

FOR LEASE

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2727

Portage Avenue

WINNIPEG | MB

Retail Opportunities in Courts of St. James

Excellent exposure along Portage Avenue. Various unit sizes available.



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BUILDING SPECIFICATIONS

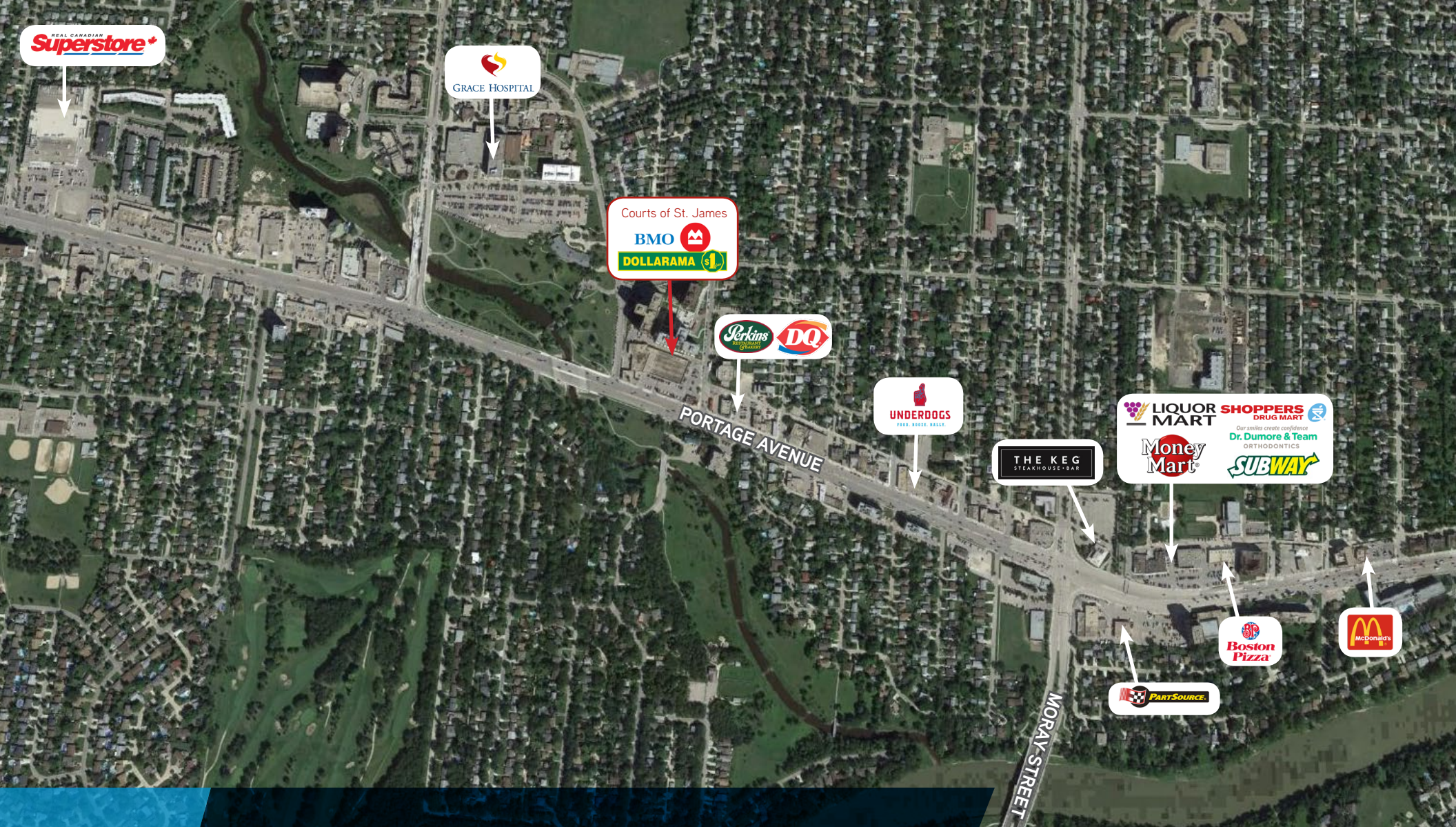
Main Floor	Unit 5 - 2,100 SF
Main Floor	Unit 31A - 935 SF
Main Floor	Unit 18 - 2,210 SF
Main Floor	Unit 20 - 1,100 SF
Main Floor	Unit 22B - 3,070 SF
Main Floor	Unit 23 - 2,865 SF
2nd Floor	Unit 202 - 687 SF
2nd Floor	Unit 31B - 2,164 SF

Basement	Unit 300 - 270 SF
Net Rent	TBD
Common Area Costs	\$7.60/SF (Est.)
Property Tax	\$3.95/SF (Est.)
Traffic Counts	55,400 Vehicles (est.) Portage Ave @ Sturgeon Rd. Over 24 hr period <small>Source: City of Wpg Traffic Flow Map</small>

Courts of St. James is located on Portage Avenue with easy access and egress. Parking is available on site with various sizes available for lease.

Façade Renovations





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