

HIGH EXPOSURE RETAIL SPACE

425-439 CENTURY STREET



Tavleen Deol
Associate

T 204 934 6212
C 431 999 7303
tavleen.deol@cwinnipeg.com

Colin Gratton
Associate

T 204 928 5000
C 204 471 1270
colin.gratton@cwinnipeg.com

 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

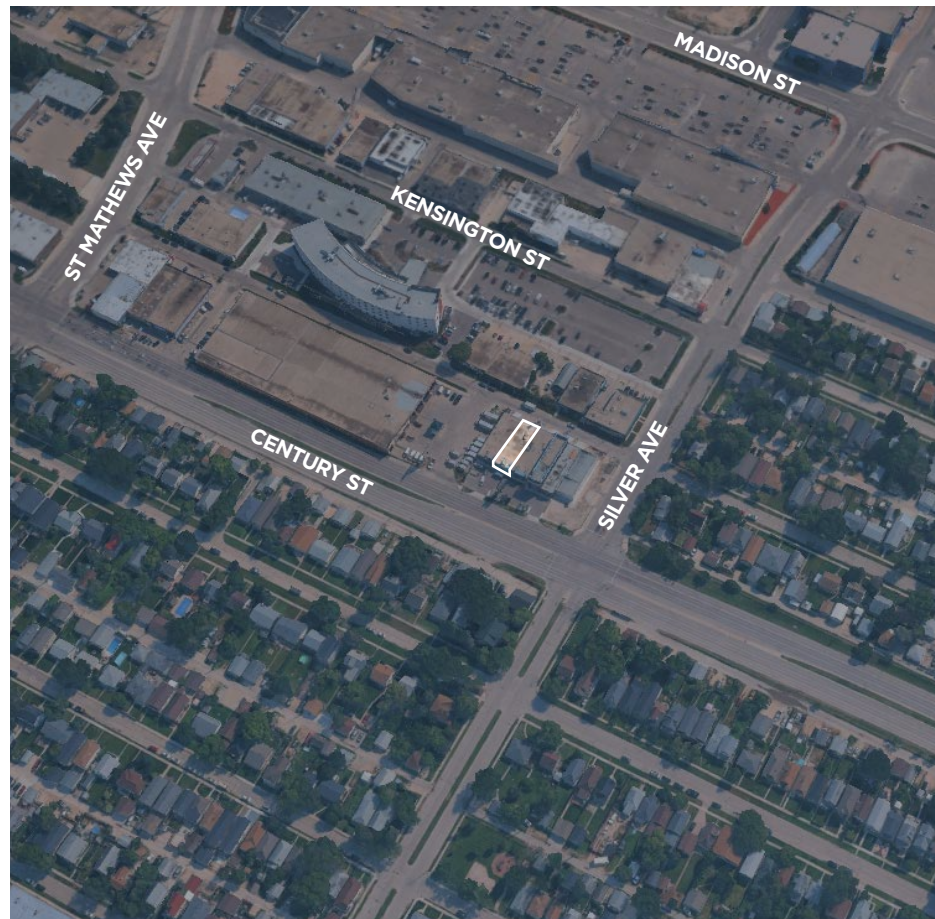
AVAILABLE SF: (+/-) 2,500 SF - (+/-) 3,800 SF

- Prime location at Century Street and Silver Avenue
- Exceptional visibility and exposure along one of Winnipeg's busiest arterial routes
- Flexible leasing opportunities ranging from (+/-) 2,500 sf to (+/-) 3,800 sf
- Strategically situated with convenient access to major transportation routes, Polo Park, and Winnipeg Richardson International Airport
- Prominent building signage opportunities available
- Ideal for office, professional services, and a variety of commercial uses
- Recently updated front façade

LEASE RATE: \$25.00 PSF

CAM & TAX: \$7.50 PSF (2025)

