



FALL 2026

 The District
AT BRIDGWATER

Phase II

345 Centre Street, Winnipeg, MB

 PRIVATE
PENSION
PARTNERS™

REALTY SERVICES

NEW SUBURBAN OFFICE AND RETAIL FOR LEASE

The District is located in the heart of Winnipeg's vibrant Bridgwater neighbourhood. Consisting of over 40,000 square feet of office/flex/retail space, this development is poised to be a hub of commercial activity. The District is perfect for businesses ready to adapt and establish their future.



HIGHLIGHTS

- Surrounded by top-tier amenities that enhance the workday for both employees and visiting clients
- Flexible space configurations to accommodate a wide range of business needs, from startups to established firms
- Ample on-site parking with 108 dedicated surface stalls - a major advantage for staff and visitors alike
- Efficient modern HVAC systems designed for year-round comfort and energy performance
- High-performing fiber-optic Internet connectivity to support today's bandwidth-heavy operations
- Central lobby with elevator access offering a professional first impression and convenient vertical connectivity
- Flooded with natural light from floor-to-ceiling windows creating bright, energizing workspaces
- Delivered in clean, move-in ready condition with premium finishes, polished concrete floors, and completed common area washrooms. Landlord will construct demising walls if smaller units are required
- Cyclist-friendly with dedicated bike parking to support active commuters and promote workplace wellness

*Please note that the above plan is for illustration purposes only and may not be an accurate representation of the property.

May 2025



THE NEIGHBOURHOOD

The District was built with an eye to both the present surroundings and future productivity. The Bridgwater neighbourhood is a growing, amenity-rich area that offers the excitement and convenience of an urban environment without the downtown commute.

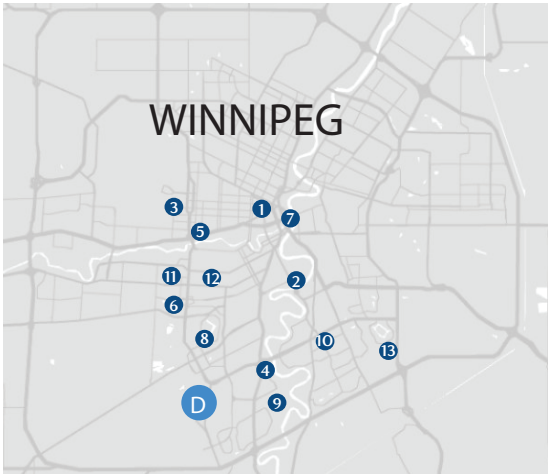
The area currently surrounding The District at Bridgwater offers retail stores, grocery stores, medical services, pharmacies, gas stations, restaurants, and coffee shops. The Bison Drive extension is complete and offers convenient access to the University of Manitoba, Princess Auto Stadium and Victoria General Hospital, and the diverse commercial and residential offerings along Pembina Highway.

Bridgwater Centre is thriving with the steady growth of its multifamily living options, now enhanced by vibrant new commercial spaces. This exciting expansion is designed to meet growing housing demand while elevating the community with a broader mix of amenities and conveniences.



