

**COMMERCIAL RETAIL UNITS FOR LEASE**

# Crossing at the Refinery District

## Mixed-Use Project

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**CUSHMAN &  
WAKEFIELD**  
Winnipeg



**Stevenson**



FOR LEASE

# 425 Ballantrae Drive



Crossings at the Refinery District  
(+/-) 875 sf to 4,471 sf Available

## PROPERTY HIGHLIGHTS

- Brand new commercial units available in the heart of Southwest Winnipeg anchoring a 2 building, 174 unit development
- Suitable for retail, commercial, office and professional services
- Units starting from (+/-) 875 sf
- Zoned RMU
- Excellent access to major transportation routes
- Available August 2022

**Lease Rate:**     **\$26.00 psf Net**  
**CAM & Tax:**   **\$10.00 psf (2022 est.)**





**FOR LEASE**

**425 Ballantrae Drive**



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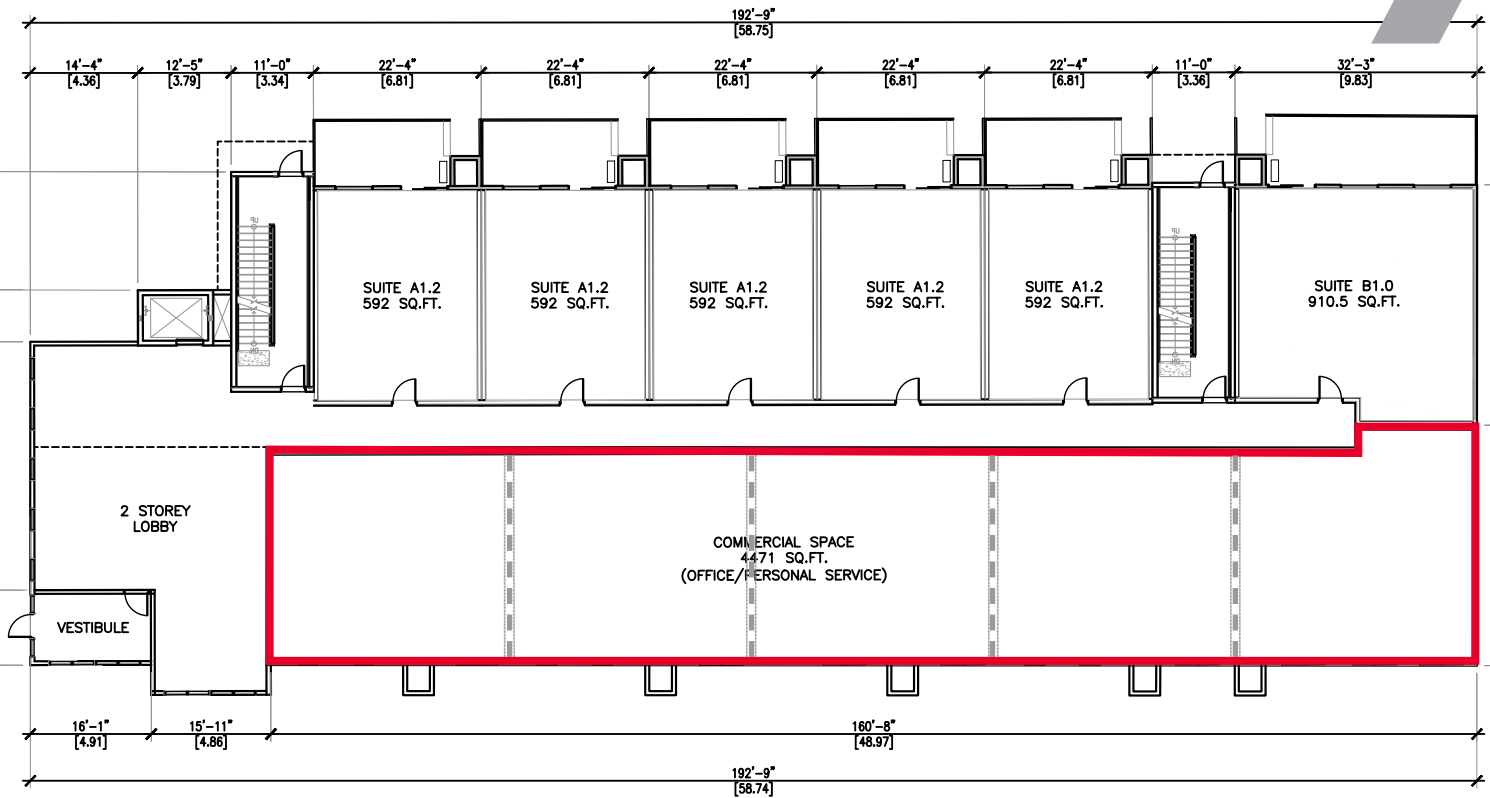


