

The Colliers logo is a blue rounded rectangle with the word "Colliers" in white serif font. Below the text are three horizontal stripes in yellow, red, and blue.

Colliers

A large, three-dimensional blue sign with the number "400" is mounted above the glass entrance of the building. The building facade is modern with dark grey panels and large windows.

400

The Starbucks logo is displayed in white capital letters on a black background above the glass storefront of the Starbucks location.

STARBUCK

400 Tache Avenue, Winnipeg | MB

# Office/Retail building with recent renovations across from St. Boniface Hospital

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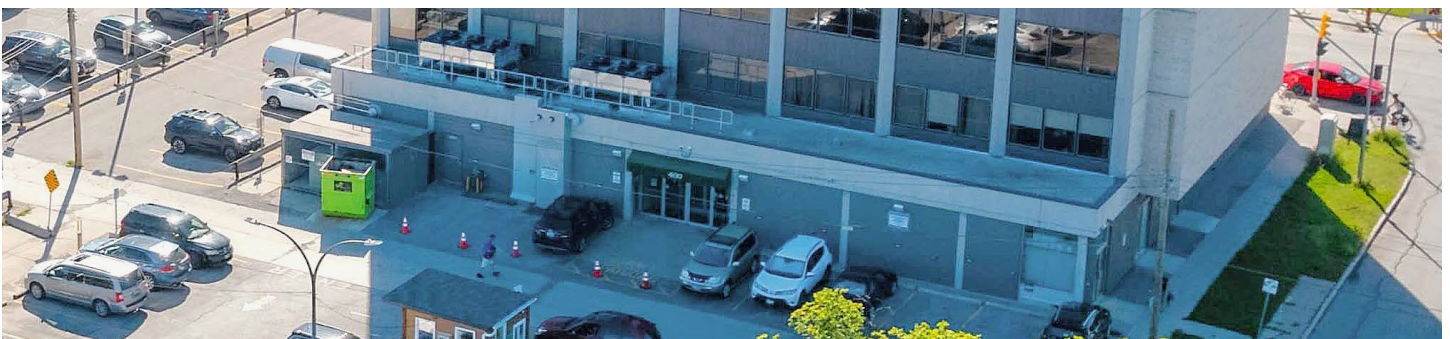
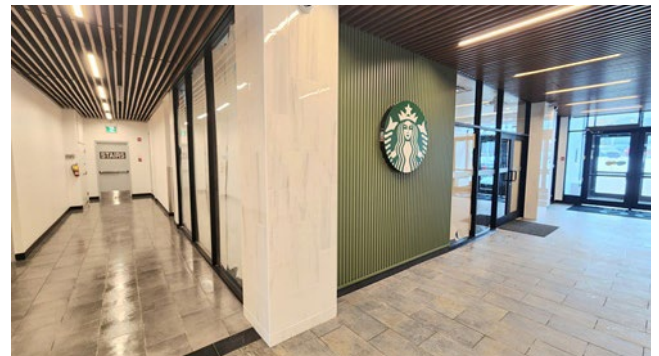
# Property Overview

*Located in the heart of St. Boniface and across from one of Manitoba's largest Hospitals, 400 Tache Avenue offers a mix of retail, medical, and office space.*

A portion of the building's exterior has received a fresh new look. In addition, the main floor lobby, all common hallways and washrooms have received major upgrades. Parking is available on-site and on surrounding streets and offers easy access to major bus routes and bus stops.

Current building amenities and existing Tenants include Tache Pharmacy & Medical Supplies, Doug Christie Physiotherapy, Starbucks, Breast Health Centre, and Tache Obstetrics & Gynecology.

A major benefit for any tenant at this location, is the quick walk across the street to the main entrance of St. Boniface Hospital, where it maintains a campus comprised of more than 180 departments and services, over 3,880 working health care professionals and support personnel, located in seven separate buildings and situated on 20 acres of land.



*\*Renderings above display proposed improvements*

# Property Details

**Availability**

Lower Level - ±1,614 SF  
Unit 304 - ±857 SF  
Unit 402 - ±914 SF  
Unit 404 - ±758 SF  
Unit 611 - ±698 SF  
Unit 701 - ±1,556 SF

**Property Management**

Towers Realty Group Ltd.

