

VIEW ONLINE 

collierscanada.com/124587

Main Floor Rent:

\$21.00
PSF NET

Lower Level Rent:

\$11.00
PSF NET

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FOR LEASE | 693 Taylor Avenue, Winnipeg | MB

Bright open office/retail space for lease in South Winnipeg.

Join **kēsay!**

Located on northwest corner of Pembina and Taylor Avenue, the building offers a premiere profile with exceptional natural light and high ceilings. With the footprint of a full city block, the building has superior access/egress to both Stafford and Pembina, with multiple transit stops in the surrounding area.

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Join **kēsay** in highly desirable South Winnipeg.



**Electrified
Parking**
On-Site



**7,250 -
25,470**
Square Feet
Available



High Visibility
Opportunity



Fiber
Available



**Downtown
Winnipeg**
7 min. drive



Grade Level
Loading
Available



C2
Zoning



69,900
Vehicles Daily*

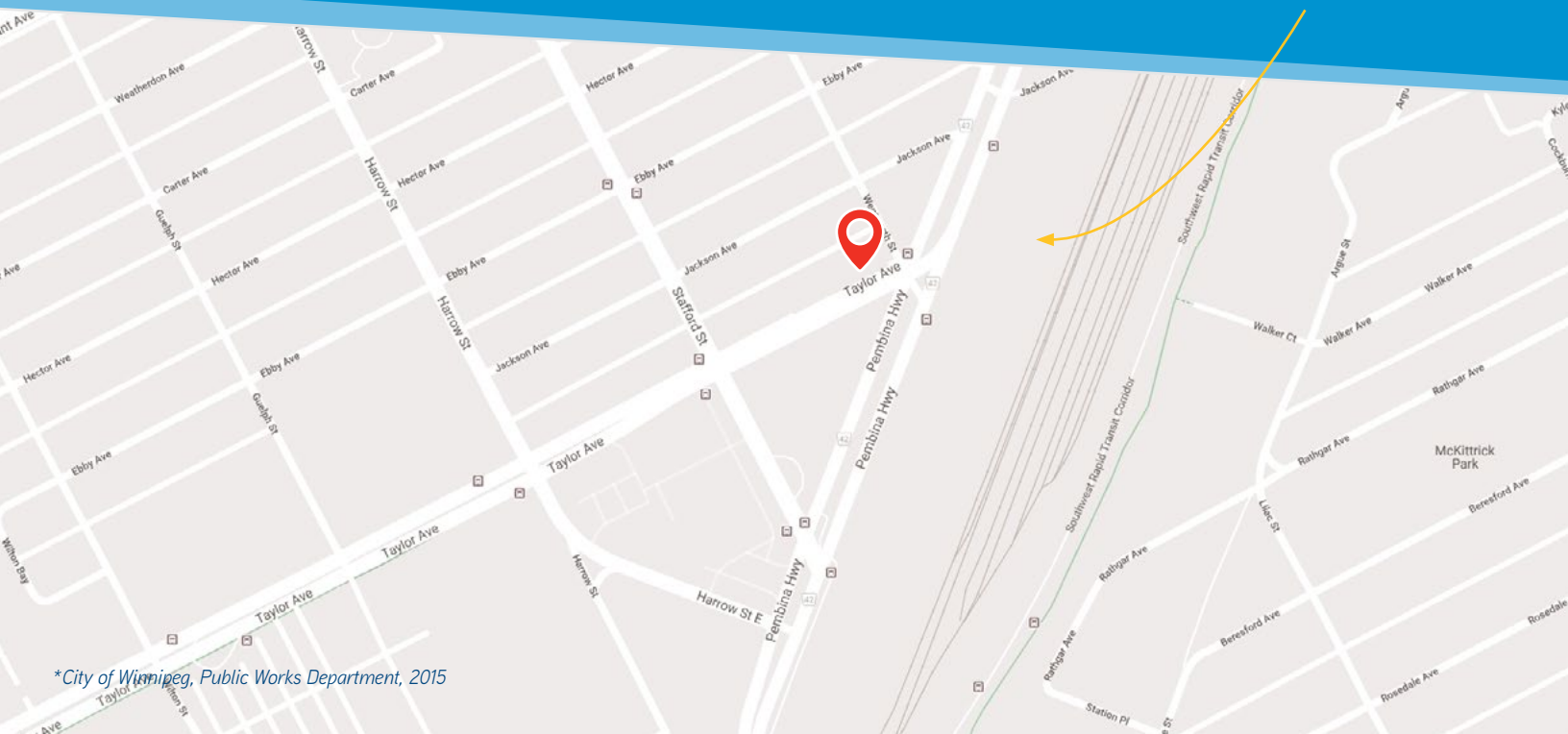
THE BUILDING

Previously occupied by Manitoba Hydro and more recently used as a showcase space for designer furniture, the existing build-out on the main-level provides a large open-area with unique ceiling features, along with meeting rooms and offices. The lower level features high ceilings and open space to accompany a variety of tenants. When constructed, the building was built to accommodate a partial second level; this potential 7,965 square foot level would be an impressive addition, growing the available square footage to approximately 25,470 square feet.

