CUSHMAN & WAKEFIELD Winnipeg | Stevenson

CENTURY BUSINESS PARK
1680 ELLICE AVENUE

MOVE-IN READY OFFICE SPACE IN ST. JAMES

FOR LEASE

PROPERTY HIGHLIGHTS

Professional office space for lease in Century Business Park.

Property highlights include:

- Unit 1: 2,687 sf of fully built out office space with 2 private offices, a meeting room, a lunch room, and an open work area.
- Unit 7: 6,750 of sf fully built out office space, Landlord can provide suite in shell condition.
- Tremendous onsite parking comprising 232 stalls
- High visible building and pylon signage at Century Street and Ellice Avenue
- 46,700 vehicles pass by per day
- Surrounded by the restaurant and retail amenities of Polo Park
- Public transit access
- Professional management
- Available immediately

UNIT 1 - 1680 ELLICE

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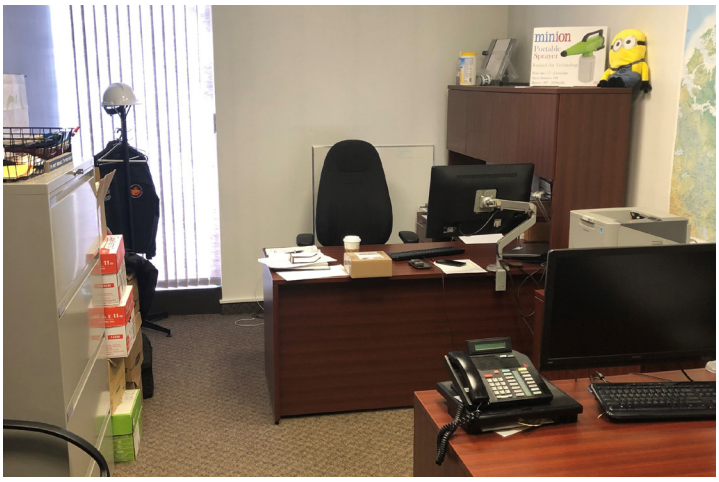
UNIT 7 - 1680 ELLICE



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AVAILABILITY DETAILS

ADDRESS	Unit 1 - 1680 Ellice	Unit 7 - 1680 Ellice Avenue
AREA AVAILABLE	2,687 SF	6,750 SF
NET RENT	$12.00 PSF	$12.00 PSF
ADDITIONAL RENT	$12.14 PSF	$12.14 PSF
GROSS RENT	$24.14 PSF (2021 EST.)	$24.14 PSF (2021 EST.)
PARKING	8 stalls	3 stalls per 1,000 SF
STRENGTHS	• Tremendous building profile and exposure on route 90 • Close proximity to the amenities of Polo Park and the Airport • Built-out office spaces • Signage opportunities • Ample on-site parking	

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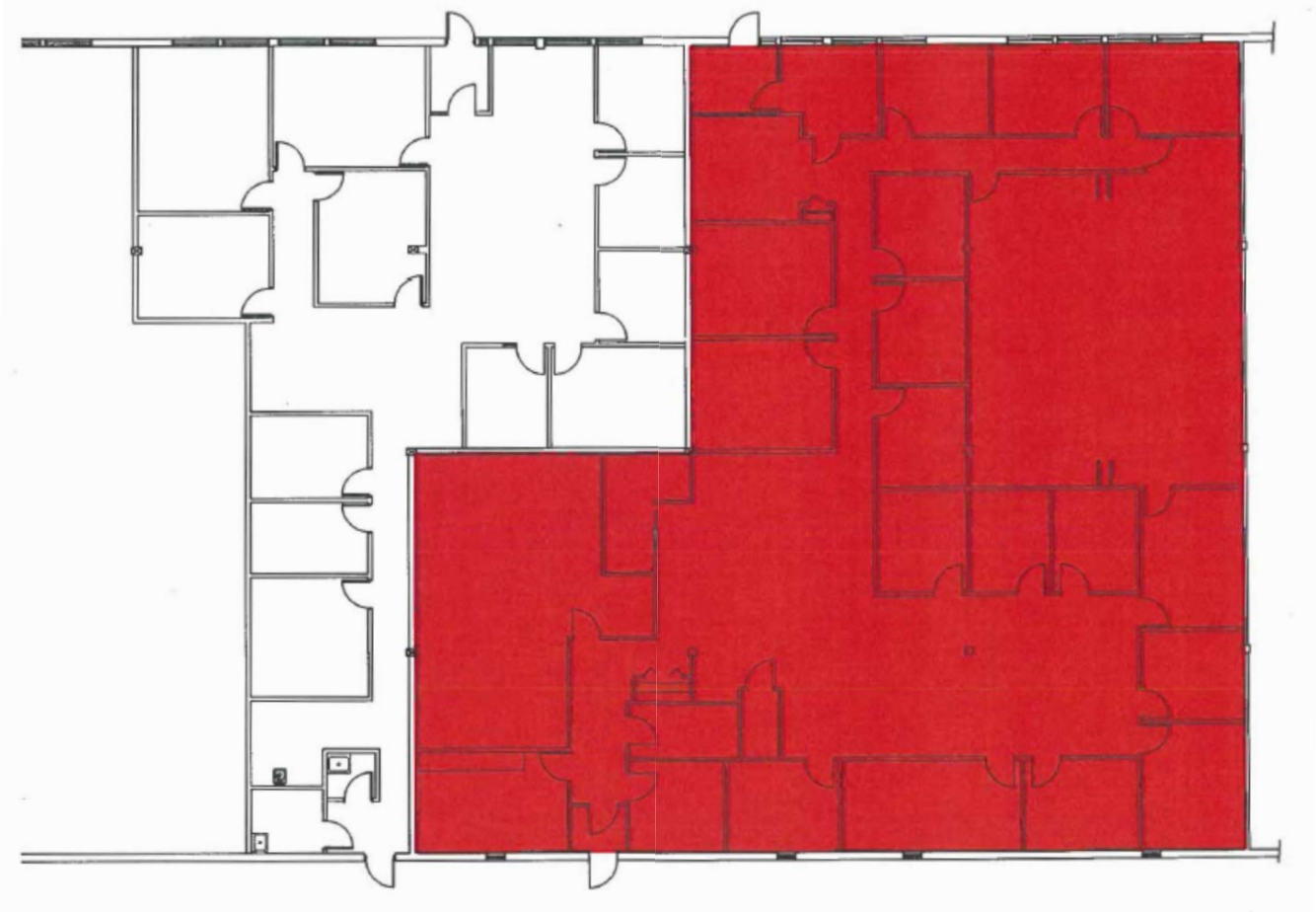

