



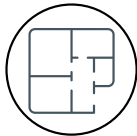
1600 Regent is strategically situated at the major intersection of Regent Ave (Route 37) and Lagimodiere Blvd (Route 59). This intersection is the focal point for over 2.5 MSF of retailers making it the city's second largest shopping destination.

- Surrounding area tenants include: Walmart, Home Depot, Costco, Superstore, Lowe's, Canadian Tire, Princess Auto, Goodlife Fitness, Kildonan Place Shopping Centre and Sobey's
- Daily traffic count of approximately 125,000 vehicles (*City of Winnipeg, 2022*)
- Interior unit with fully developed offices
- Zoning: C4
- Excellent parking on site
- Space available
 - Unit 7: 2,648 sf

**Net Rent
Starting At:
\$14.00 PSF****Avison Young
Commercial Real Estate****Unit 200 – 185 Provencher Blvd
Winnipeg, MB R2H 0G4****T 204 560 1500
avisonyoung.com****Get more
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avisonyoung.com

Be Part of the Regent and Lagimodiere Corridor!



Space
2,648 sf of developed office space



Tenants
Diverse mix of retail and service oriented tenants



125,000
Vehicles pass by every day



Employment
Over 94% of people in a 10 min drive are employed



Population
Over 212,000 people live within a 10 min drive



\$86,000
Average household income within a 10 min drive



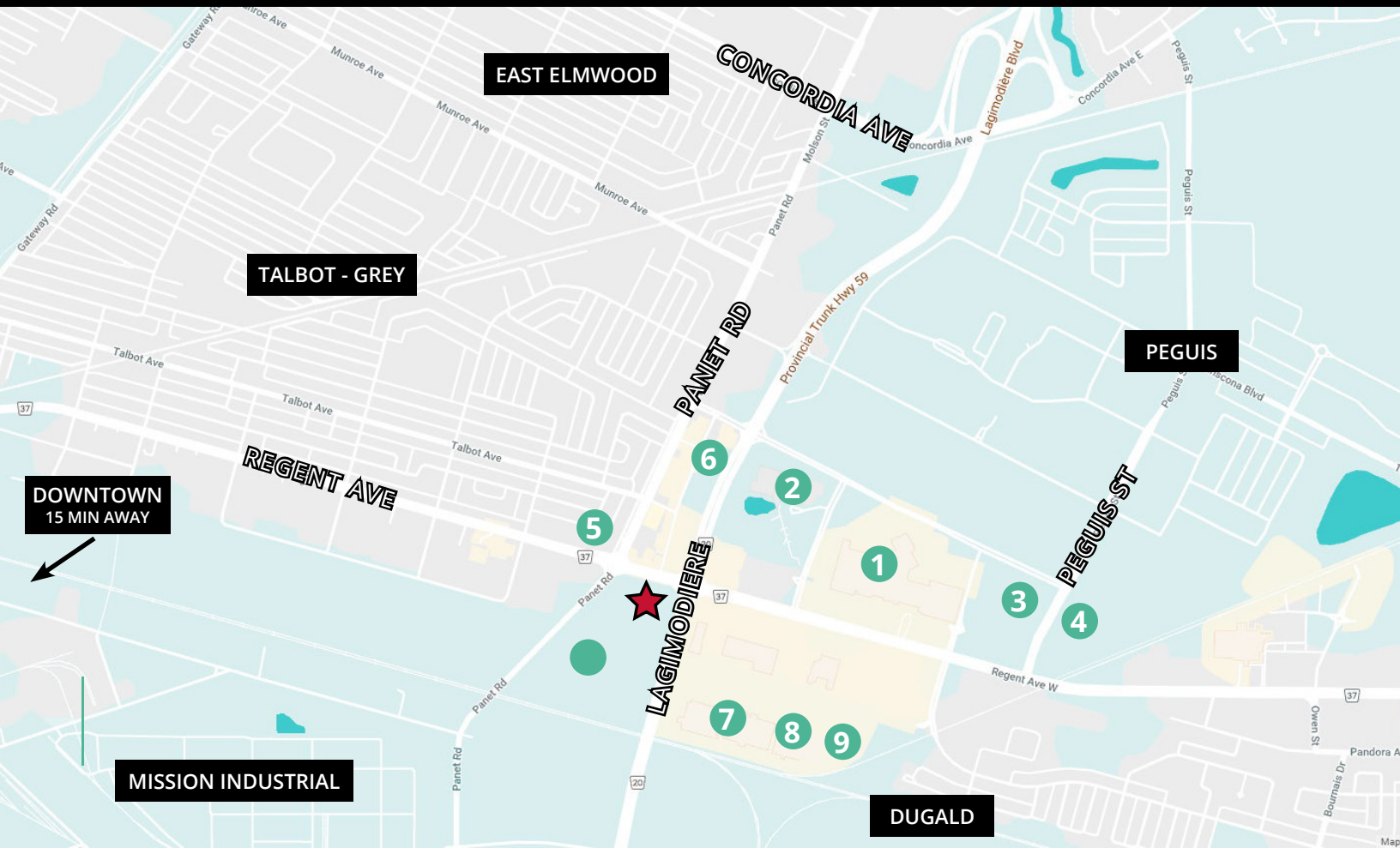
Households
88,000 households are within a 10 min drive

