

IDEALLY SITUATED TURN-KEY OFFICE WITH EXCESS LAND



FOR SALE/LEASE
200 TACHE AVENUE

Brandi Eloquence
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 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

(+/-) 7,380 TOTAL SF AVAILABLE

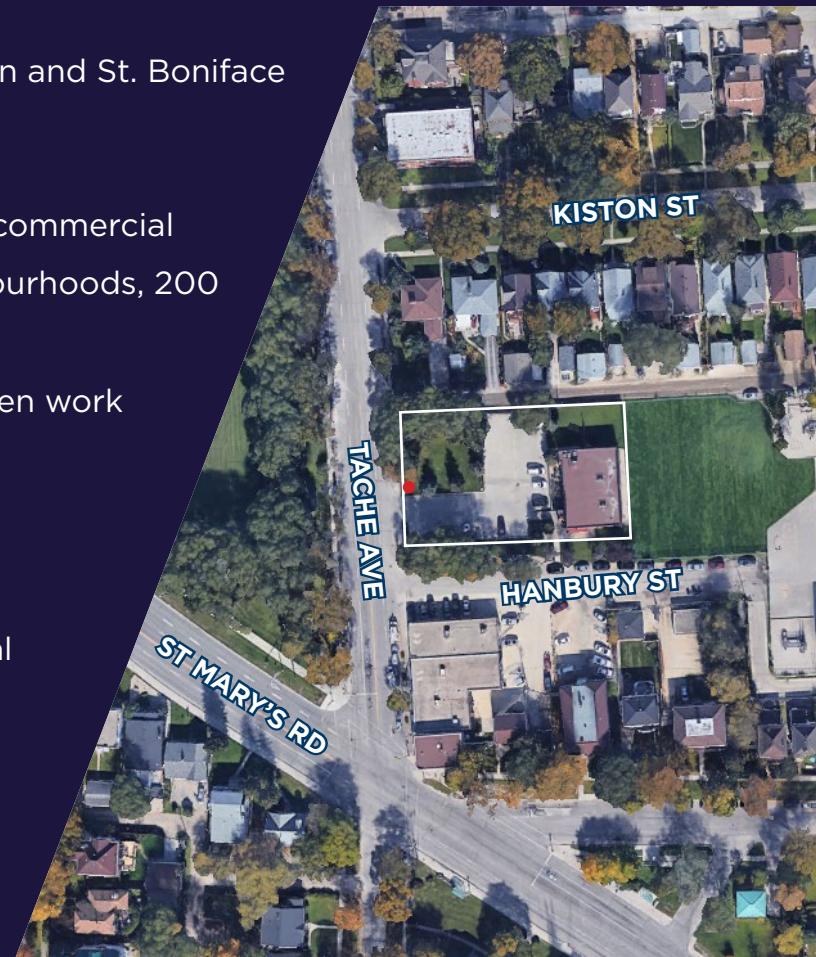
- Prime location just minutes from Downtown and St. Boniface Hospital.
- Nestled among lush greenspace, vibrant commercial corridors and charming residential neighbourhoods, 200 Tache Avenue offers a functional two-level build-out with generous private offices, open work areas, boardrooms, and two kitchenettes.
- 15 electrified on-site parking stalls.
- Well-suited for a wide range of professional uses.