**Security**

Front desk Monday to Saturday with extended hours

**Net Rent**

\$15.00 PSF

**Additional Rent**

CAM: \$16.41 PSF (2026 est.) – this will include the new amortization

Taxes: (2026) \$2.67 PSF

**Occupancy** Immediate

**Parking** 86 stalls with parking attendant on site

**Amenities** On-site maintenance (M-F 8:30 am to 4:30 pm)

- Renovations**
- Main floor exterior renovation
  - Main floor lobby
  - Main floor glazing
  - Main floor signage (interior and exterior)
  - Main floor front and back entrance
  - All floors common area upgrades

- lighting
- wayfinding
- painting
- full common area washroom upgrades



# Property Location

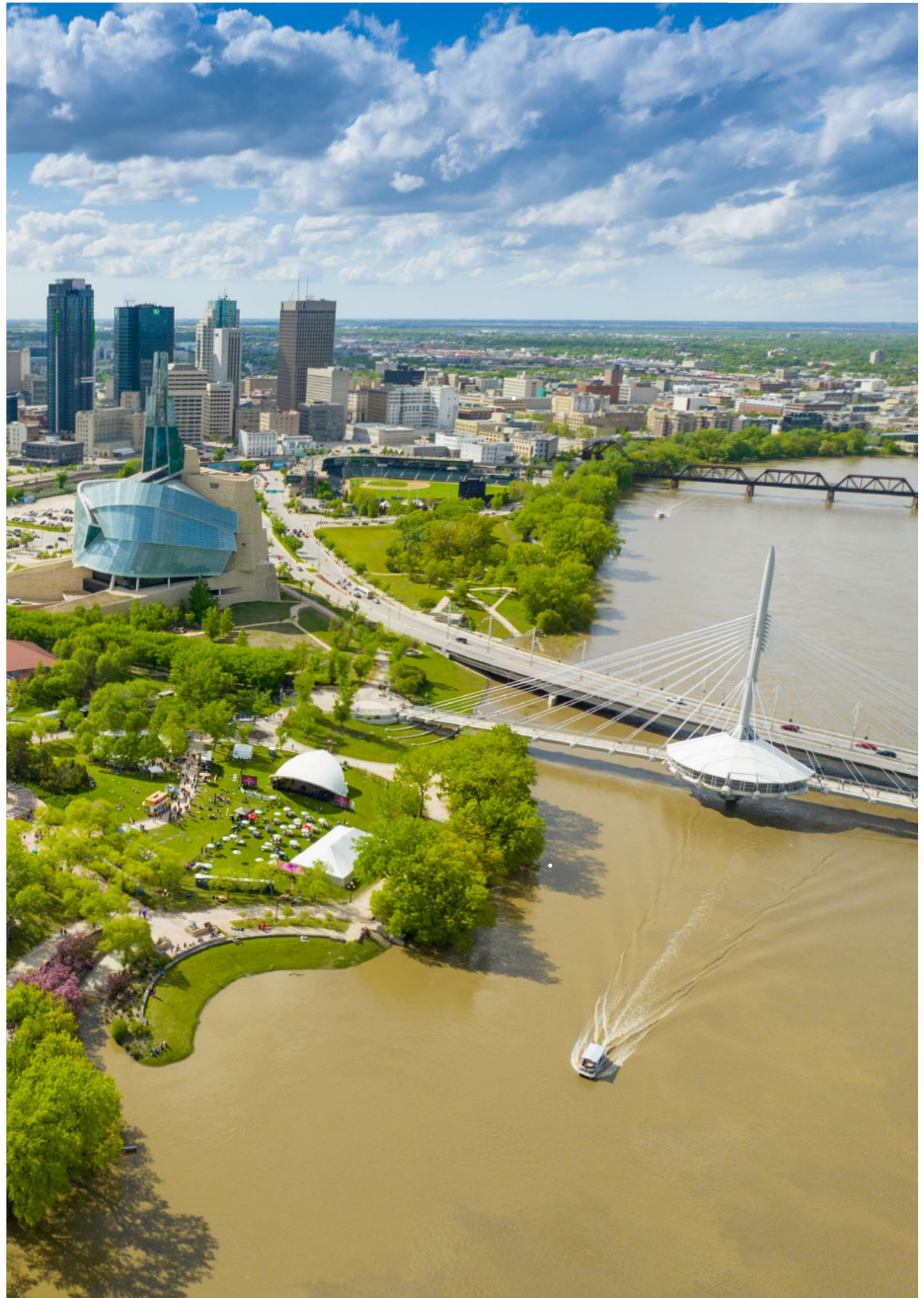


- |   |                       |    |                  |
|---|-----------------------|----|------------------|
| 1 | St. Boniface Hospital | 7  | The Forks Market |
| 2 | Shoppers Drug Mart    | 8  | Santa Lucia      |
| 3 | McDonald's            | 9  | Laverendrye Park |
| 4 | Fort Garry Hotel      | 10 | Inn at The Forks |
| 5 | Canada Life Centre    | 11 | South Point Park |
| 6 | RBC Convention Centre | 12 | Nola Restaurant  |

 Subject property

# Neighborhood Populations

Norwood East	4,614
Norwood Flats	3,164
Central Saint Boniface	8,027
North Saint Boniface	2,391
Osborne Village	7,910
Downtown	17,310
South Point Douglas	442
Glenwood	4,069



## Downtown Demographics



Current population

**17,310**



Median Age

**36.9**



Average Household Income

**\$71,232.39**



Population Density

**5,601**



Total Households

**55,667**

# Property Management



Towers Realty Group Ltd. manages over 2,000,000 square feet of commercial property across Winnipeg, Brandon, and Regina, including high traffic retail, medical, restaurant, and office space. With an extensive portfolio of recognizable properties, a successful track record, 24/7 emergency response and an experienced and responsive property management team, Towers Realty Group Ltd. is committed to the success of property owners and commercial tenants.

## Towers Benefit Programs:

As part of their commitment to service excellence, Towers Realty Group Ltd. has developed their own discount card program. Everyone who lives or works in a Towers Realty Group Ltd. managed property may receive a Towers Benefits card, exclusive to Towers Realty Group Ltd.

This card entitles the bearer to a number of discounts from our friends and retail partners. Please visit our retail partners at [www.towersrealty.ca/discounts](http://www.towersrealty.ca/discounts) to receive discounts in Brandon, Selkirk, Winnipeg and Regina by showing your Towers Benefits Card.

## Notable Tenant Roster:

LL1 Doug Christie Physiotherapy

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Main Tache Pharmacy & Medical Supplies

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Main Breast Health Centre

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Main Starbucks

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3rd Tache Obstetrics and Gynecology



