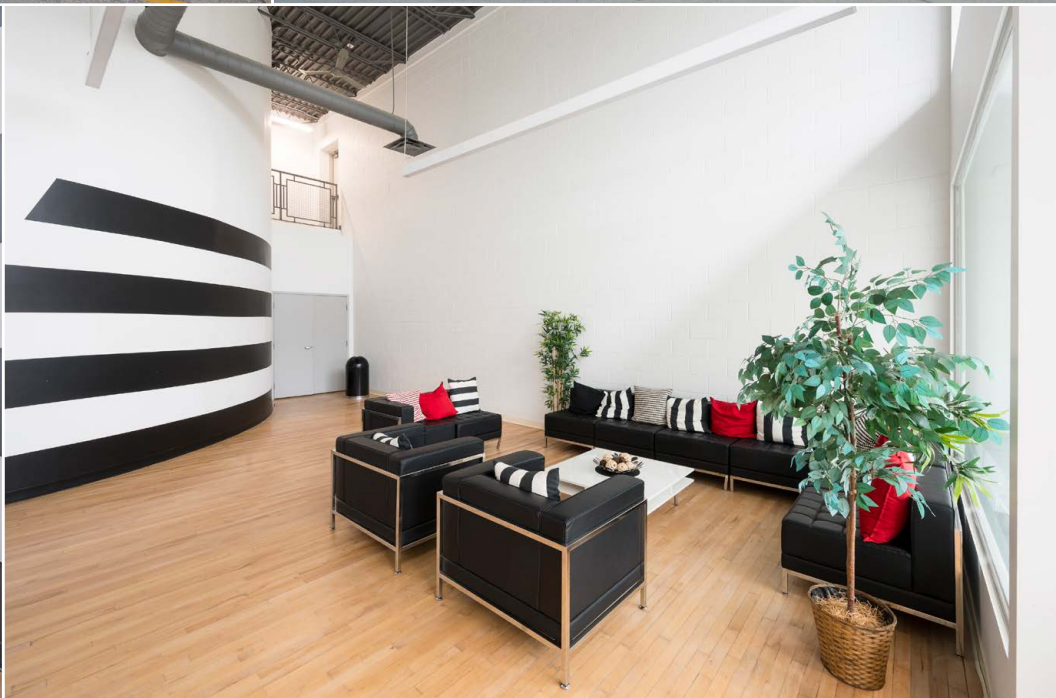
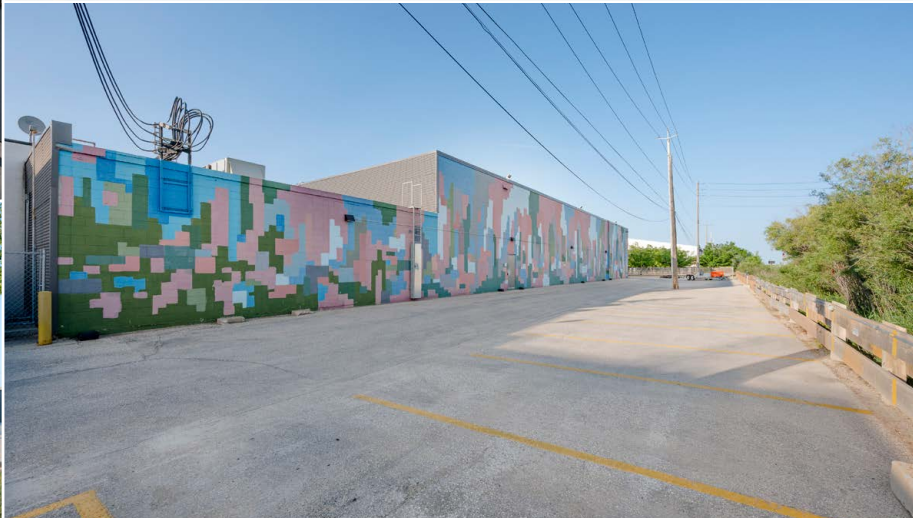
2ND FLOOR MEZZANINE

