

**AVISON
YOUNG**

Place Joseph Royal

147 Provencher Boulevard
Winnipeg, Manitoba

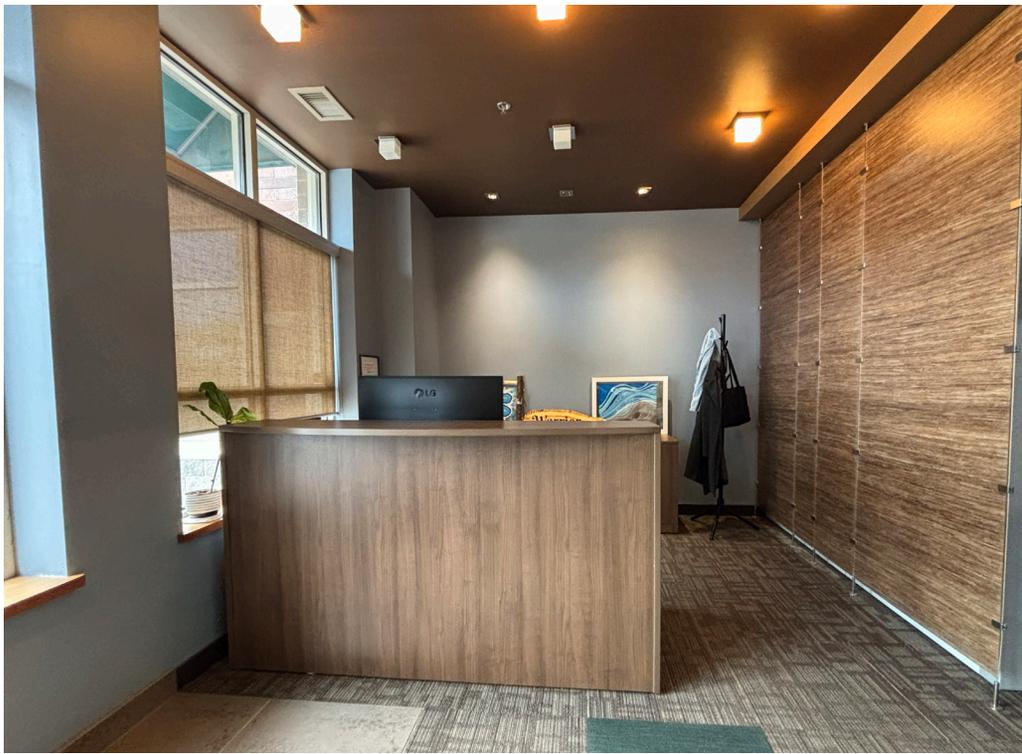
For Lease

1,951 SF
MAIN FLOOR
OFFICE SPACE
AVAILABLE

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PROPERTY HIGHLIGHTS

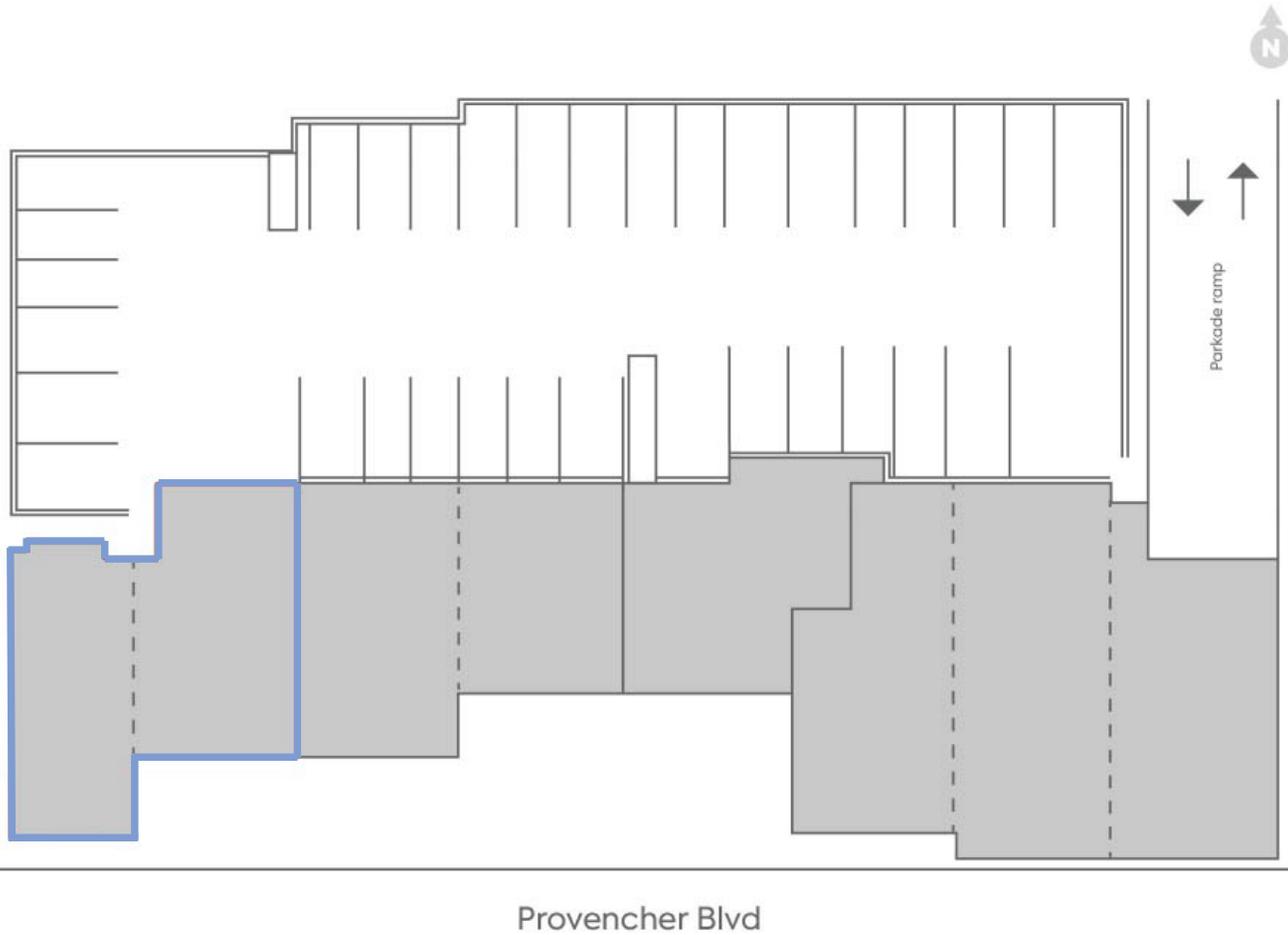
Place Joseph Royal is a seven-storey mixed-use property on Provencher Boulevard, the main street of Old St. Boniface in Winnipeg's French Quarter and is home to a variety of professional tenants.

