

# FOR LEASE

Prime Commercial Space Available in the heart of St. James

1750 Ellice Avenue, Winnipeg, Manitoba

**JOIN DUFRESNE AT HIGH TRAFFIC CORNER!**



**DOMINANT  
SIGNAGE**



**ONSITE  
PARKING**



**ACCESS TO  
TRANSIT**

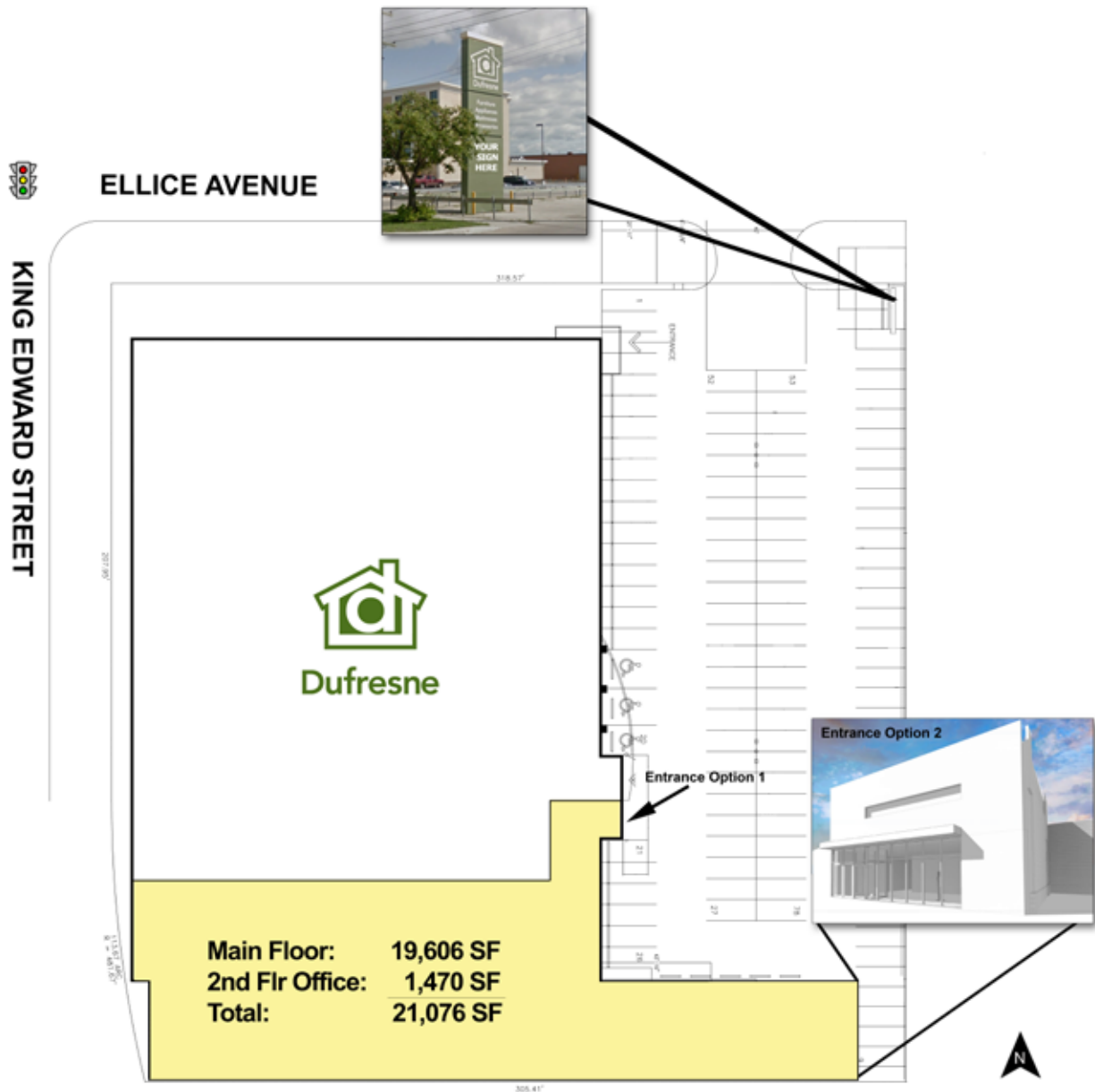
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**Shindico**

