

FOR LEASE



COMMERCIAL REAL ESTATE
SERVICES INC.

930 Jefferson Avenue

WINNIPEG, MB

~ Main Floor Office Space with Existing Improvements in Place ~



PRESLEY BORDIAN, Senior Advisor, Sales & Leasing
(204) 985-1356
presley.bordian@capitalgrp.ca

RENNIE ZEGALSKI, Principal
(204) 985-1368
rennie.zegalski@capitalgrp.ca

Services provided by Rennie Zegalski Personal Real Estate Corporation

capitalgrp.ca

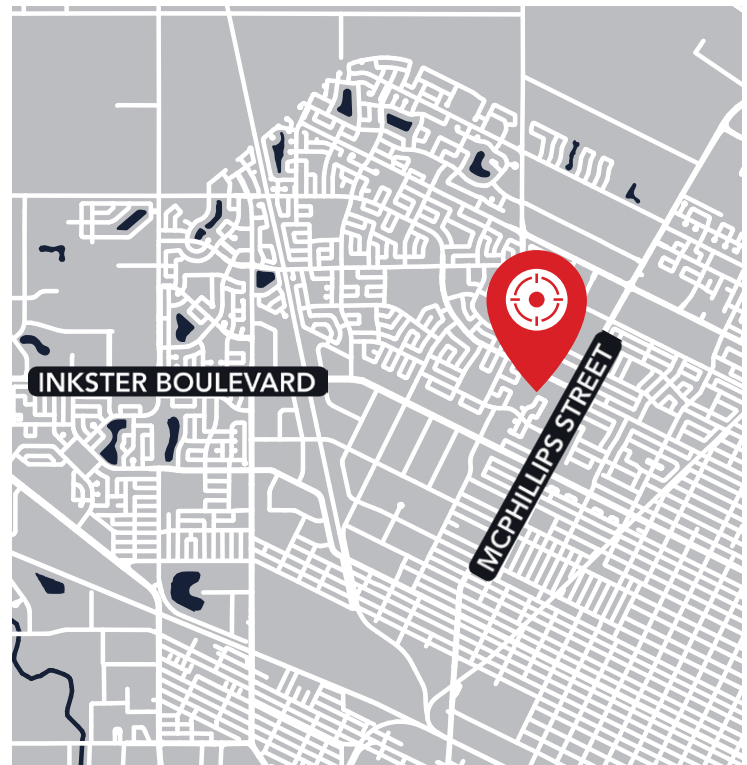
Property Details



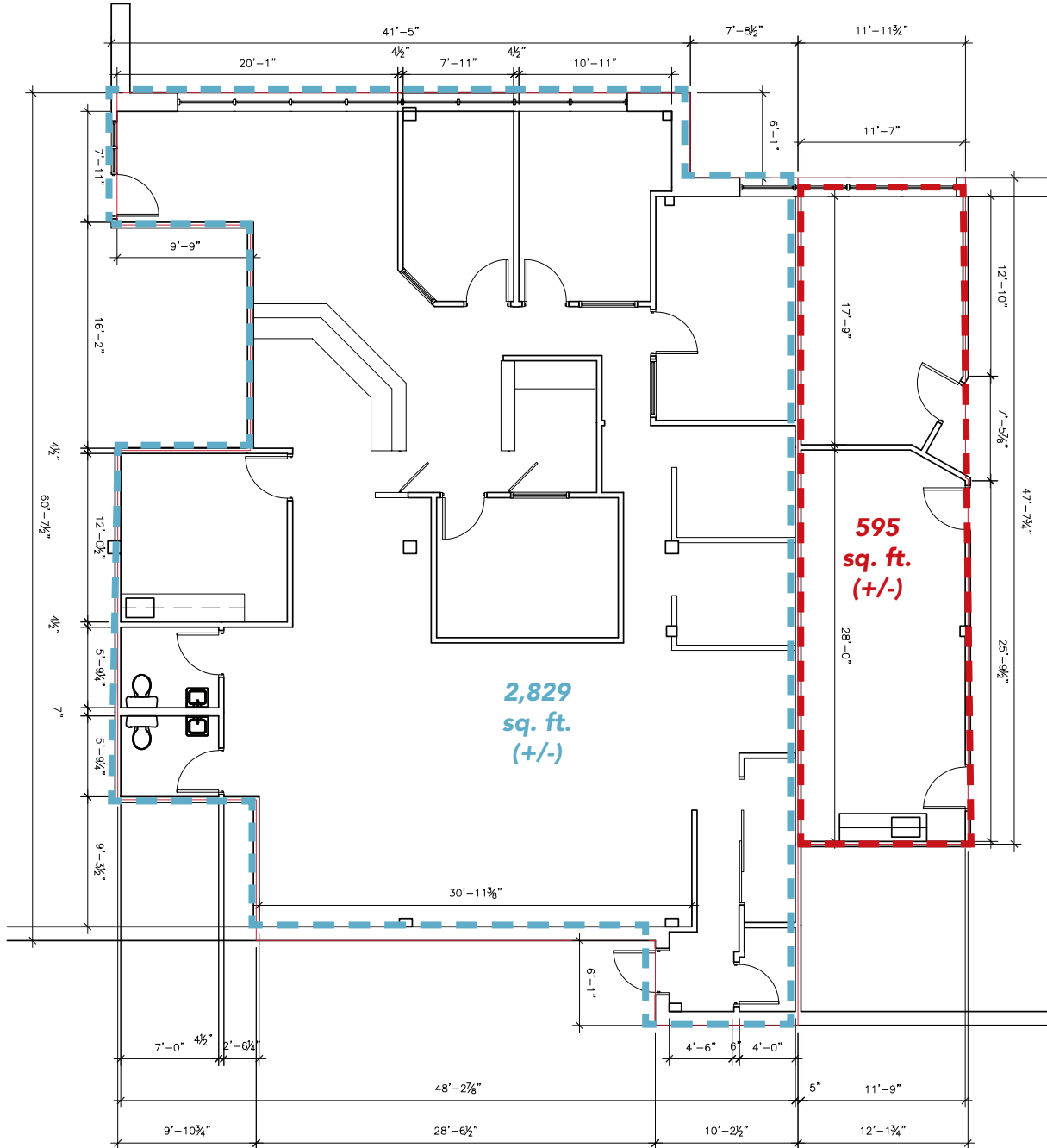
BUILDING AREA (+/-)	39,535 sq. ft.
AREA AVAILABLE (+/-)	2,829-3,423 rentable sq. ft.
NET RENT	\$14.00 per sq. ft.
ADDITIONAL RENT	\$12.25 per sq. ft. inclusive of management fee (est. 2024)
ZONING	C3 - Commercial
PARKING	500 on-site parking stalls
PYLON SIGNAGE	One panel available at Landlords standard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