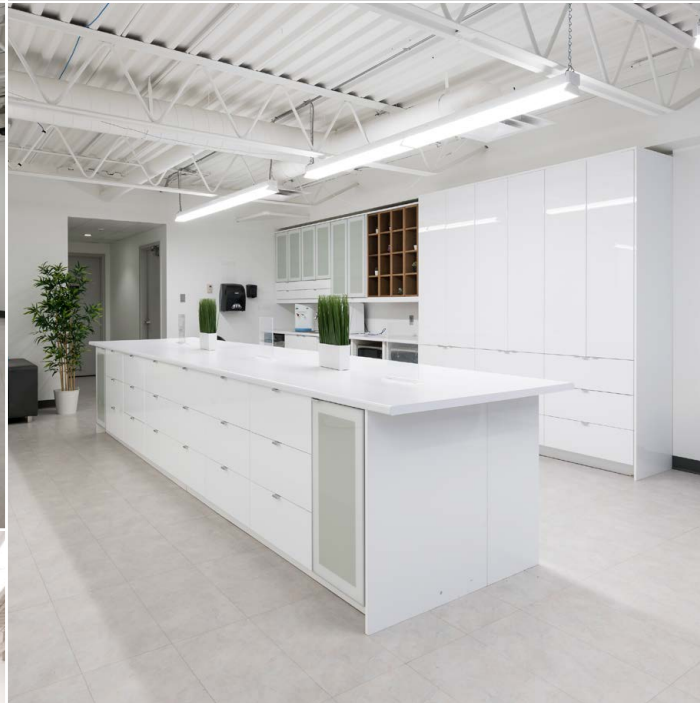




2ND FLOOR MEZZANINE







Location

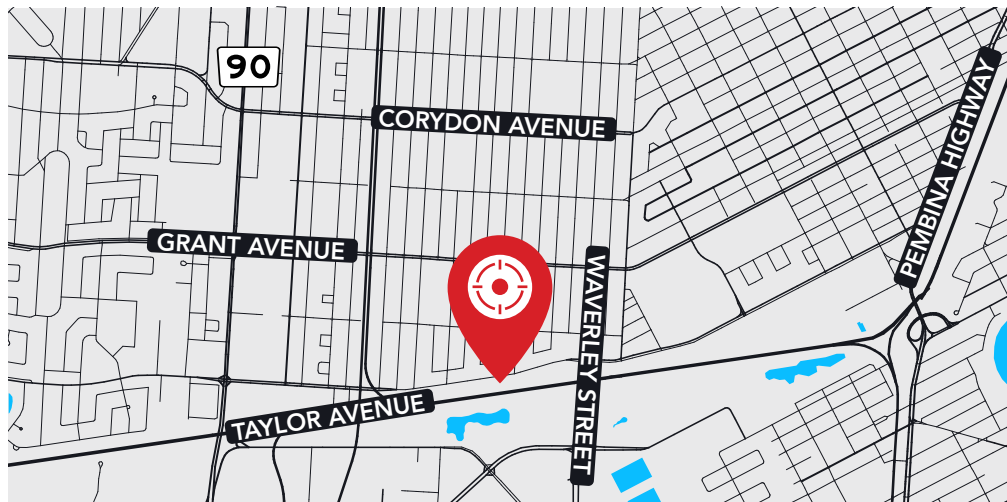
PREMIUM RIVER HEIGHTS AREA

1400 Taylor Avenue is strategically located in South River Heights area in one of the most desirable locations in Winnipeg. River Heights is in southwest Winnipeg and only minutes to the downtown core. The area is bordered by Route 90 to the west, the Assiniboine River to the North, Pembina Highway to the east and Taylor Avenue to the south. The densely populated River Heights area is among Winnipeg's hottest real estate markets. This posh neighborhood is rich in character homes and majestic elm-lined streets. The residential communities in River Heights include high-quality single-family homes and multi-tenant apartments. The Property and the community are well serviced by Winnipeg Transit routes and service-oriented retail amenities along Taylor and Grant Avenues. The Property benefits from nearly 400 feet of frontage along Taylor Avenue a major vehicular traffic artery. The Property is only 10 minutes from Downtown Winnipeg and the retail amenities along Kenaston Boulevard at Seasons of Tuxedo.

DRIVE TIMES

Grant Park Shopping Centre	4 min.	Portage & Main	15 min.
Pan Am Clinic	2 min.	University of Winnipeg	13 min.
Seasons of Tuxedo	10 min.	University of Manitoba	14 min.

LOCATION MAP



GRANT PARK SHOPPING CENTRE



PAN AM POOL



REH-FIT CENTRE



OUTLET COLLECTION AT SEASONS

Area Amenities



GRANT PARK SHOPPING CENTRE



GRANT PARK FESTIVAL



GRANT PARK PAVILLIONS





Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

TREVOR CLAY, Broker, Principal

(204) 985-1365

trevor.clay@capitalgrp.ca

Services provided by Trevor Clay Personal Real Estate Corporation

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing

(204) 985-1356

presley.bordian@capitalgrp.ca

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.