Available Space & Cost

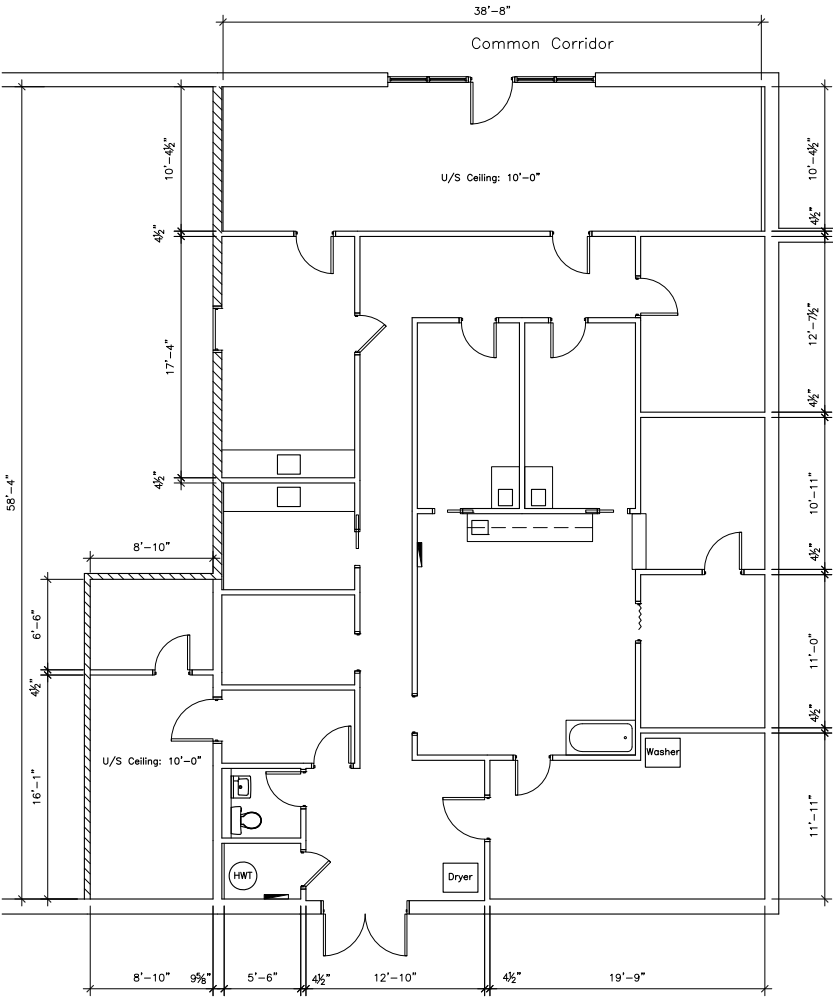
Vacancy	Unit 7: 2,648 SF
Lease Rate	Unit 7: \$14.00 PSF
CAM/Tax	\$9.79 psf + 5% mgmt fee (2024/2025)