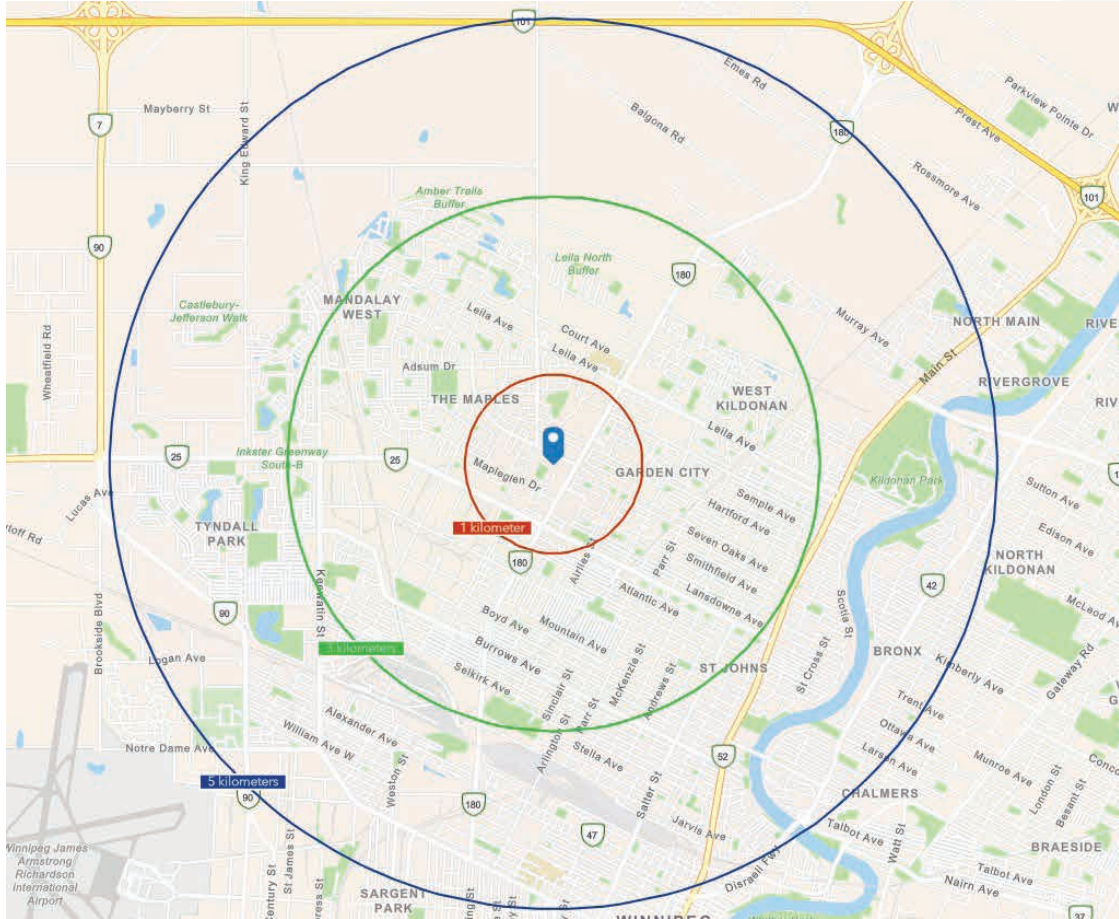
Floor Plan



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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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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