

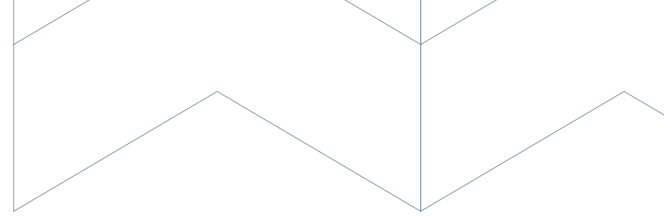


1100 Corydon Avenue, Winnipeg, Manitoba

Newly Developed Second Floor Office

For Lease





Property Details

+/- 8,360 sq. ft.

SECOND FLOOR

\$26/sq. ft.

NET RENT

TBD

ADDITIONAL RENT

C2 - Commercial

ZONING

Q4 2024

AVAILABILITY DATE

Location

- Located on the South side of Corydon Avenue at the corner of Wilton Street servicing the Crescentwood community
- High profile redevelopment project in close proximity to a mix of single family homes and multi-family buildings throughout the Corydon Village, one of Winnipeg's most densely populated areas
- Ease of access to a range of neighborhoods including Downtown, Osborne Village, Corydon Village, Fort Garry, and River Heights
- Adjacent to several amenities including grocery, medical, banks, trendy retailers and restaurants

Demographics*

215,534

POPULATION

97,910

TOTAL HOUSEHOLDS

324,228

DAYTIME POPULATION

\$89,546

AVG. HOUSEHOLD INCOME

39.1

MEDIAN AGE

\$88,162

AVG. HOUSEHOLD EXPEND.

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

Features

- Rare retail & office redevelopment in high traffic node
- Multiple configurations and unit sizing available for flexible tenant uses
- Eye-catching signage opportunity
- Ample onsite parking at rear of property and generous street parking in the area

Highlights



High Traffic

LOCATION WITH PROMINENT BUILDING SIGNAGE



New Construction

WITH BLANK CANVAS FOR VARIETY OF TENTANT USES



Great Access

TO PUBLIC TRANSIT



Excellent Parking

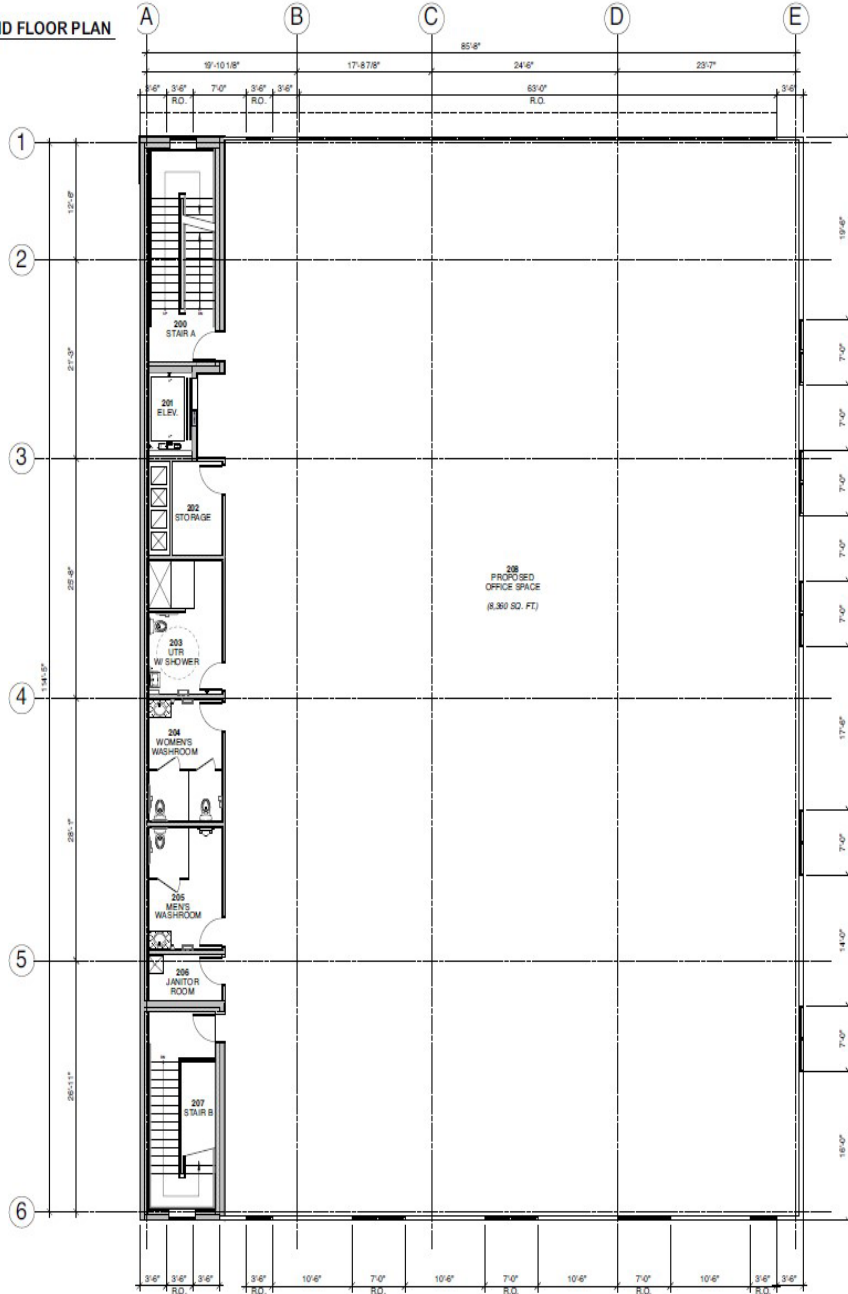
ONSITE AND IN THE AREA



Proposed Floor Plan



B PROPOSED SECOND FLOOR PLAN
 AZ.1/A2.2 SCALE: 1/8" = 1'-0"



For Lease



1100 Corydon Avenue, Winnipeg, Manitoba
iciproPERTIES.com

LEGEND

- 1. Tim Hortons
Starbucks
- 2. Santa Lucia Pizza
- 3. Stafford Dental Group
- 4. Goodlife Fitness
Canadian Tire
Red River Co-op Food Store
Landmark Cinemas
- 5. Sobeys
Dollarama
Boston Pizza
- 6. Scotiabank
- 7. Walmart
- 8. No Frills
- 9. Royal Sports



Connect with us today!

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