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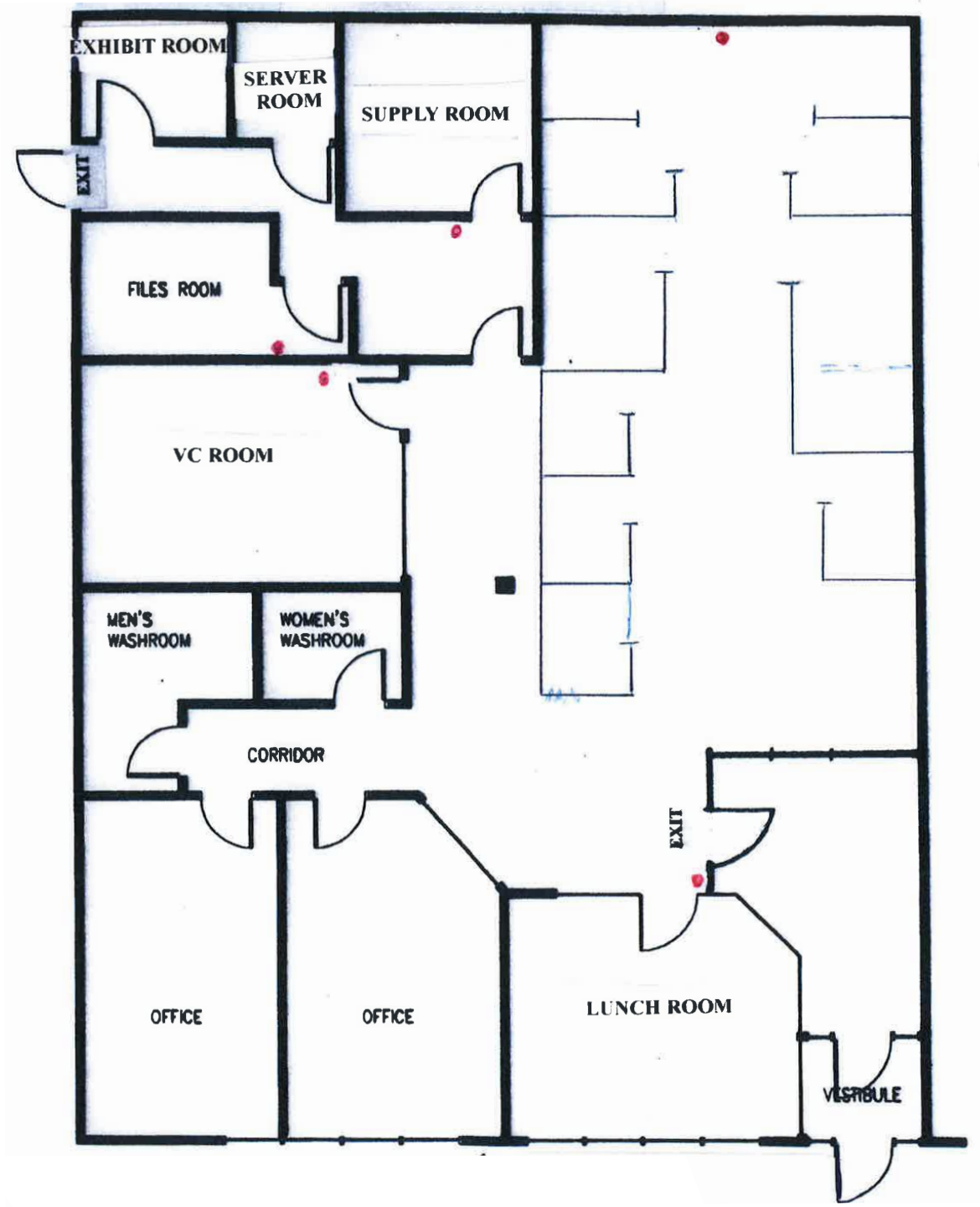
UNIT 1 - 1680 ELLICE AVENUE



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SURROUNDING AMENITIES

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