The building's aesthetic is modern while fitting into the historic character of the area and enjoys excellent traffic both on the street and along the promenade.

The building is a short car drive from downtown Winnipeg and within close walking distance to Parc Joseph Royal, Esplanade Riel, Tache Promenade, The Forks and the Canadian Museum for Human Rights.

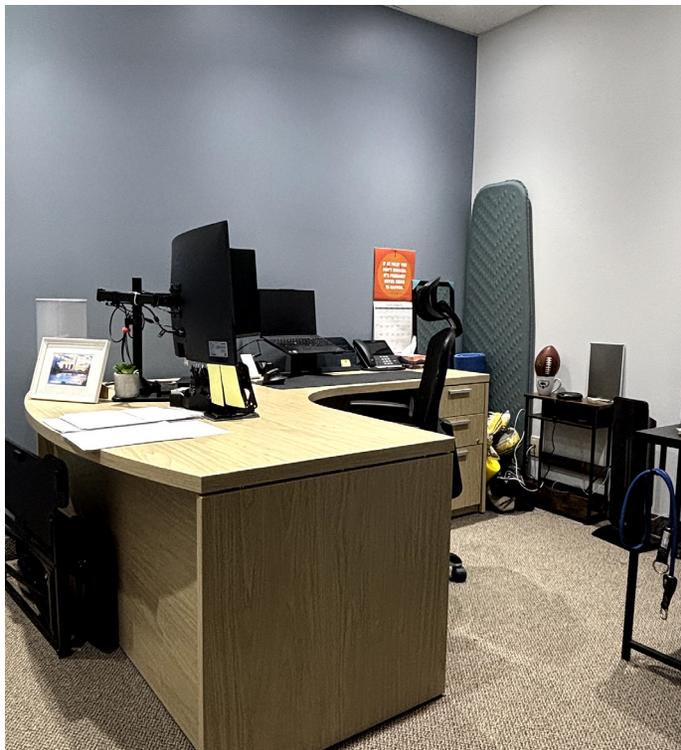
UNIT 101/102 :	1,951 SF
ASKING NET RENT :	\$23.00 psf
ADDITIONAL RENT :	\$14.04 psf (includes mgmt.fee)
DATE AVAILABLE :	January 1st, 2026
PARKING :	Indoor Onsite

SITE PLAN



UNIT 101/102 DETAILS

- 4 private offices
- Boardroom
- Reception
- Kitchenette
- 2 washrooms
- Storage room



AREA OVERVIEW

St. Boniface



- Founded in 1818 by Bishop Provencher for the colony's French and Métis residents
- The birthplace of Louis Riel
- Home to one of the largest francophone communities west of the Great Lakes, and is known as Winnipeg's French Quarter
- 10-day winter festival, Festival du Voyageur, which fills the city with snow sculptures and becomes a nightly party (about 75,000 visitors)
- New home for the 4-day event A Taste of Manitoba : 26 restaurants and breweries, 20 vendors, over 12,000 visitors
- During the summer, Jeudi Franco Thursdays brings over 20,000 visitors in St Boniface
- Pedestrians can stroll along and stop in at boutiques, quaint cafés and abundant restaurants
- Visitors can enjoy walking tours and view more than 35 historical sites in this area
- Cathédrale de Saint-Boniface attracts thousands of visitors each year – one of city's major architectural landmarks
- District also includes St. Boniface Hospital, Université de Saint-Boniface and Fort Gibraltar, The Provincial House of the Grey Nuns and the Canadian Mint



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