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## SITE PLAN



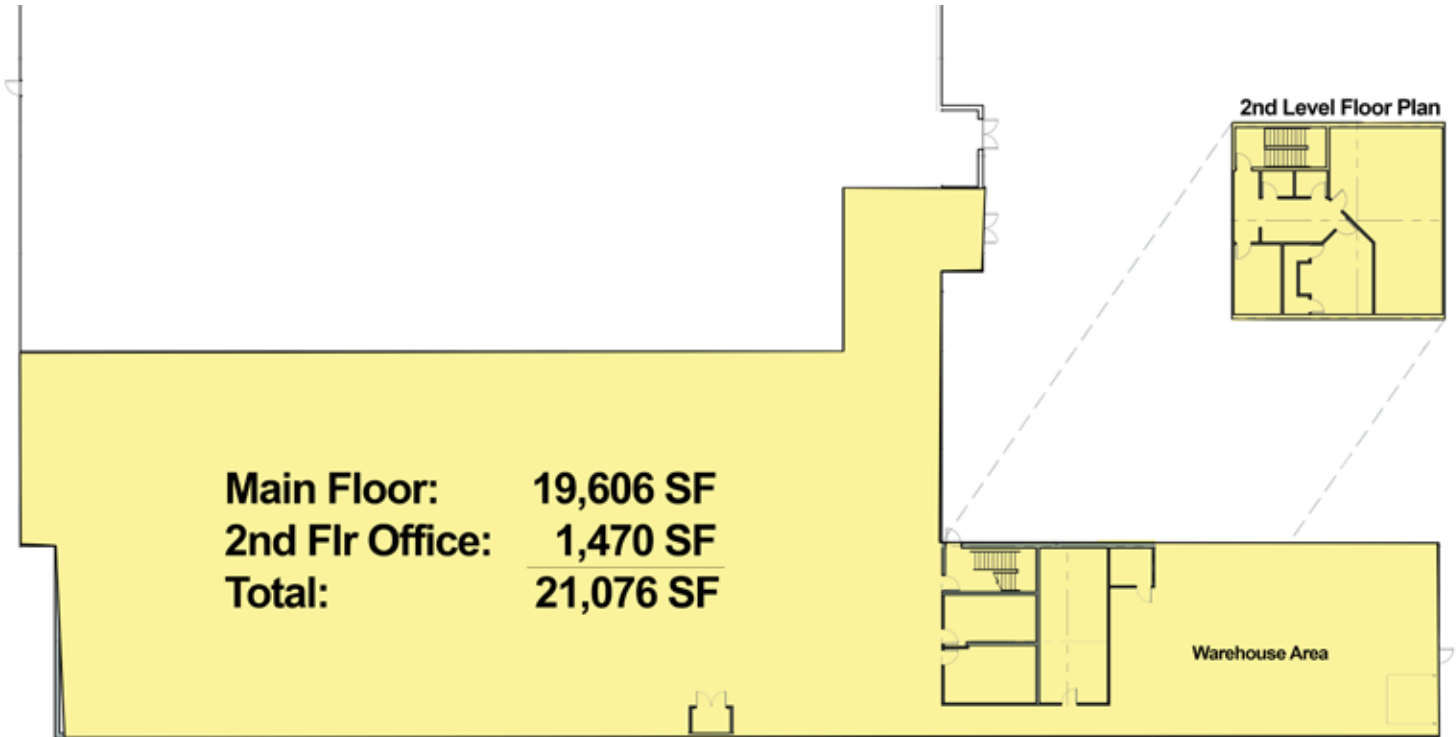
## SURROUNDED BY AMENITIES

- Located in the heart of St. James area, surrounded by many great amenities including the Winnipeg James Armstrong Richardson International Airport, CF Polo Park and many more.
- Centered in Winnipeg's most dominant retail shopping node, Polo Park. The area is dominated by large national retailers and serves shoppers from all over Manitoba.
- Excellent exposure at the signalized intersection of Ellice Avenue & King Edward Street.

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## FLOOR PLAN



## PROPERTY SUMMARY

Space Available: Main Level - 19,606 SF (+/-)  
2nd Level - 1,470 SF (+/-)  
**\*Total Area - 21,076 (+/-)**  
**\*Flexible Size / Demising**

Available	Within 6 Months Notice
Net Lease Rate	\$10.95/SF
Property Taxes (est.)	\$3.50/SF
CAM (est.)	\$2.50/SF

## TRAFFIC

- 12 minute drive to Downtown Winnipeg.
- 5 minute drive to Winnipeg James Armstrong Richardson International Airport.
- 23,700 vehicles per day at Ellice Avenue and King Edward Street.  
City of Winnipeg Public Works Department 2018

## FEATURES

- **Join the revitalization of 1750 Ellice Avenue.**
- Ideally suited for professional office, retail, wholesale or service businesses.
- Pylon sign opportunity on Ellice Avenue.
- Building signage opportunity along King Edward Street (west exposure) & Ellice Avenue (north exposure).
- Fully developed washrooms on main floor.
- 2nd level washrooms, offices & lunchroom.
- Newly enhanced front entrance for Tenant.
- Ample on-site parking.
- Excellent access to public transit.



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**1750 Ellice Avenue**

## DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	185,702	543,562
Daytime Population	294,125	612,320
Households	78,021	215,784
Median Age	37.1	37.9
Avg. Household Income	\$88,859	\$93,803

Source: Environics Analytics ©2020

FOR MORE INFORMATION, PLEASE CONTACT:

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# Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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