

**FOR LEASE**



COMMERCIAL REAL ESTATE  
SERVICES INC.

# 930 Jefferson Avenue

WINNIPEG, MB

*~ Main Floor Office Space with Existing Improvements in Place ~*



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Services provided by Rennie Zegalski Personal Real Estate Corporation

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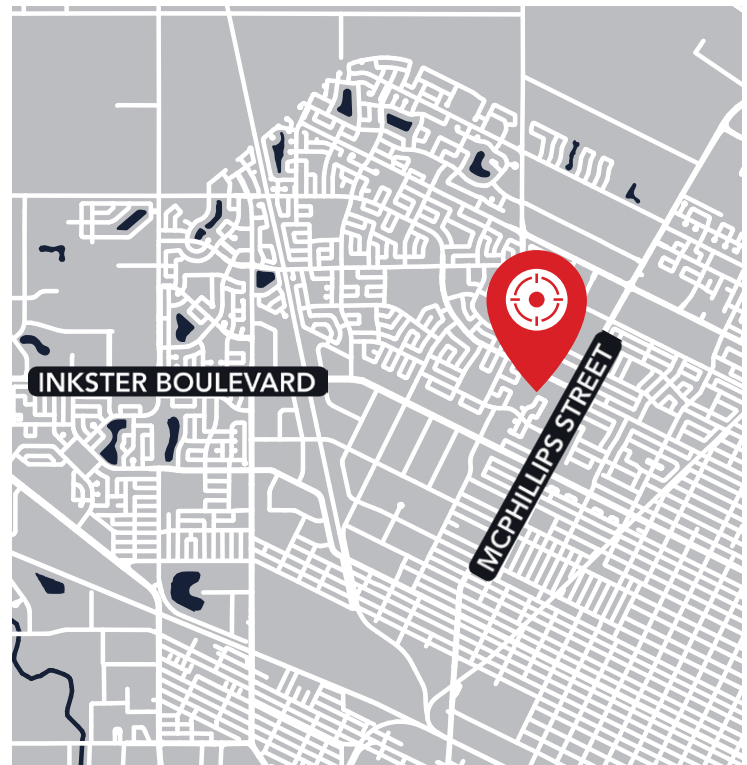
# Property Details



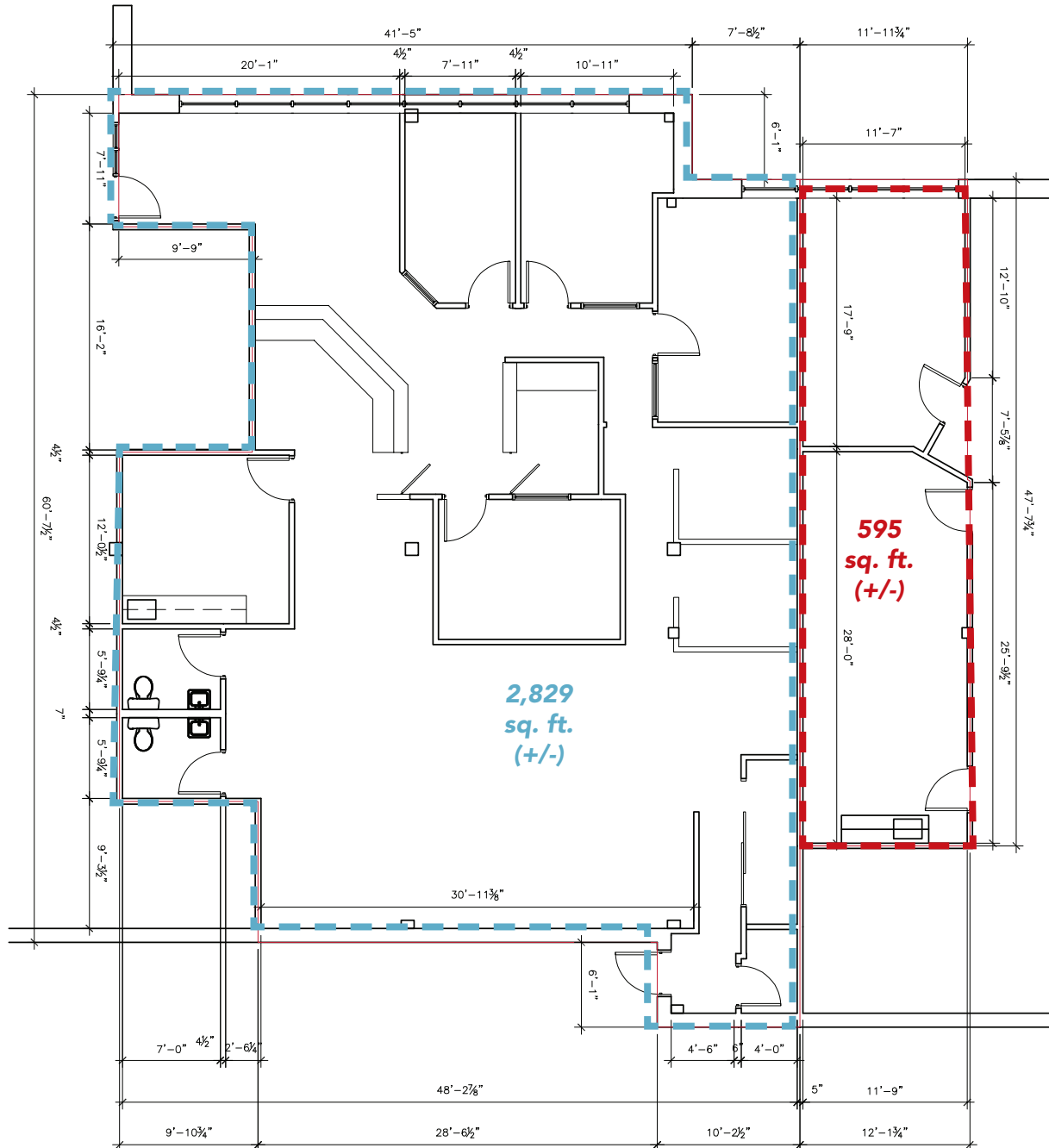
<b>BUILDING AREA (+/-)</b>	39,535 sq. ft.
<b>AREA AVAILABLE (+/-)</b>	2,829-3,423 rentable sq. ft.
<b>NET RENT</b>	\$14.00 per sq. ft.
<b>ADDITIONAL RENT</b>	\$12.25 per sq. ft. inclusive of management fee (est. 2024)
<b>ZONING</b>	C3 - Commercial
<b>PARKING</b>	500 on-site parking stalls
<b>PYLON SIGNAGE</b>	One panel available at Landlords standard monthly charge (subject to availability)