**Management fee 5% of gross rent*



AMENITIES MAP

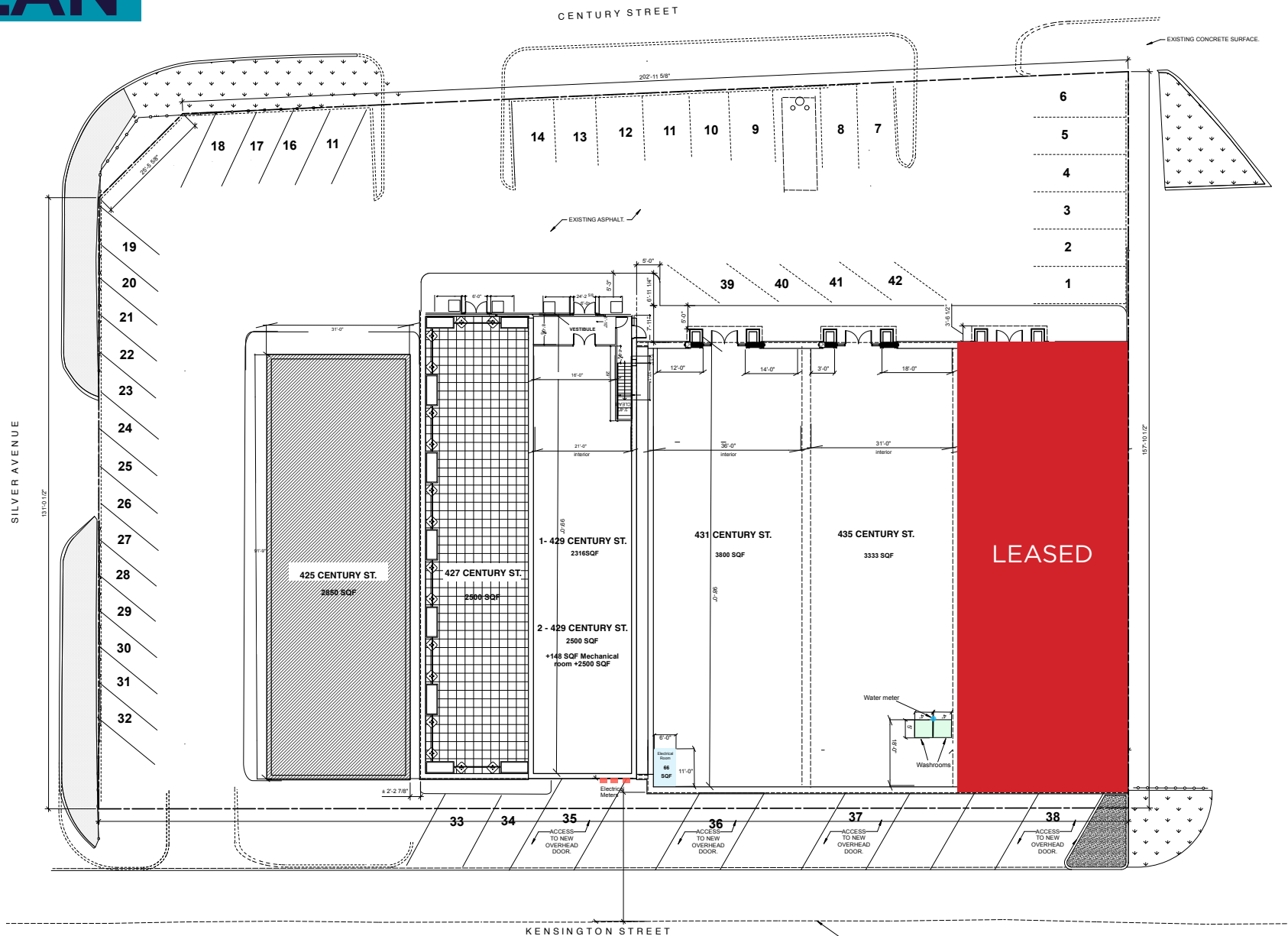
58
WALKING
SCORE

45
TRANSIT
SCORE

66
BIKING
SCORE



SITE PLAN



**Unit 425 is permit-approved and fully equipped with restaurant infrastructure. Contact the listing agent for more details.*

UNIT 431

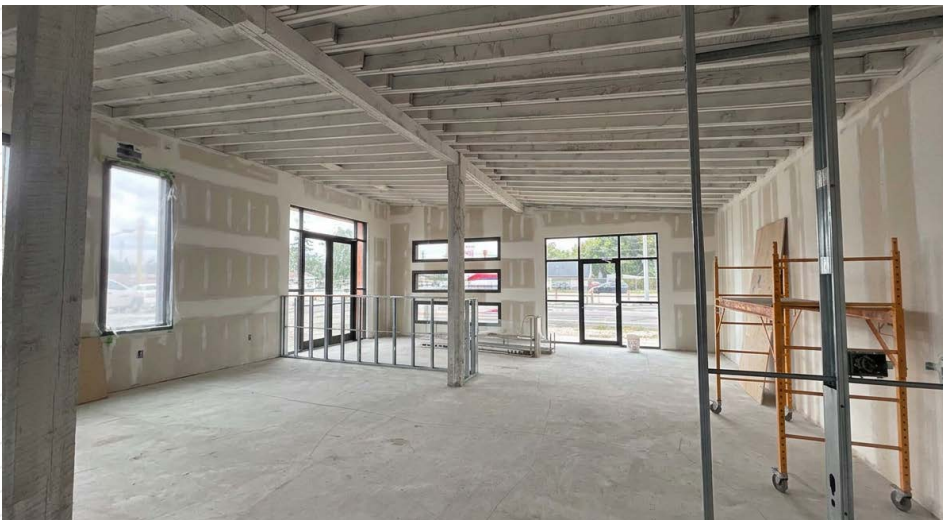
PHOTOS

Unit 431 offers a clean, contemporary office environment with six private offices, two washrooms, and a dedicated kitchen area. The unit includes an inviting reception space, bright open common areas, and modern finishes, providing an ideal setting for a variety of professional business operations.



UNIT 425 PHOTOS

Unit 425 is a prime corner restaurant space currently under development, offering excellent visibility and abundant natural light through large perimeter windows. The unit features an open-concept layout that can be customized to suit a variety of restaurant or hospitality uses. An added highlight is the exterior patio area measuring approximately 31 ft x 16 ft, with all necessary permits in place for completion. This highly visible corner location provides an excellent opportunity for indoor and outdoor dining in a modern commercial setting.



UNIT 429

PHOTOS

Unit 429 offers a versatile commercial space with a two-storey layout. The main floor, which is available for lease, features direct access to a rear loading door, making it well-suited for warehousing, distribution, light industrial, showroom, or service-based operations. The open floor plan provides flexibility for a variety of business needs, while the second floor offers additional space for storage or future expansion. The rear loading area ensures convenient receiving and shipping access, enhancing operational efficiency.





CONTACT

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