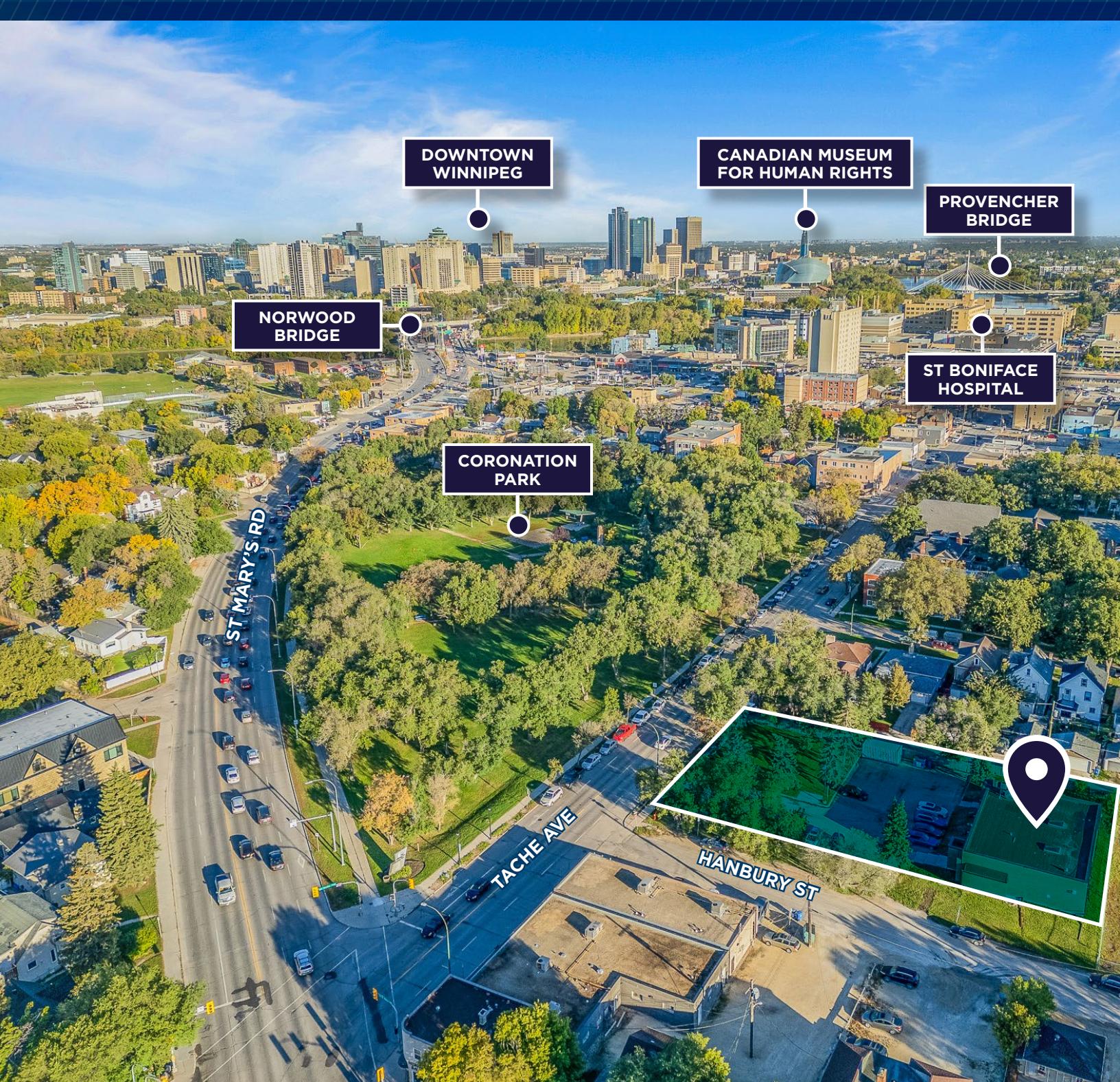
SALE PRICE: \$2,400,000

LEASE RATE: \$27.00 PSF

CAM & TAX: \$10.00 (EST. 2026)

MAIN LEVEL WITH FULLY FINISHED LOWER LEVEL





DEMOGRAPHICS

AREA IN KM	1	3	5
TOTAL POPULATION	9,754	84,714	220,902
MEDIAN AGE	42	41	40
AVG HOUSEHOLD INCOME	\$78,481	\$73,975	\$81,652
TOTAL HOUSEHOLDS	4,969	44,102	100,050