Area Legend

1	Kildonan Place S.C.	6	Reender's Square
2	Winnipeg Tax Centre	7	The Home Depot
3	Canadian Tire	8	Real Canadian Superstore
4	Costco	9	Walmart
5	Canada Post Depot	10	Princess Auto



Unit 7 - 2,648 SF



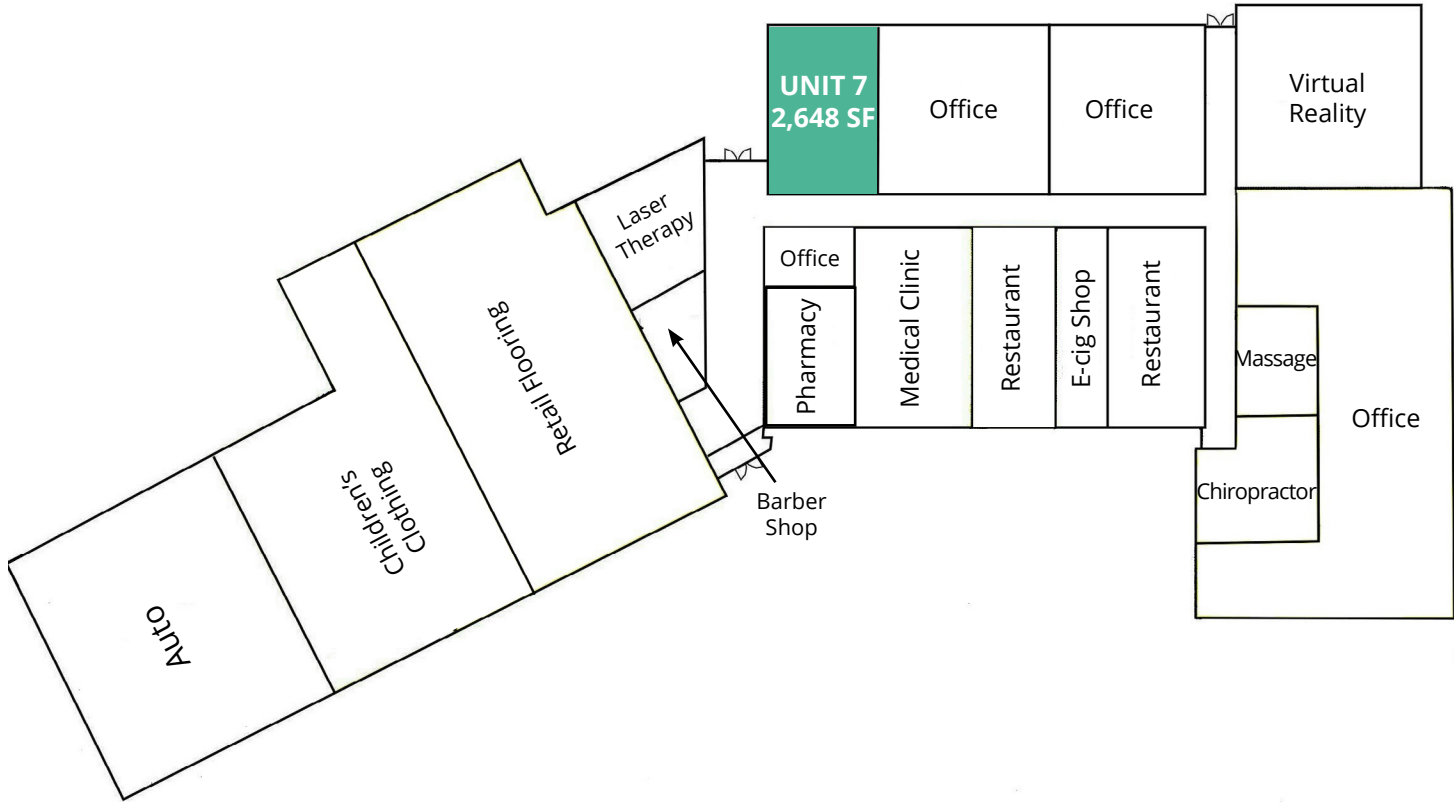
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Thank you for your interest!

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