## HIGHLIGHTS

- » Located on the south side of Jefferson Avenue, only one block from the McPhillips retail node
- » Main floor office space in professional multi-tenant building
- » Ample on-site parking available for staff and patrons
- » Numerous amenities available within walking distance



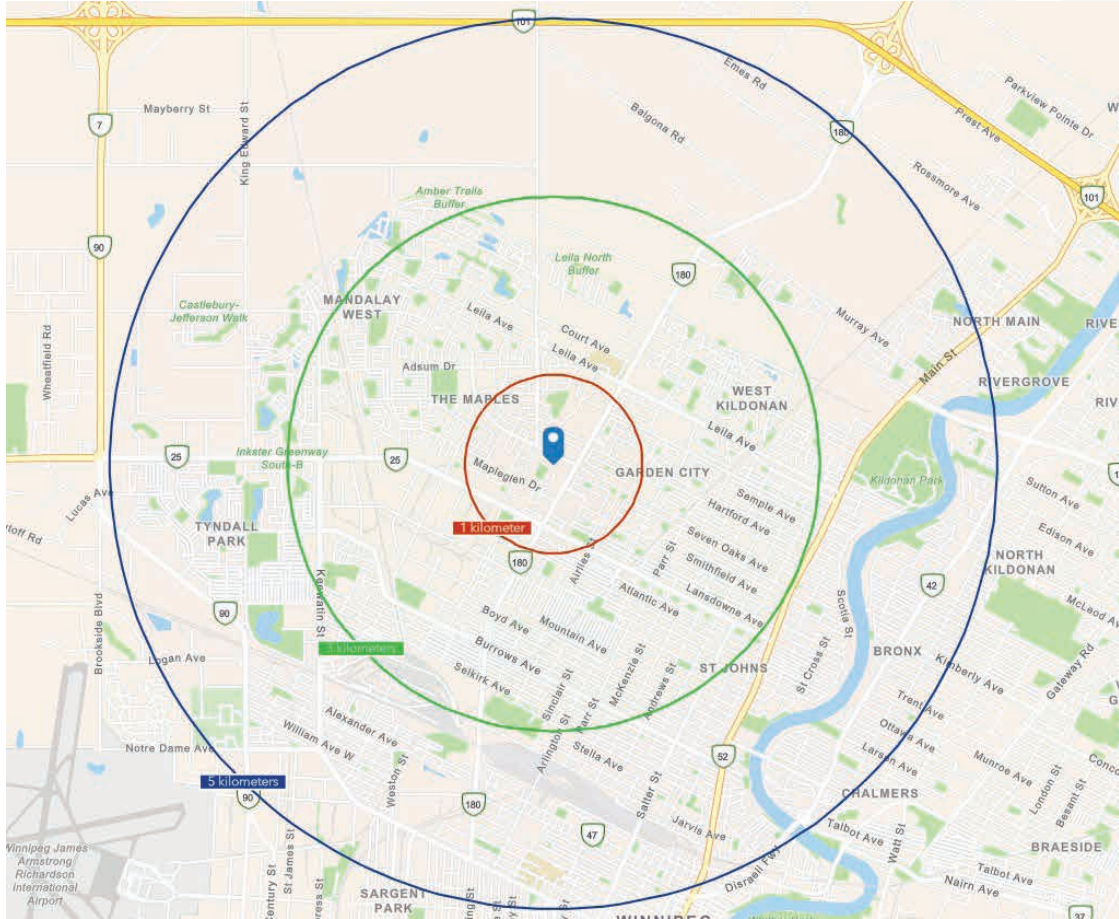
# Floor Plan



# Photos



# Demographic Analysis



## POPULATION



	2022	2027
1 KM	10,818	10,734
3 KM	94,281	98,567
5 KM	182,324	193,999

## HOUSEHOLD INCOME



	2022	2027
1 KM	\$89,107	\$103,779
3 KM	\$90,937	\$106,554
5 KM	\$86,919	\$102,197

## MEDIAN AGE



	Median Age
1 KM	38
3 KM	37.1
5 KM	36.7

## HOUSEHOLDS



	2022	2027
1 KM	3,718	3,707
3 KM	31,305	32,744
5 KM	62,269	65,881

## Contact

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