TRADE AREA DEMOGRAPHICS

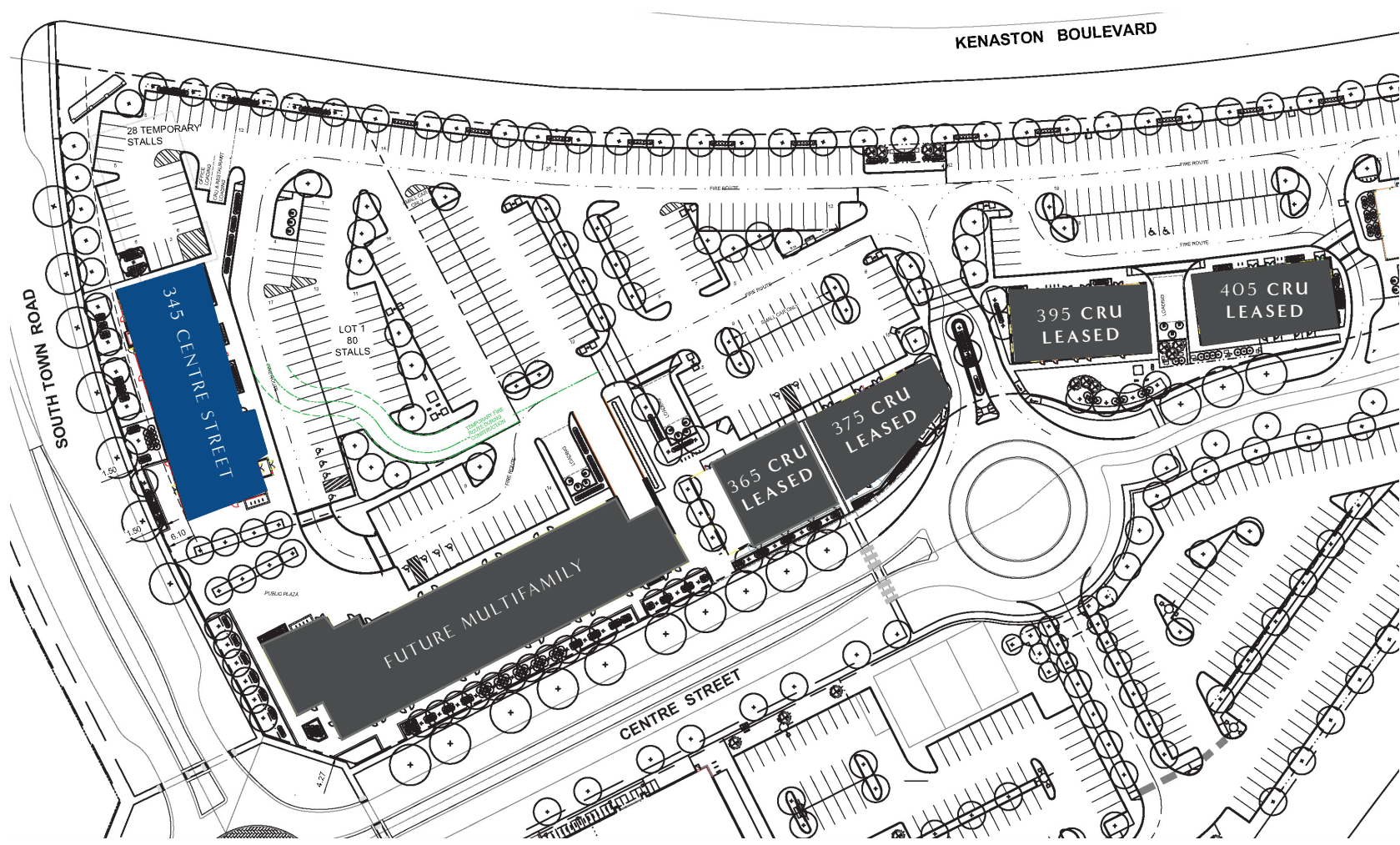
	PRIMARY	SECONDARY
Population	13,899	90,079
Projected Population (2029)	16,163	109,391
Median Age	31	35
Total Households	4,073	32,382
Avg. Household Income	\$129,075	\$115,220
Projected Household Income (2029)	\$129,075	\$147,741



DRIVE TIME ANALYSIS

- 1 Canada Life Centre25 min
- 2 Victoria General Hospital10 min
- 3 Winnipeg Richardson International Airport.....30 min
- 4 University of Manitoba11 min
- 5 Polo Park Shopping Centre ..22 min
- 6 Outlet Collection14 min
- 7 Downtown23 min
- 8 Linden Woods9 min
- 9 Fort Richmond12 min
- 10 St. Vital12 min
- 11 Tuxedo13 min
- 12 River Heights16 min
- 13 Island Lakes17 min

MASTER SITE PLAN



*Please note that the above plan is for illustration purposes only and may not be an accurate representation of the property.

