

HIGH VISIBILITY COMMERCIAL SPACE

PRAIRIE VIEW PLAZA - 335 KAPELUS DRIVE



PHASE I LEASING NOW | UNITS STARTING AT \$26.00 PSF | ESTIMATED COMPLETION DATE: FALL 2026

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PROPERTY HIGHLIGHTS

AVAILABLE SF: (+/-) 1,345 - (+/-) 10,500 SF

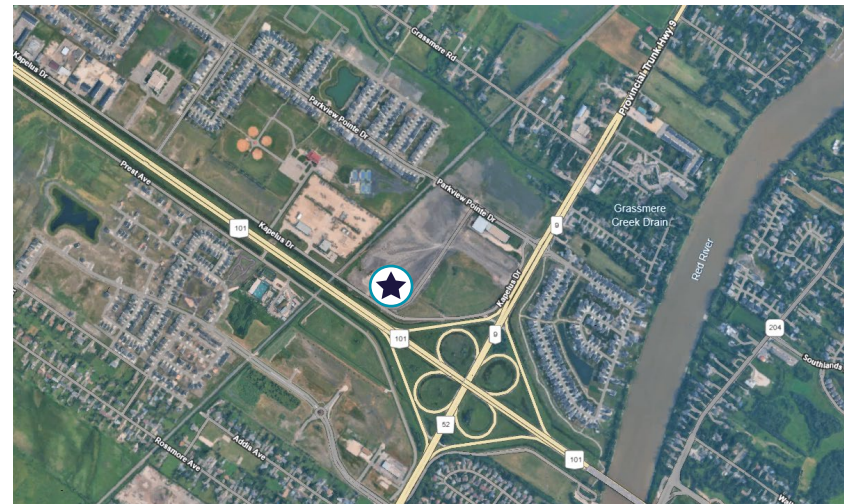
- New commercial development offering flexible warehouse and office/retail opportunities
- Unique opportunity in a rapidly growing trade area
- Suites starting at (+/-) 1,345 SF
- Optional grade-level loading available for efficient operations
- Landscaped site with professional curb appeal
- Ample on-site parking for clients and staff
- No City of Winnipeg business taxes

Location & Accessibility

- Strategically located in the Kapelus Drive business/industrial park area, just north of Winnipeg's Perimeter Highway with excellent connectivity to major transportation routes for easy distribution across Winnipeg and surrounding regions.
- 335 Kapelus Drive provides convenient access for customers, staff, and delivery vehicles via multiple arterial routes. It is surrounded by a mix of established commercial and light industrial uses, with significant new development activity in the area.
- Close proximity to major industrial corridors in northwest/northeast Winnipeg.

Nearby Amenities

- Quick access to retail, dining, fuel, grocery, and service amenities along Main Street and McPhillips Street
- Close to large and growing residential communities, increasing traffic and demand for local business services
- Positioned to benefit from a strong residential growth base, creating opportunities for office, retail, and light industrial users.



LEASE RATE: \$26.00 NET

CAM & TAX: TBD PSF (2026 EST.)