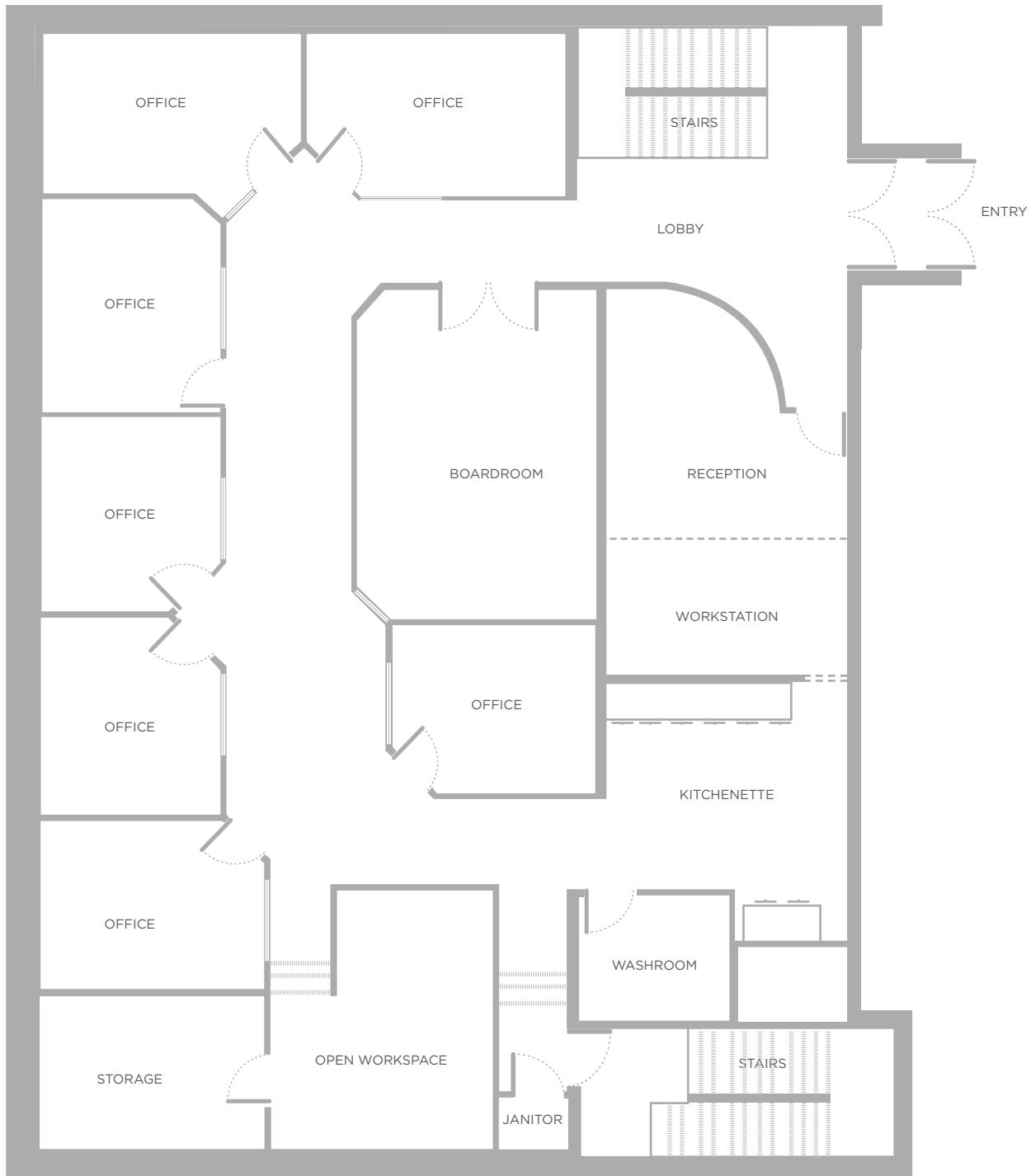
SCORES

WALK	91
TRANSIT	63
BIKE	88



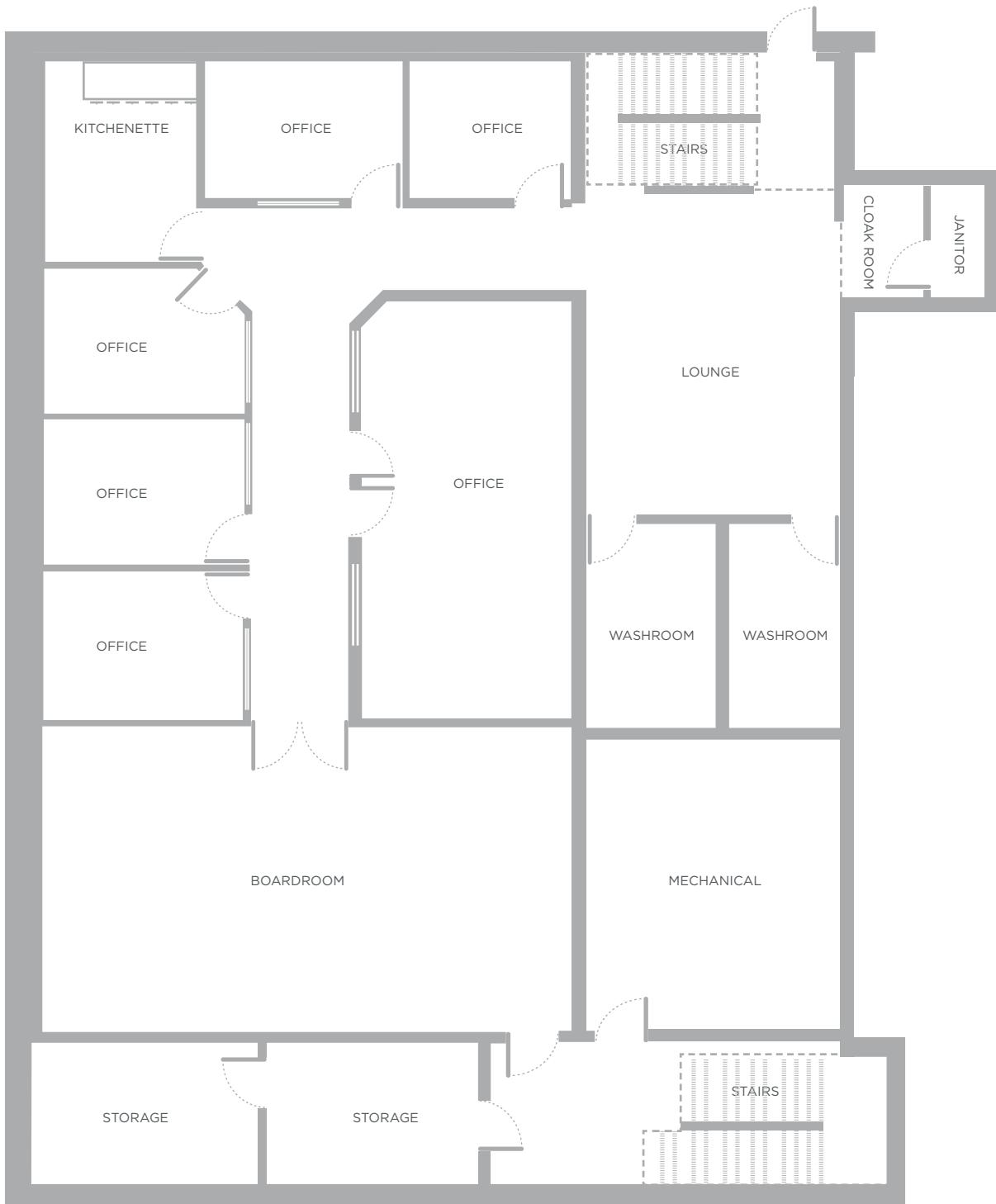
FLOOR PLAN

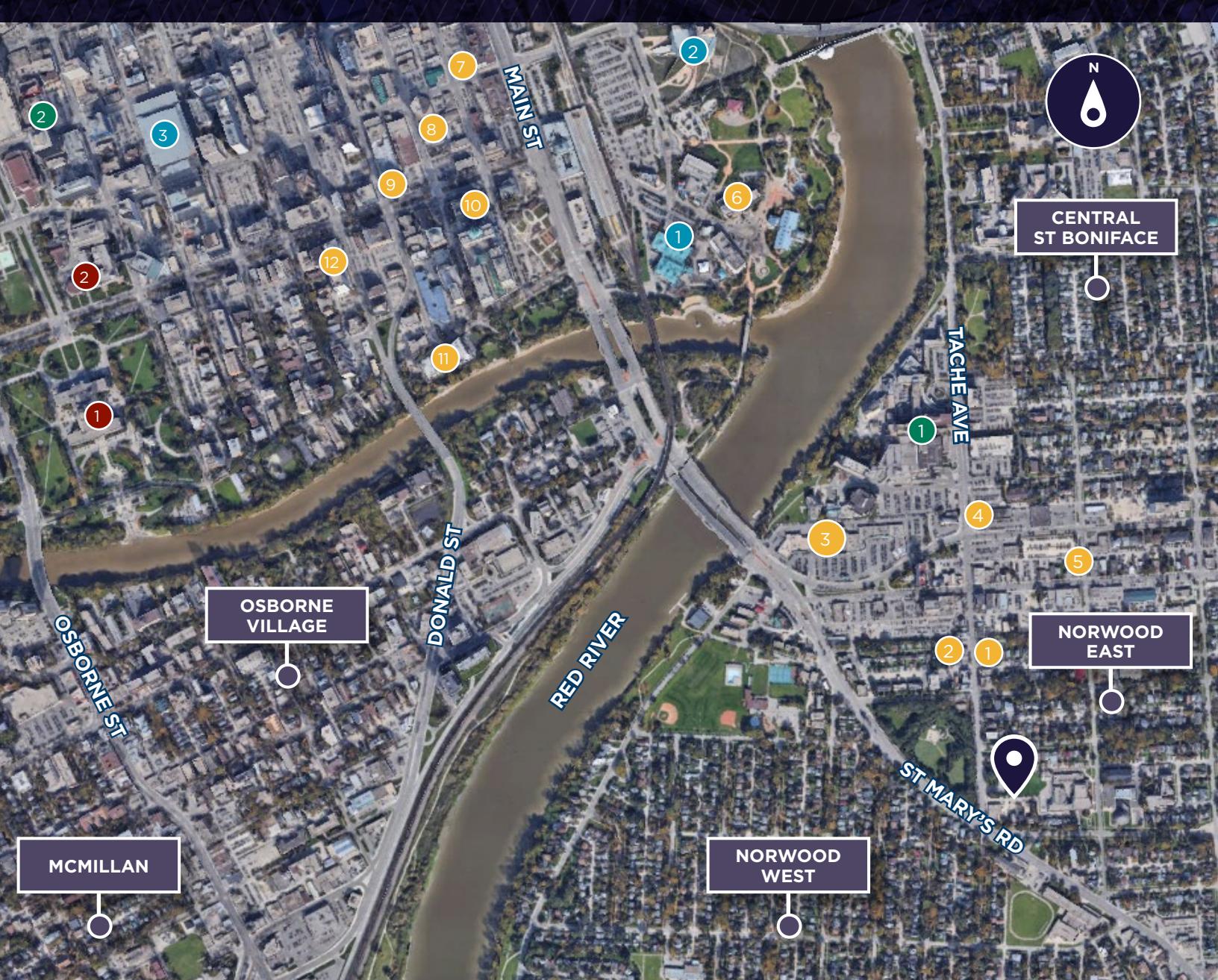
MAIN LEVEL



FLOOR PLAN

LOWER LEVEL





ATTRACTI0NS

1	THE FORKS MARKET
2	CANADIAN MUSEUM FOR HUMAN RIGHTS
3	RBC CONVENTION CENTRE

HEALTH CARE

1	ST BONIFACE HOSPITAL
2	WINNIPEG CLINIC

GOVERNMENT

1	MANITOBA LEGISLATIVE
2	COURT OF KING'S BENCH OF MANITOBA

SERVICES/RESTURANTS

1	LE CROISSANT
2	NORWOOD HOTEL
3	DOMINION CENTRE
4	RBC
5	7-ELEVEN
6	INN AT THE FORKS
7	DEVIL MAY CARE BREWING COMPANY
8	THE KEG STEAKHOUSE & BAR
9	CAPITAL GRILL & BAR
10	THE FORT GARRY HOTEL
11	FETE ICE CREAM & COFFEE
12	OH DOUGHNUTS



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