OFFICE/FLEX SPACE | 345 CENTRE STREET



OFFERING DETAILS

BUILDING AREA

~ 43,000 SF

NUMBER OF FLOORS

4 storey building

AREA AVAILABLE

1st Floor - 8,200 SF

2nd Floor - 8,080 SF

3rd Floor - 10,240 SF

4th Floor - 10,000 SF

ASKING NET RENTAL RATE

1st Floor - \$35 PSF

Floors 2 to 4 - \$30 PSF

ADDITIONAL RENT

To be determined

TENANT INDUCEMENTS

To be negotiated

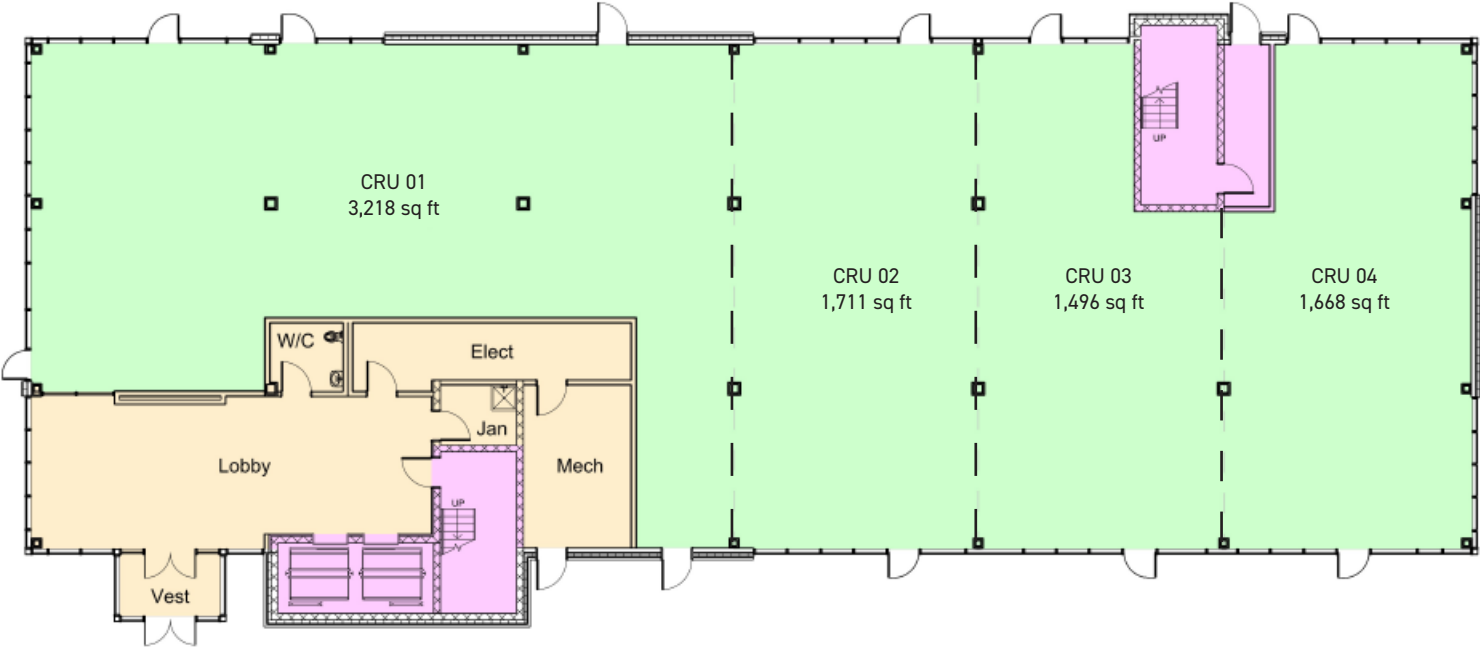
PARKING

Surface - 180 stalls (+/-)

*Please note that the above plan is for illustration purposes only and may not be an accurate representation of the property.

