

# HIGH PROFILE EXPOSURE ON SMITH STREET & ST. MARY AVENUE

FOR LEASE  
**185 SMITH STREET**

**BRETT INTRATER**

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## PROPERTY HIGHLIGHTS

(+/-) 2,345 SF WITH 925 SF PATIO

- Prime storefront in Smith Street Lofts, below a luxury 251-unit apartment complex with 20,000 sf of amenities
- Excellent visibility: faces Southwest with views of Smith Street traffic and Millennium Library Park
- High foot and vehicle traffic, especially during Canada Life Centre events
- Impressive features: 13' exposed ceilings, industrial concrete finishes, architectural lighting, floor-to-ceiling glazing
- Convenient location: adjacent to apartment complex main entrance, with covered canopy and landscaped vestibule
- Flexible adjacent courtyard space, suitable for private outdoor patio/garden
- Prime downtown Winnipeg location, serving as the development's main showpiece
- Zoned M

**LEASE RATE: \$5,000** PER MONTH

*\*PLUS UTILITIES*



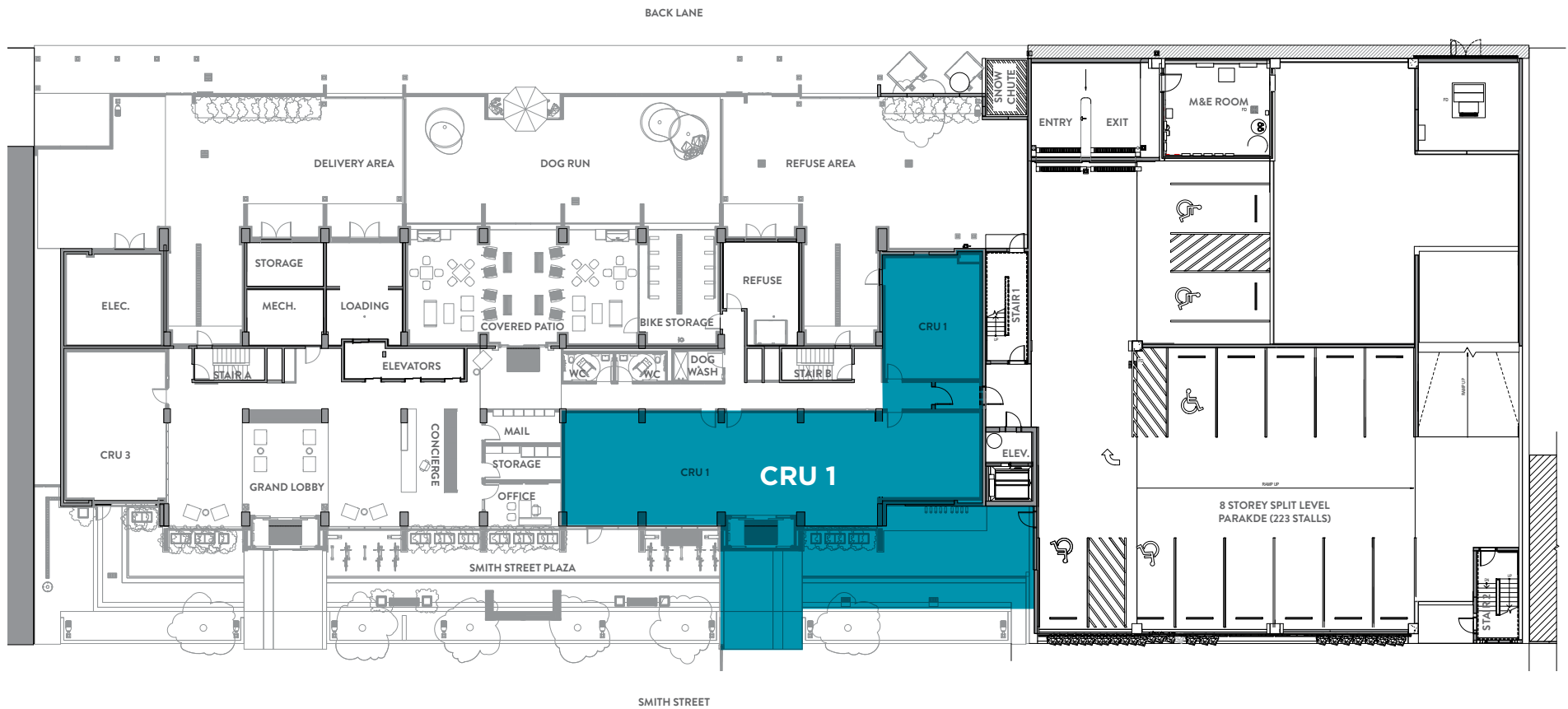






# SITE PLAN

SMITH —  
STREET —  
LOFTS —





# AMENITIES

Conveniently located in close proximity to Downtown Winnipeg's most desirable amenities



CANADA LIFE CENTRE



HUMAN RIGHTS MUSEUM & THE FORKS



TRUE NORTH SQUARE



## BUSINESSES

MANITOBA LEGISLATURE	1
CANADA MUSEUM OF HUMAN RIGHTS	2
CANADA LIFE CENTRE	3
RBC CONVENTION CENTRE	4
PROVINCIAL LAW COURTS	5
MILLENNIUM LIBRARY	6
TRUE NORTH SQUARE	7
WAWANESA INSURANCE	
MNP	
SCOTIABANK	
SKIP THE DISHES	7
ASSINIBOINE CREDIT UNION	

## HOTELS

FAIRMONT HOTEL	1
RADISSON HOTEL	2
ALT HOTEL	3
DELTA HOTEL	4
THE FORT GARRY HOTEL	5

## ATTRACTIONS & SHOPPING

PORTAGE PLACE SHOPPING CENTRE	1
CITY PLACE SHOPPING CENTRES	2
WINNIPEG SQUARE SHOPPING CENTRE	3
WINNIPEG ART GALLERY	4
CHILDREN'S MUSEUM	5
EXCHANGE DISTRICT	6
THE FORKS MARKET	7

## DEMOGRAPHICS

### TOTAL POPULATION

1KM • 21,968  
3KM • 112,196  
5KM • 323,302



### TOTAL DAYTIME POPULATION

1KM • 80,090  
3KM • 222,962  
5KM • 355,870



### AVERAGE AGE

1KM • 38  
3KM • 40  
5KM • 39



### TOTAL HOUSEHOLDS

1KM • 12,027  
3KM • 53,426  
5KM • 102,526



### AVG. HOUSEHOLD INCOME

1KM • \$50,891  
3KM • \$71,538  
5KM • \$81,173





## CONTACT

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**CUSHMAN &  
WAKEFIELD**  
Winnipeg

**Stevenson**

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