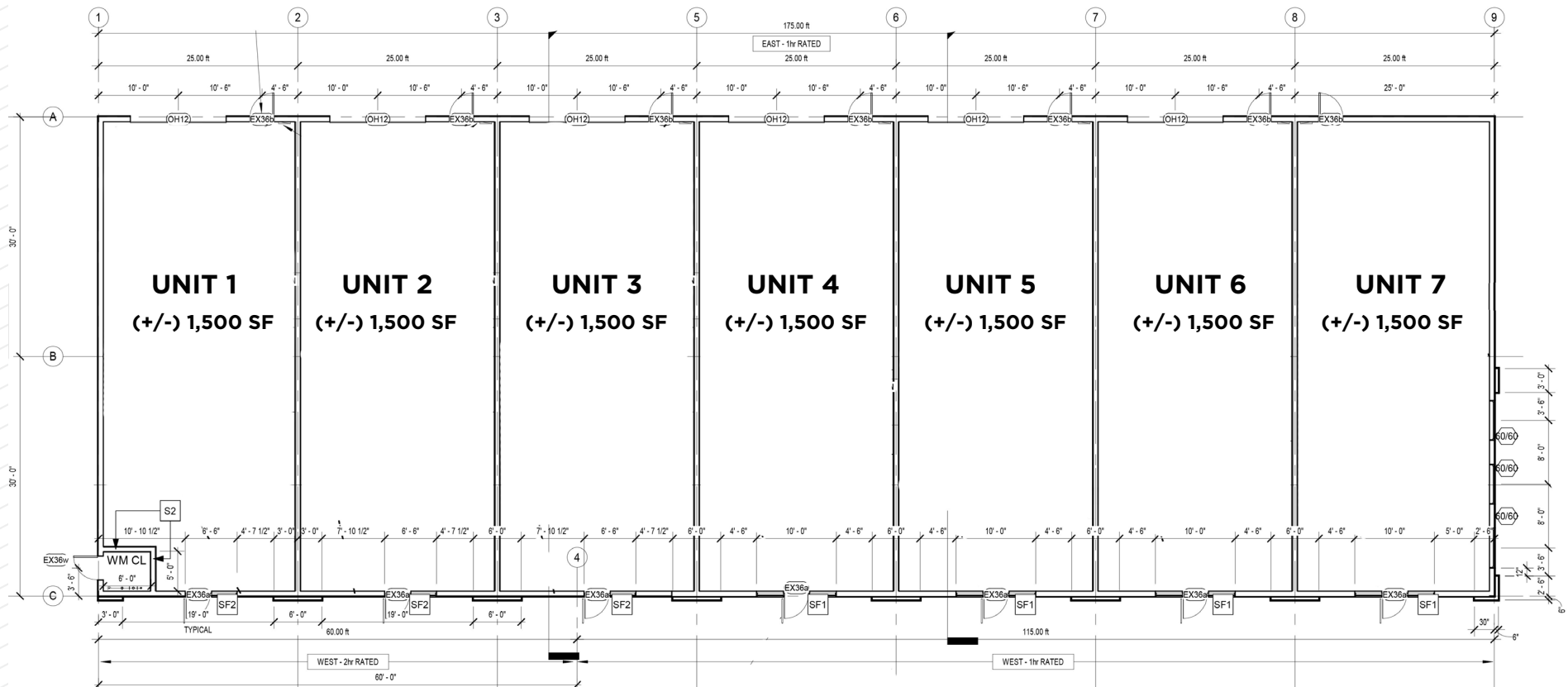
**PLUS MANAGEMENT FEE*

FLOOR PLAN



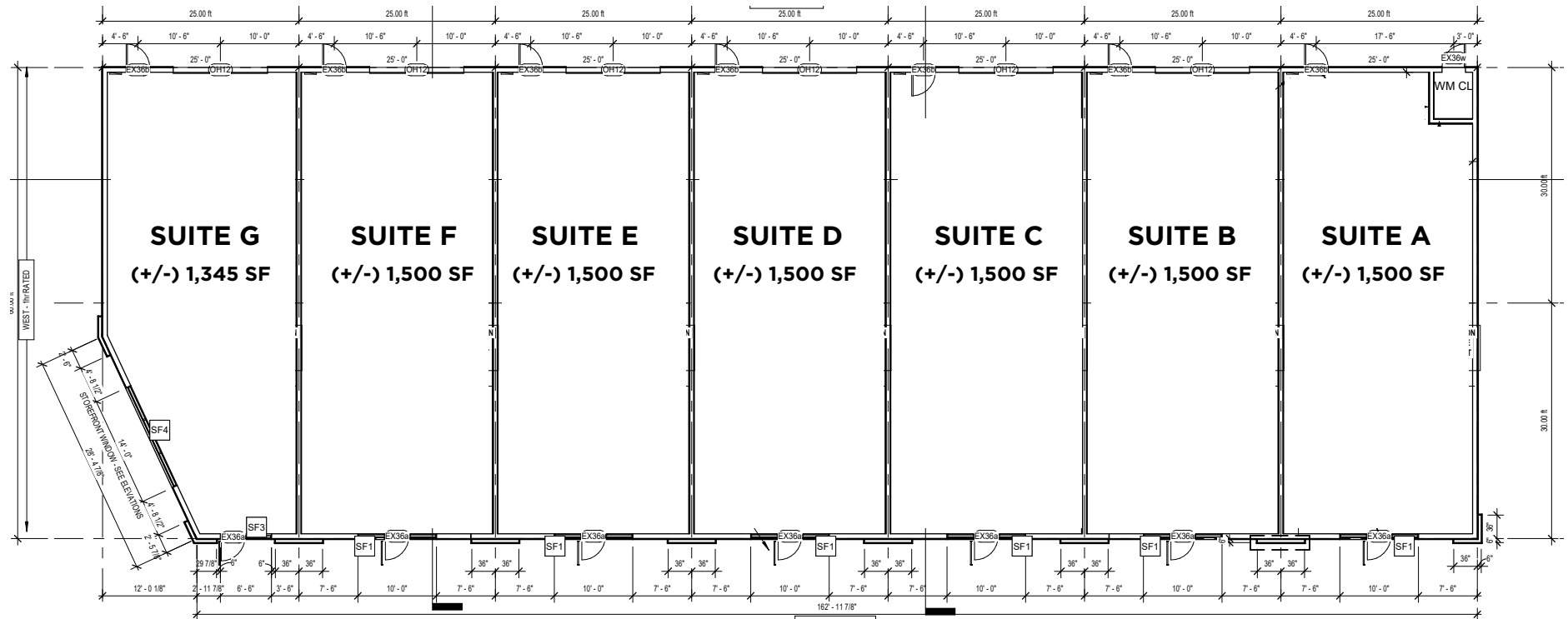
FLOOR PLAN

PHASE I



FLOOR PLAN

PHASE II



AMENITIES MAP

29 MINS
WINNIPEG INT'L AIRPORT

26 MINS
DOWNTOWN WINNIPEG

2 MINS
MAIN STREET

2 MINS
PERIMETER HIGHWAY





CONTACT

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