# Property Photos



Unit 304 interior office



Unit 404 reception



Unit 404 lab space



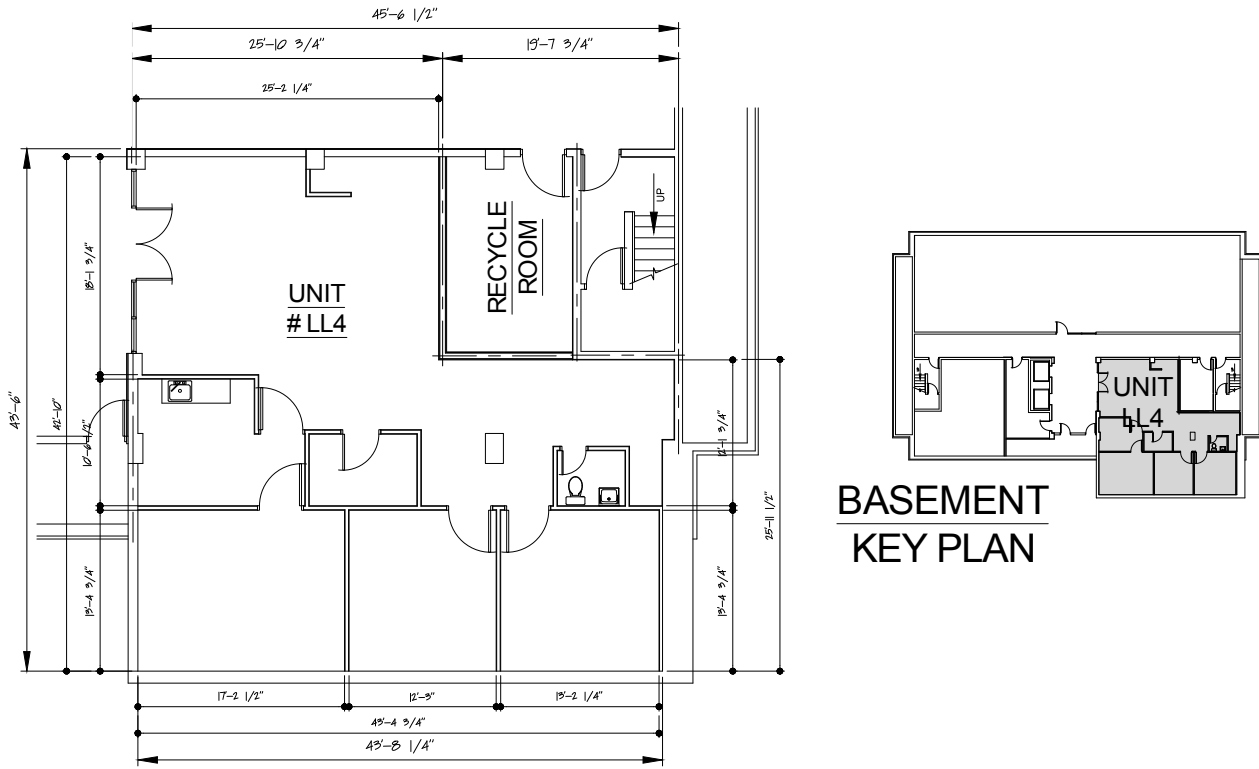
Unit 701



