

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

Chris Macsymic
Executive Vice President & Principal
Chris Macsymic Personal Real Estate Corporation
T 204 928 5019
C 204 997 6547
chris.macsymic@cwstevenson.ca

Ryan Munt
Executive Vice President
Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
ryan.munt@cwstevenson.ca

 **CUSHMAN &
WAKEFIELD**
Winnipeg

PROPERTY HIGHLIGHTS

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

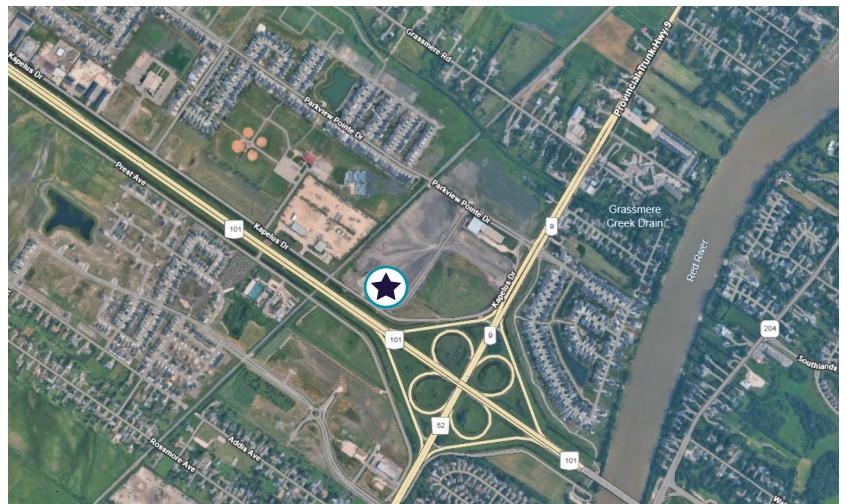
- New commercial development offering flexible warehouse and office/retail opportunities
- Unique opportunity in a rapidly growing trade area
- Suites starting at (+/-) 1,345 SF
- Optional grade-level loading available for efficient operations
- Landscaped site with professional curb appeal
- Ample on-site 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.)