THE AREA

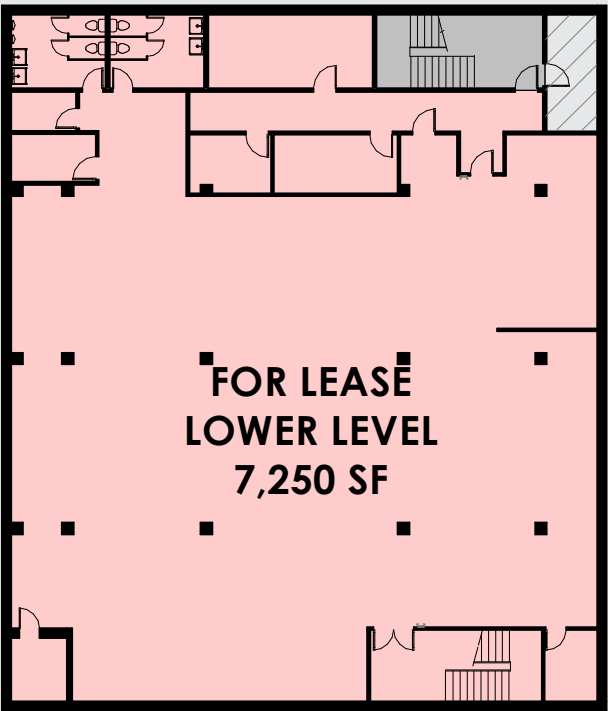
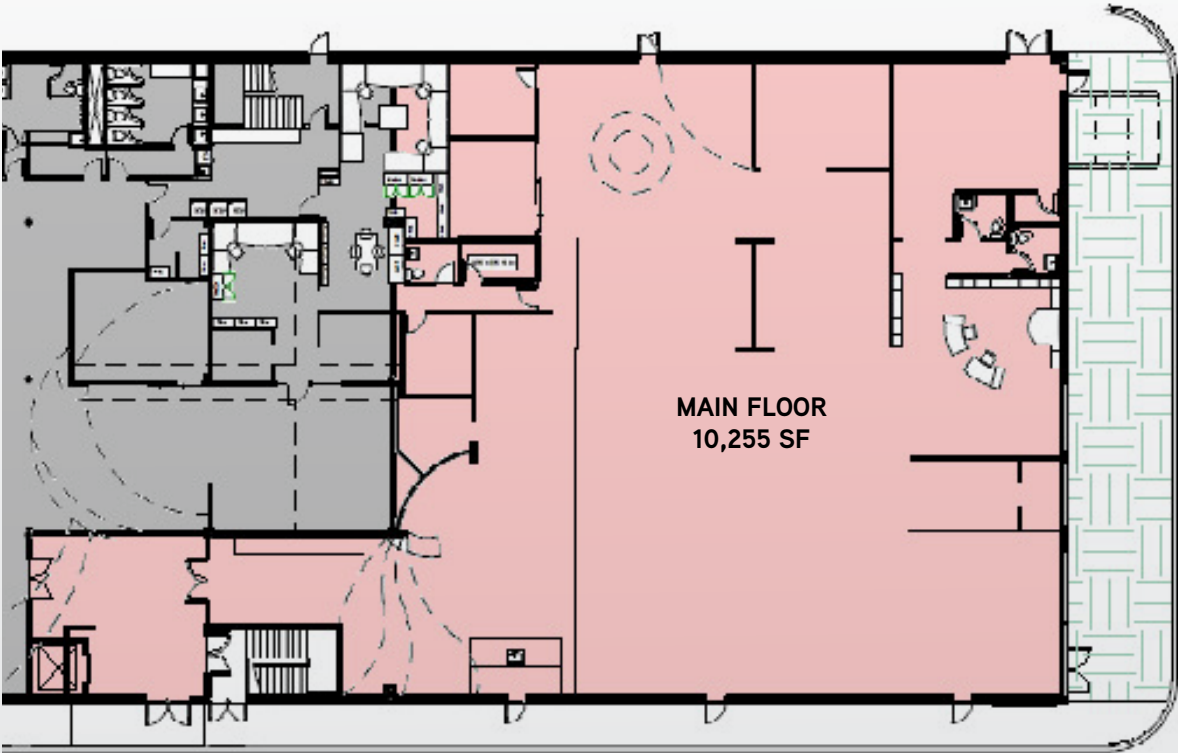
693 Taylor is located in a commercial node in the centre of the residential neighborhoods of River Heights, Crescent View, Grant Park, Fort Rouge and Fort Garry. South Winnipeg has seen the attraction of large office and retail tenants in recent years with new developments and residential growth.

The building is located directly on
the corner of Pembina Highway and
Taylor Avenue



Available Space & Costs

Unit	Main Floor	Lower Level	Potential Second Level Development	Total
Size	10,255 SF	7,250 SF	7,965 SF	25,470 SF
Net Rent	\$21.00/SF	\$11.00/SF	TBD	
Additional Rent (2019 est.)	\$9.00/SF	\$6.00/SF		



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Potential Development - Second Floor Expansion

The building at 693 Taylor is built to support a second floor expansion of approximately 7,965 square feet.



Gallery

Clockwise from top right:

Excellent corner visibility // On the corner of Pembina Highway and Taylor Avenue // Modern facade // Large parking lot

[VIEW MORE PHOTOS](#) 

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AREA DEMOGRAPHICS | 3 KM



Current Population
(2018)
74,489



Average Household Income
(2018)
\$71,787.00



Average Age
(2018)
40 years

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