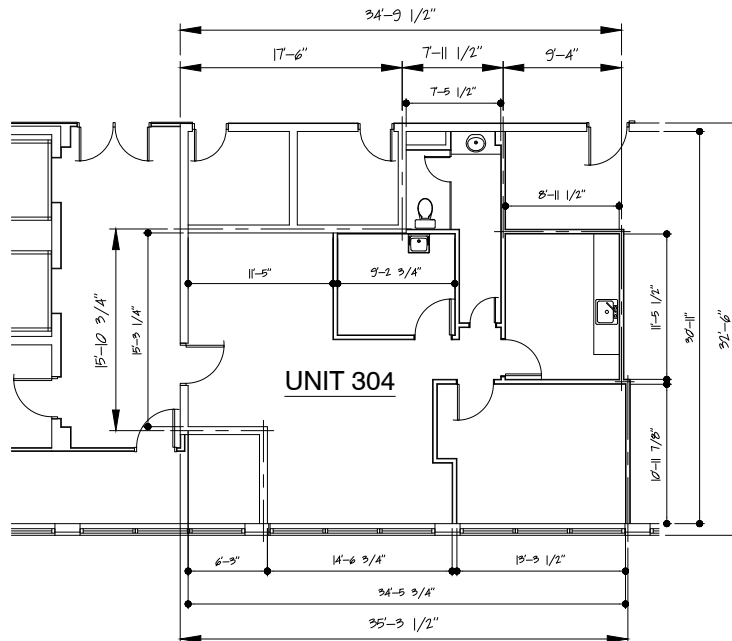
Unit 701

# Floor Plans

## Lower Level

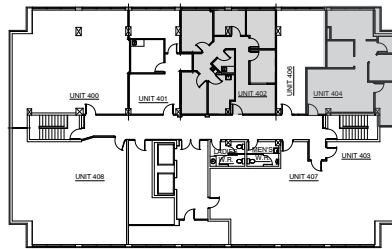
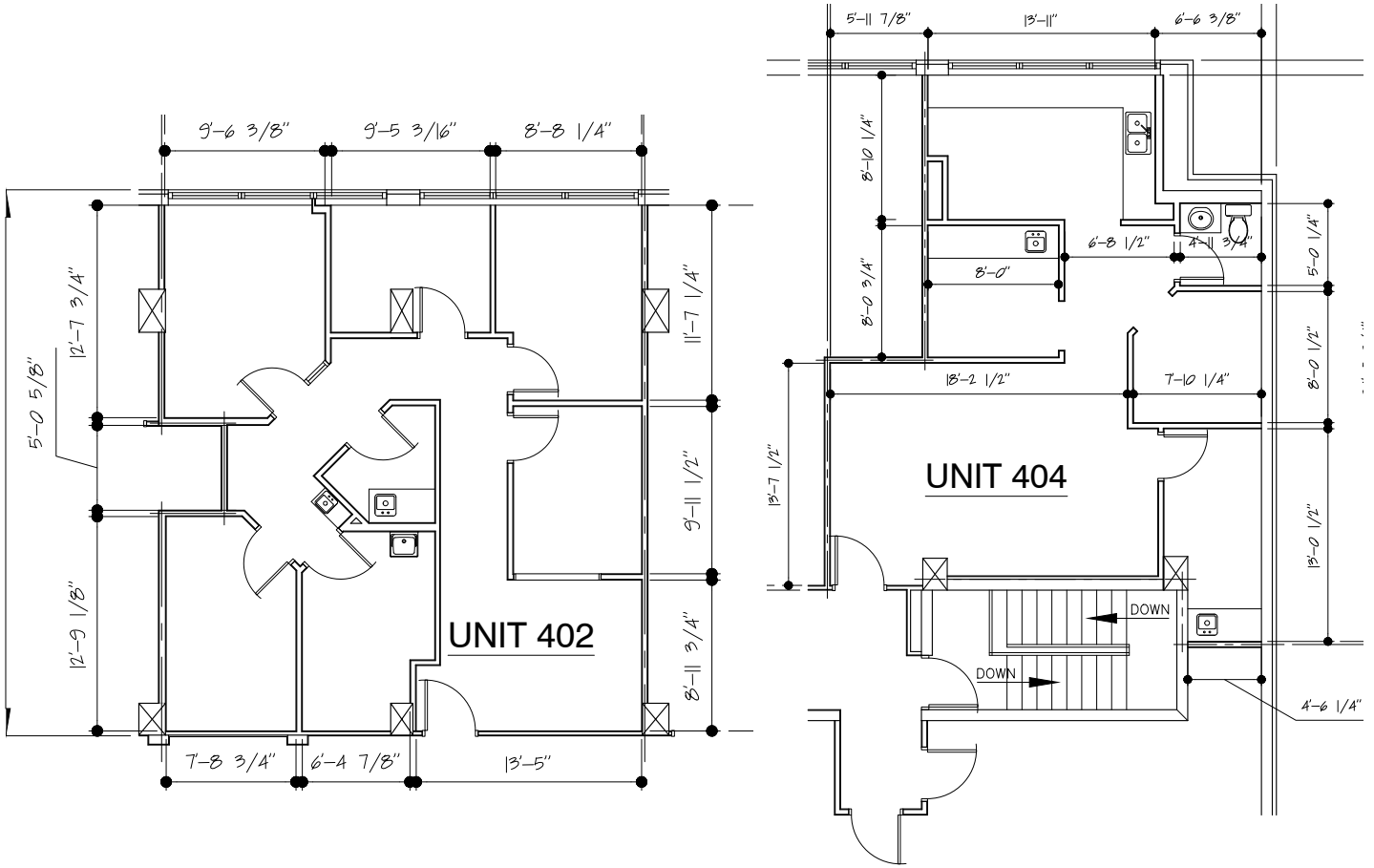