May 2025

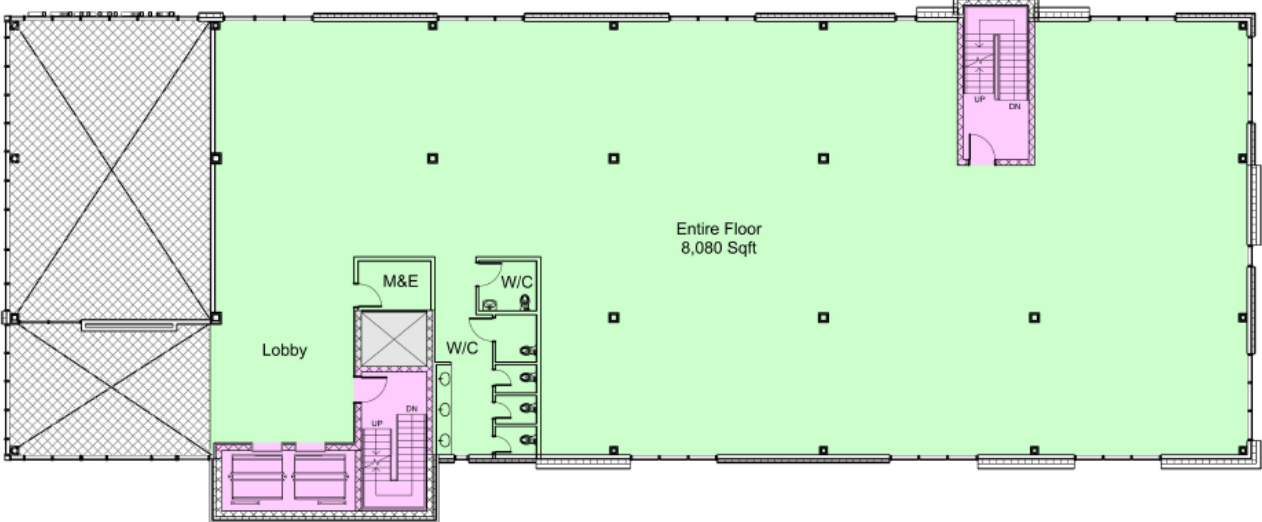
FIRST FLOOR | 8,200 SF



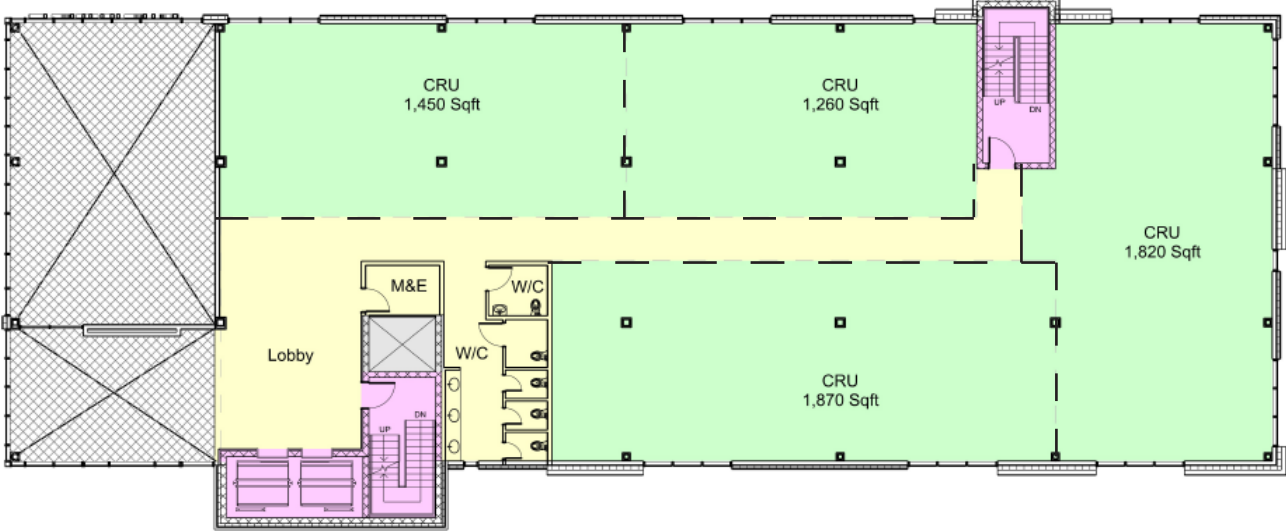
*Please note that the above plan is for illustration purposes only and may not be an accurate representation of the property.