# FOR LEASE

## 425 Ballantrae Drive



### FLOOR PLAN



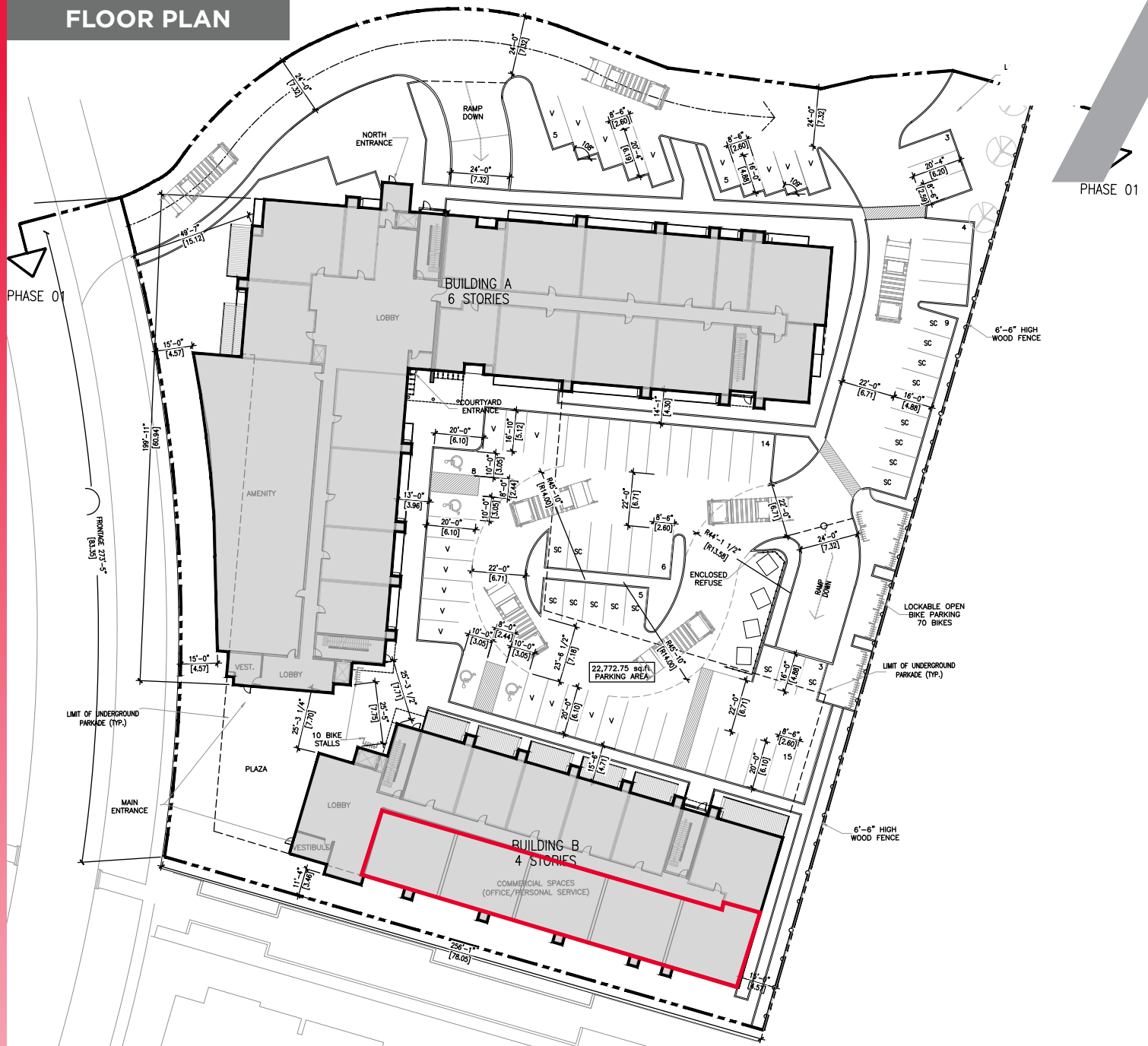
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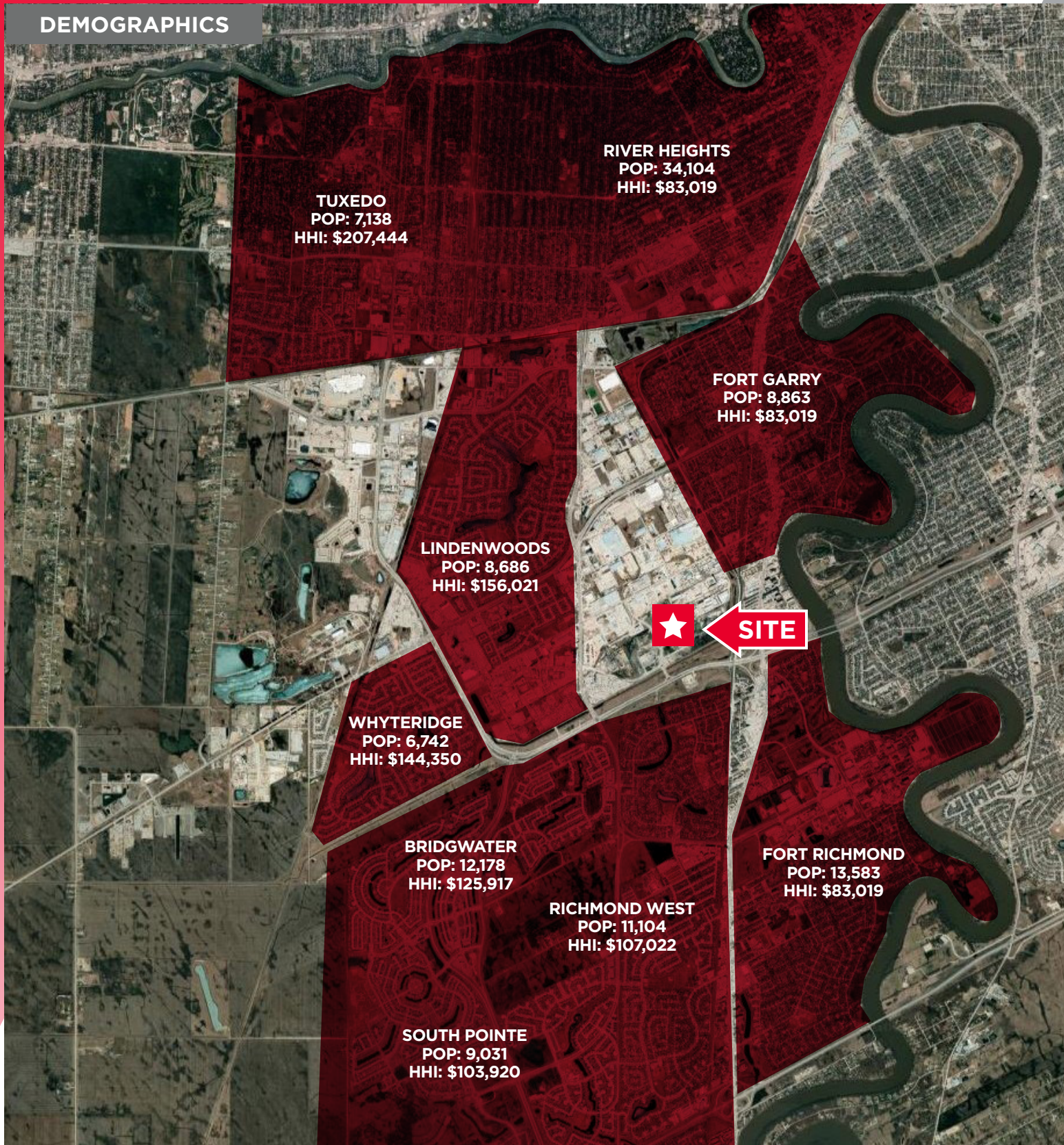


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**DEMOGRAPHICS**



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# FOR LEASE

## 425 Ballantrae Drive



### AREA MAP



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