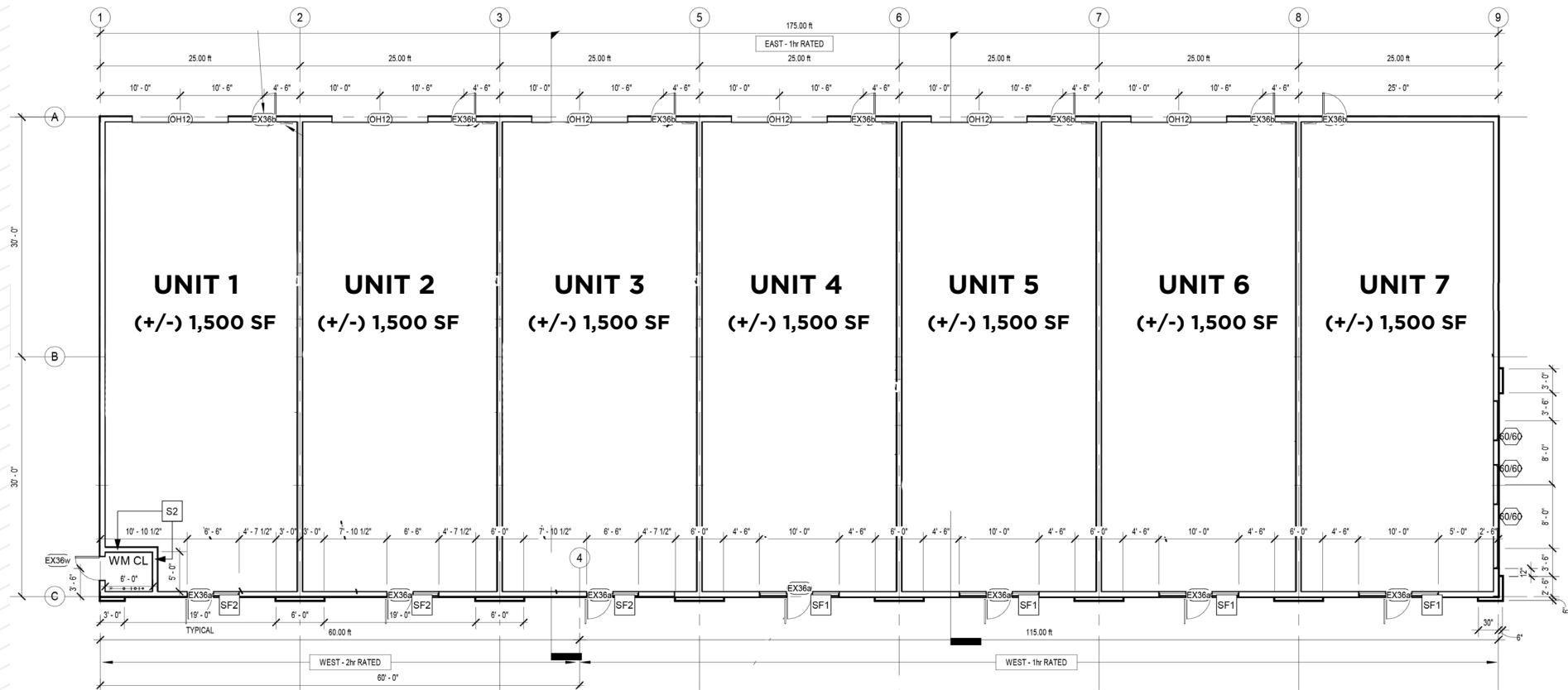
*PLUS MANAGEMENT FEE

FLOOR PLAN



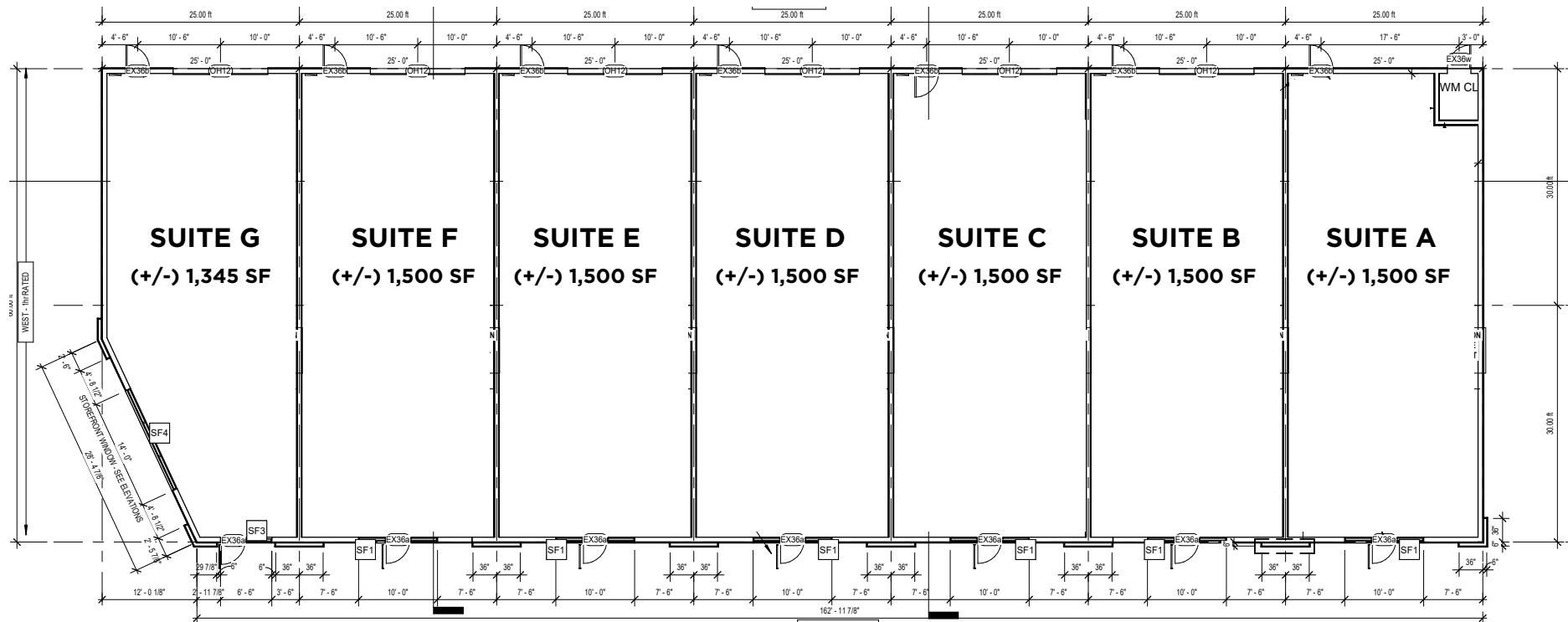
FLOOR PLAN

PHASE I



FLOOR PLAN

PHASE II



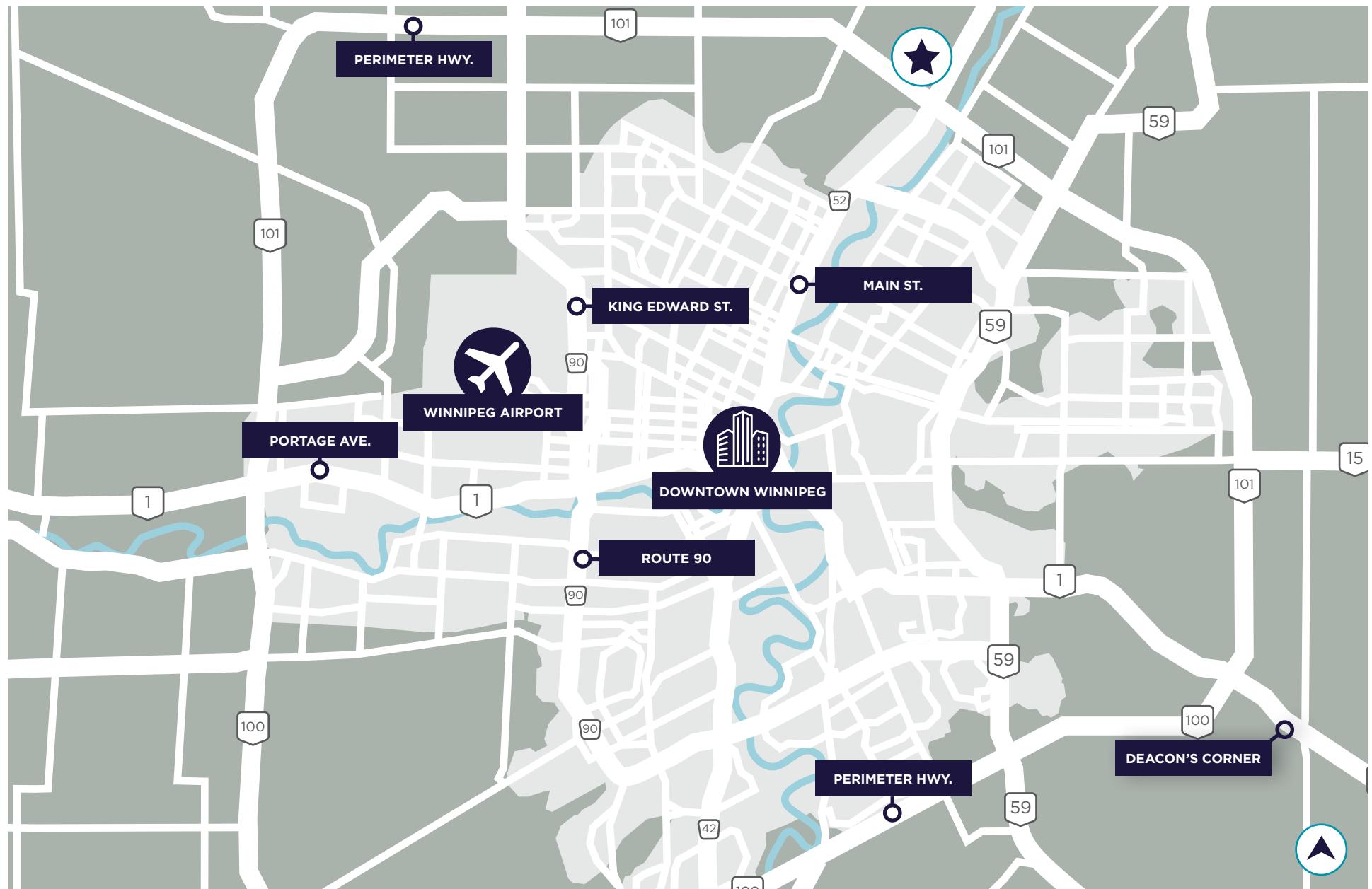
AMENITIES MAP

29 MINS
WINNIPEG INT'L AIRPORT

26 MINS
DOWNTOWN WINNIPEG

2 MINS
MAIN STREET

2 MINS
PERIMETER HIGHWAY





CONTACT

Chris Macsymic
Executive Vice President & Principal
Chris Macsymic Personal Real Estate Corporation
T 204 928 5019
C 204 997 6547
chris.macsymic@cwstevenson.ca

Ryan Munt
Executive Vice President
Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
ryan.munt@cwstevenson.ca



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.