SECOND FLOOR | 8,080 SF

FULL



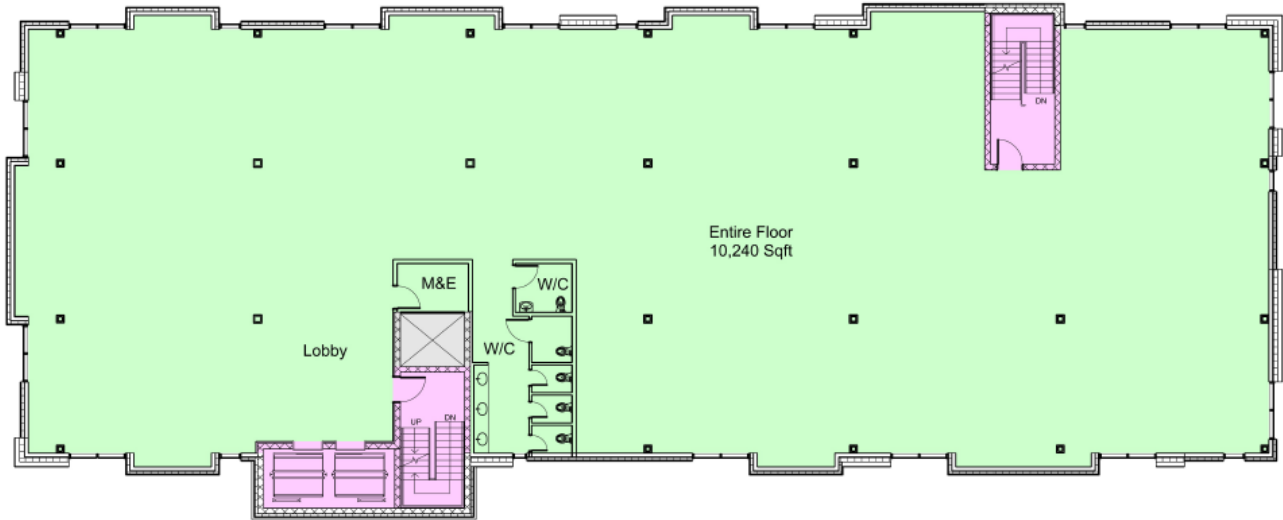
DEMISABLE OPTIONS



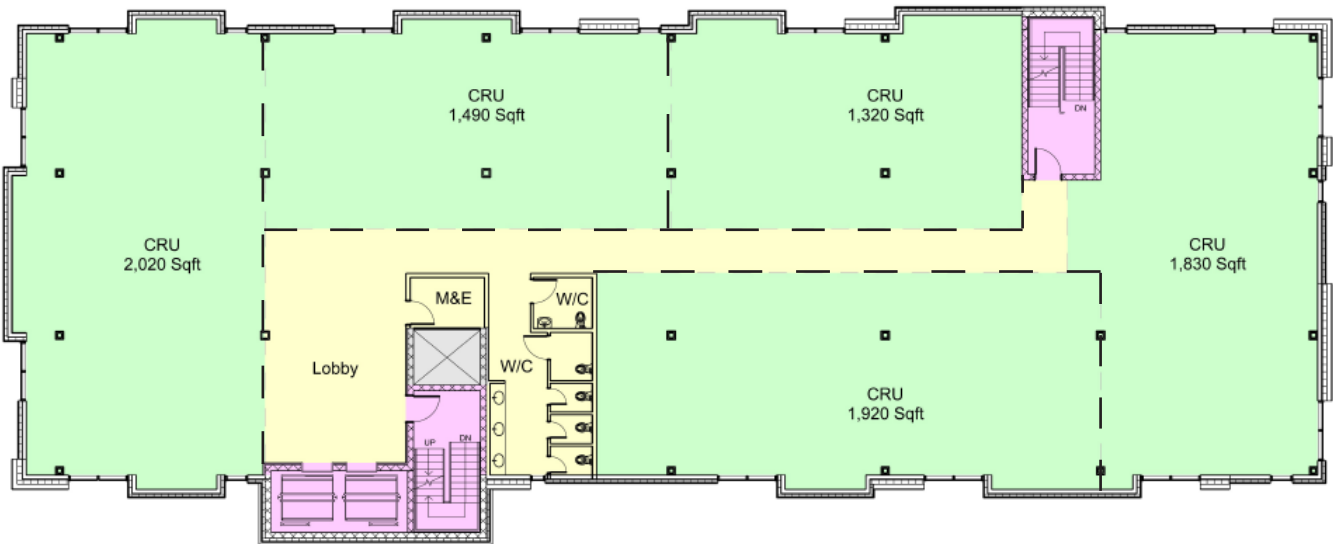
*Please note that the above plan is for illustration purposes only and may not be an accurate representation of the property.