## Third Floor



# Floor Plans

## Fourth Floor

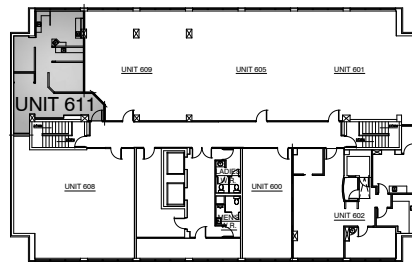
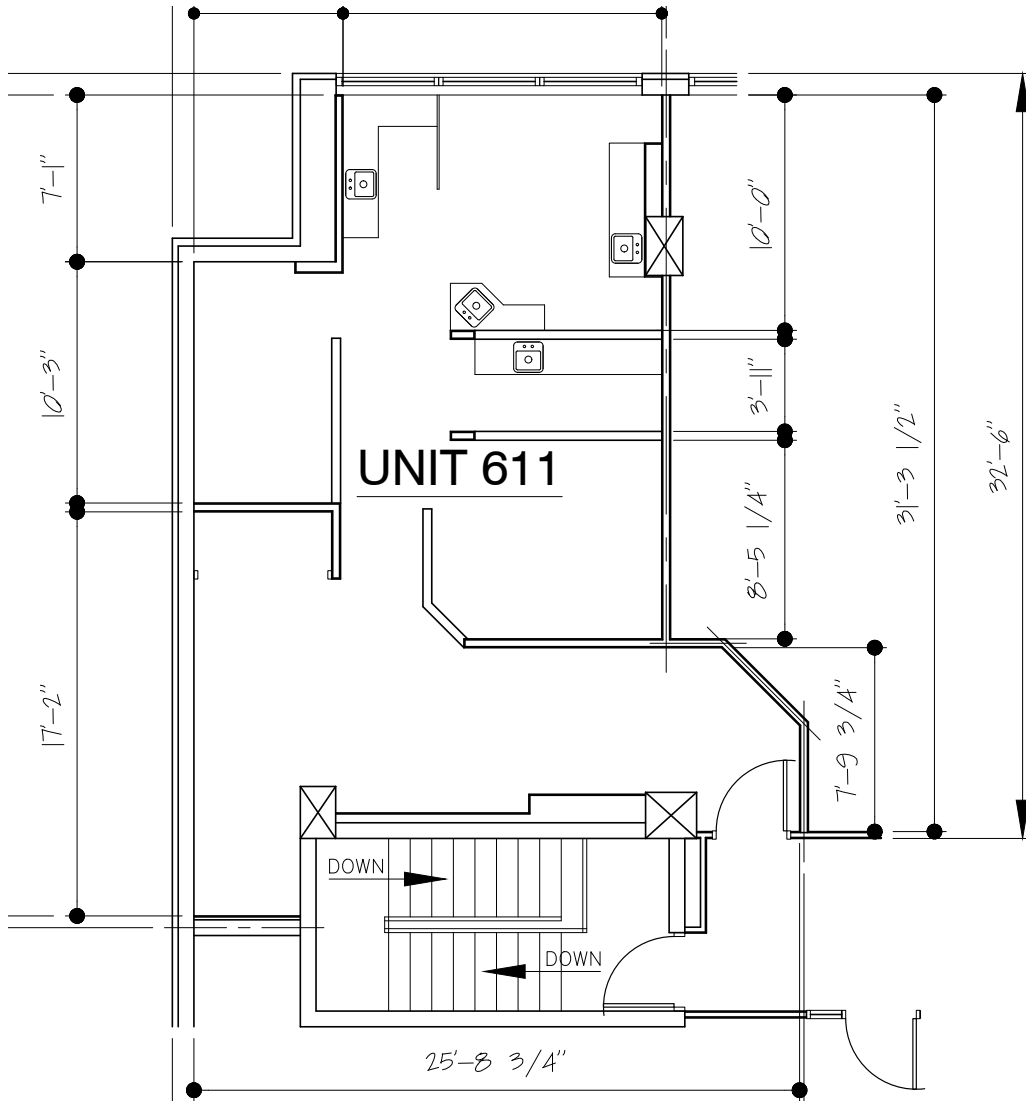


