AVISON YOUNG

Office Space for Lease
131 Provencher Boulevard
Winnipeg, MB R2H 0G2

Great location available in the St. Boniface area

- Conveniently located in the St. Boniface area, just minutes from downtown Winnipeg
- Surrounded by many amenities such as restaurants, retail stores and green space
- Minutes from The Museum of Human Rights and the Forks
- Easily accessed by transit or active transportation
- Move in ready 2nd floor office space: offices / multiple meeting rooms, lunch room, open workstation area
- Adjacent parking available
- Building signage rights available for negotiation
- CAM / Tax includes in-suite janitorial

Unit 200 – 1,722 sf

Excellent bus exposure on Provencher Blvd

41,593 people live within a 5 minute driving distance

20,681 households within a 5 minute driving distance

Net rent: $18.00 psf
CAM / Tax: $16.64 psf
(includes mgmt fees)

Get more information

Jamie McPetrie
Principal, Managing Director
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Steven Paulus
Principal
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avisonyoung.com

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Why People Love St. Boniface

- Founded in 1818 by Bishop Provencher for the colony's French and Métis residents
- The birthplace of Louis Riel
- Home to one of the largest francophone communities west of the Great Lakes, and is known as Winnipeg's French Quarter
- A 10-day winter festival, Festival du Voyageur, which fills the city with snow sculptures and becomes a nightly party
- Tourists and locals alike can stroll along Provencher and stop in at boutiques and quaint cafés along the way
- Visitors can enjoy walking tours and view more than 35 designated historical sites in this area
- Surrounded by an abundance of restaurants including Mon Ami Louis located on Winnipeg's iconic Esplanade Riel bridge
- Cathédrale de Saint-Boniface attracts thousands of visitors each year – one of city's major architectural landmarks
- St. Boniface district also includes St. Boniface Hospital, Université de Saint-Boniface and Fort Gibraltar, The Provincial House of the Grey Nuns and the Canadian Mint
- Home to three golf courses and an abundance of parks
- 6 elementary schools, 2 high schools and 1 private school in the community

Demographics Snapshot	2015	2020	2025
Population	94,478	101,009	105,996
Households	39,553	41,396	43,270
Families	25,871	27,714	29,215
Persons Per Household	2.34	2.39	2.40
Median Age	40	39	40
Average Household Income	$81,546	$94,183	$107,216

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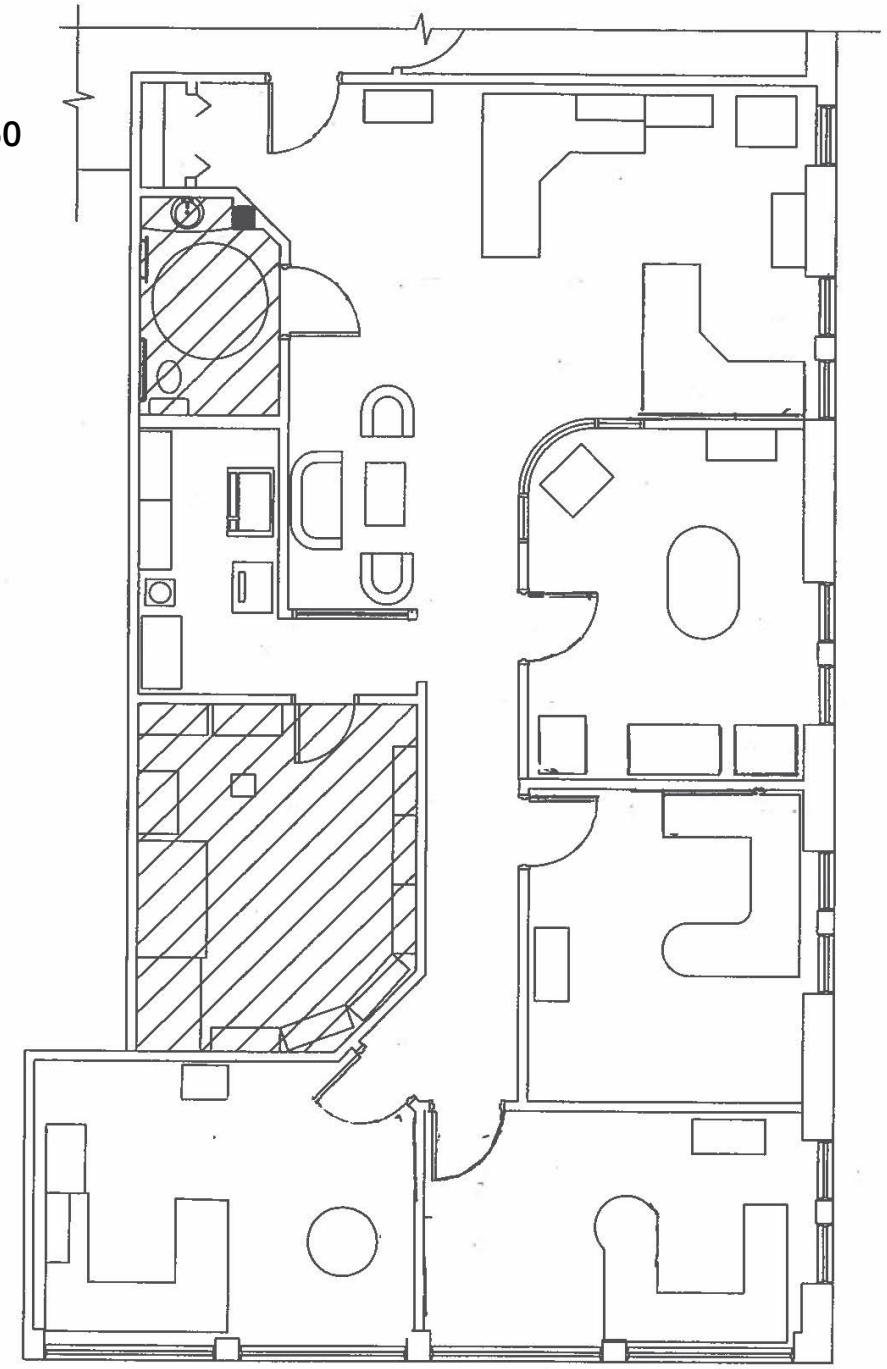
Floor plan: Unit 200 – 1,722 SF

Click to View 360 Property Tour



OFFICE FLOOR PLAN

Get more information

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Interior photos: Unit 200 – 1,722 SF

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