THIRD FLOOR | 10,240 SF

FULL



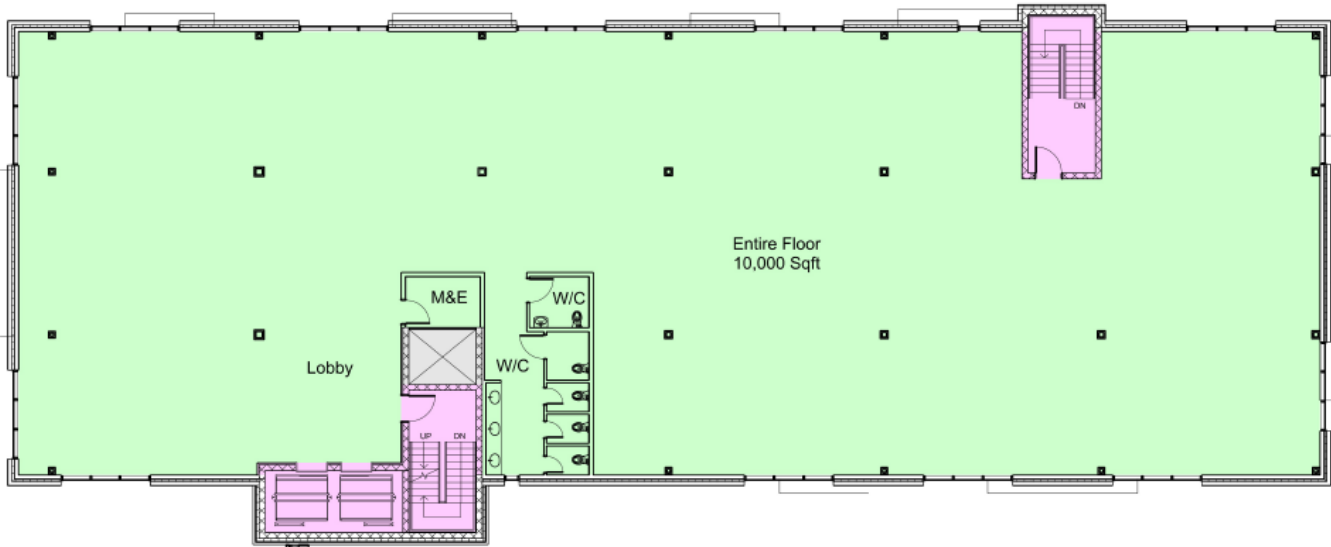
DEMISABLE OPTIONS



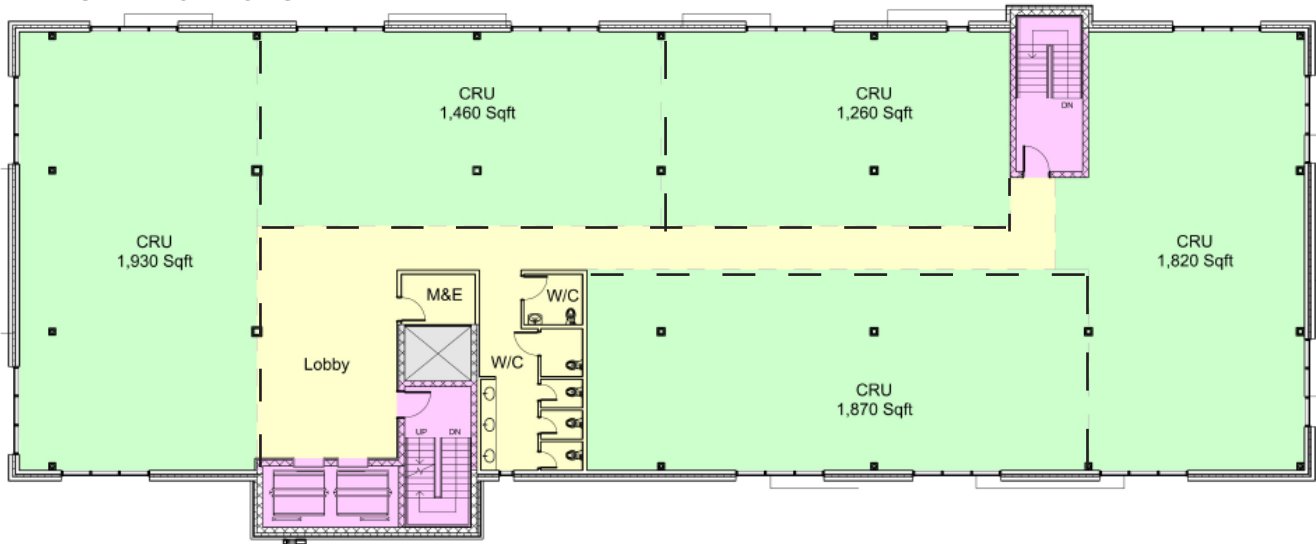
*Please note that the above plan is for illustration purposes only and may not be an accurate representation of the property.

FOURTH FLOOR | 10,000 SF

FULL



DEMISABLE OPTIONS



*Please note that the above plan is for illustration purposes only and may not be an accurate representation of the property.

FOR MORE INFORMATION PLEASE CONTACT

BRENNAN PRATT
Associate

E: Brennan@privatepensionpartners.com

P: (204) 471-6687



PRIVATE
PENSION
PARTNERS™

REALTY SERVICES

Copyright ©2025 Private Pension Partners Realty Services Inc. This document has been prepared by Private Pension Partners Realty Services Inc. for advertising and general information only. Private Pension Partners Realty Services Inc. makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but no limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Private Pension Partners Realty Services Inc. excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and excludes all liability for loss and damages arising there from.

This publication is the copyrighted property of Private Pension Partners Realty Services Inc.