4th FLOOR PLAN

## 4TH FLOOR KEY PLAN

# Floor Plans

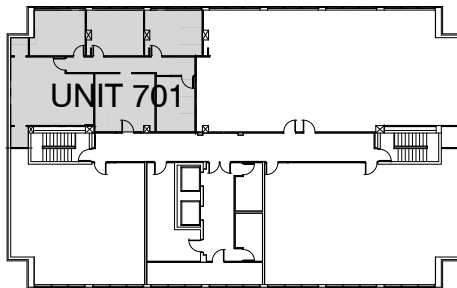
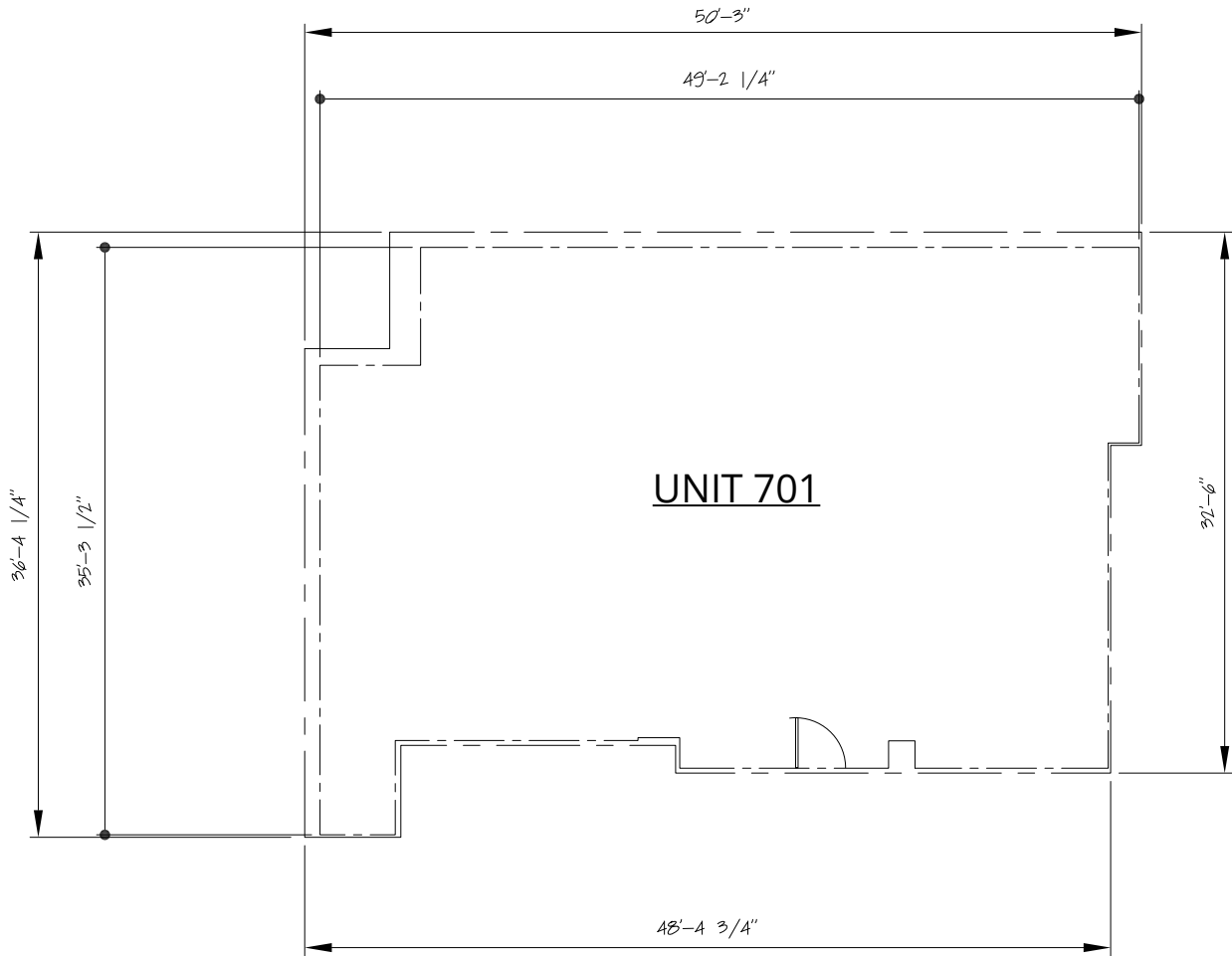
## Sixth Floor



**6TH FLOOR  
KEY PLAN**

# Floor Plans

## Seventh Floor



**7TH FLOOR  
KEY PLAN**



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