

FOR LEASE



QSR/Office/Flex Space Available in the heart of CentrePort Canada
15 Davis Way, RM of Rosser, Manitoba



Drive-Thru Window



**MINUTES FROM
INTERNATIONAL
AIRPORT**



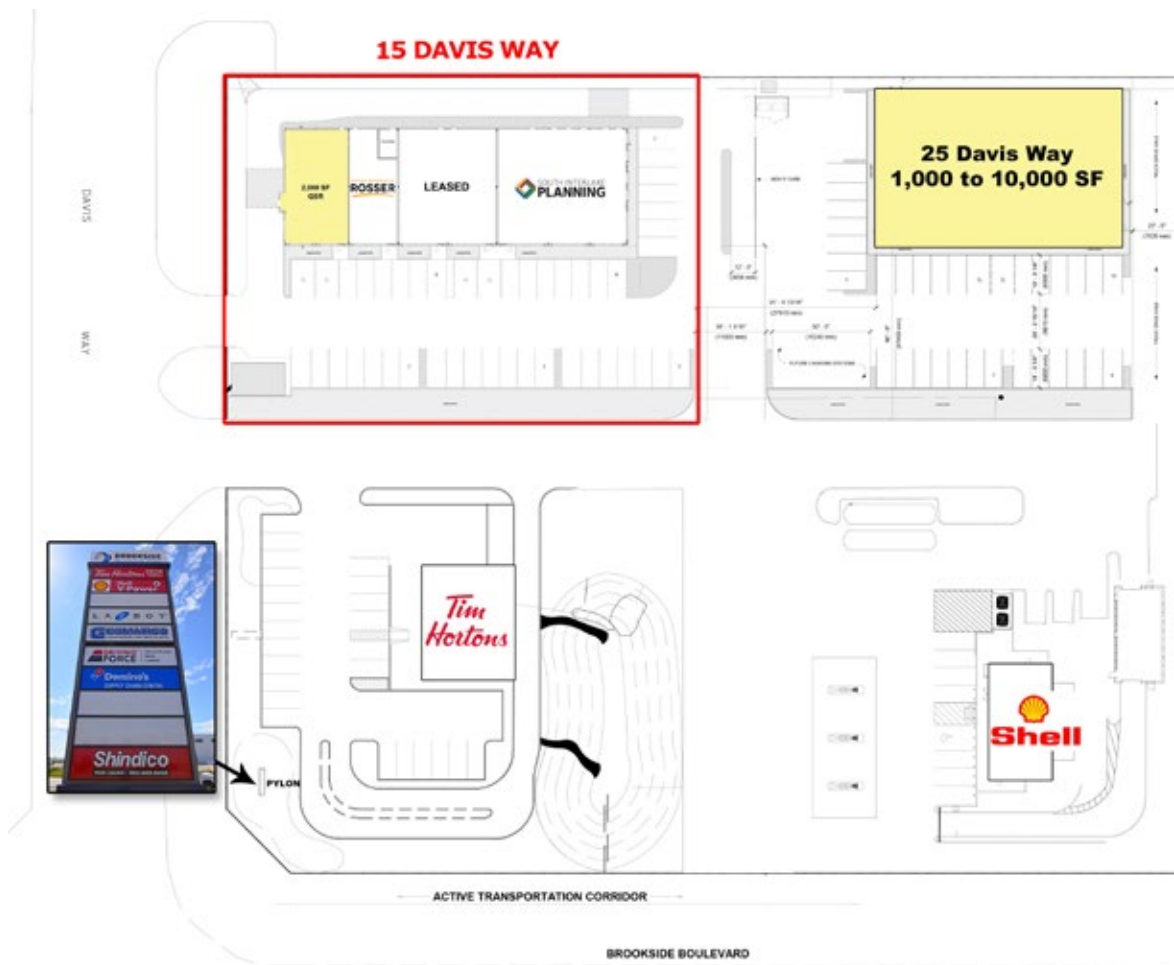
**CLOSE TO
TRANSPORTATION
ROUTES**



**PYLON &
BUILDING
SIGNAGE**

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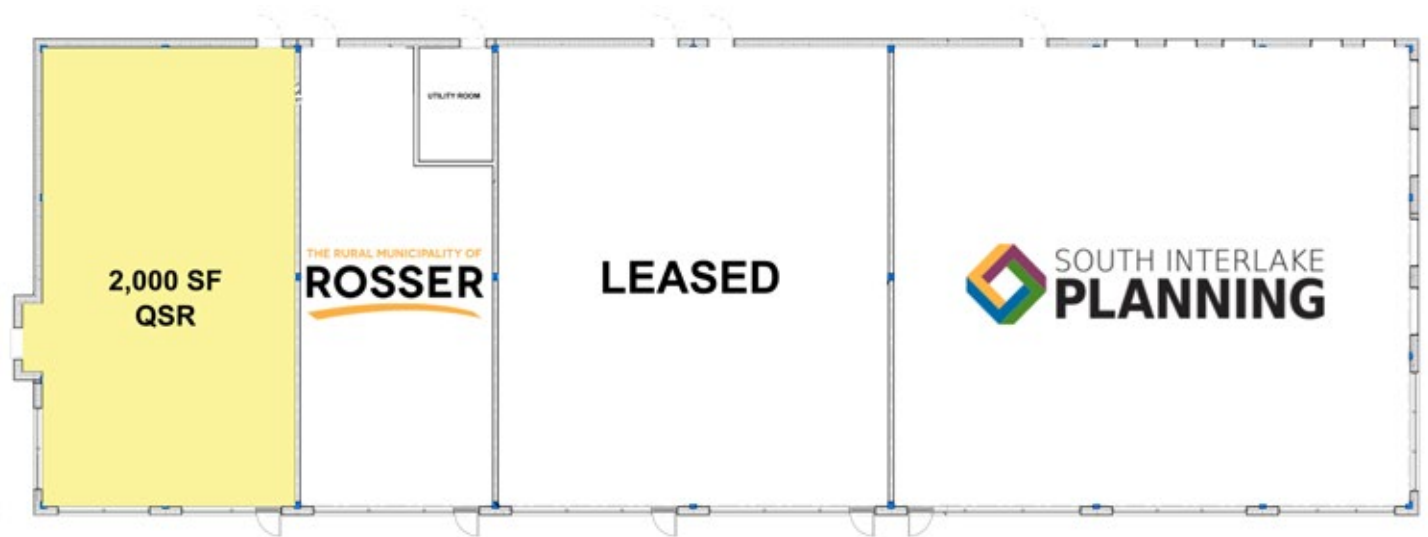
PROPERTY HIGHLIGHTS

- Join Tim Horton's & Shell in the heart of the fastest growing industrial market in Winnipeg.
- Excellent opportunity for Office/Flex space within CentrePort Canada.
- Quick Service Restaurant opportunity with potential drive-thru and strong daytime population from surrounding businesses.
- Located within the Brookside Business Park, a professionally managed development featuring national and international tenants.
- Strategically situated in the RM. of Rosser within CentrePort Canada - the country's only inland port which offers companies unparalleled access to tri-modal transportation and Foreign Trade Zone benefits. **The CentrePort Region has attracted close to 2,000 jobs since 2009.**
- No City of Winnipeg business taxes.
- Direct access to Brookside Boulevard (Route 90) & CentrePort Canada Way, in close proximity to the Winnipeg James Armstrong Richardson International Airport.
- Dominant pylon signage available on Brookside Boulevard & Davis Way.

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FLOOR PLAN



PROPERTY SUMMARY

Space Available	+/- 2,000 SF
Building Size	10,500 SF
Net Lease Rate	Contact Agent
Property Taxes (2026 est.)	\$7.66/SF
CAM (2026 est.)	\$3.91/SF*
Parking	45-60 Stalls
Zoning	I2 - Industrial General (Possible I1 Zoning)

*plus management fee

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	56,269	308,360
Daytime Population	50,983	372,361
Households	16,631	116,582
Median Age	34.4	36.7
Avg. Household Income	\$121,029	\$99,668

Source: Environics Analytics ©2025

TRAFFIC

27,700 per day at Brookside Boulevard and Davis Way. City of Winnipeg Public Works Department 2024

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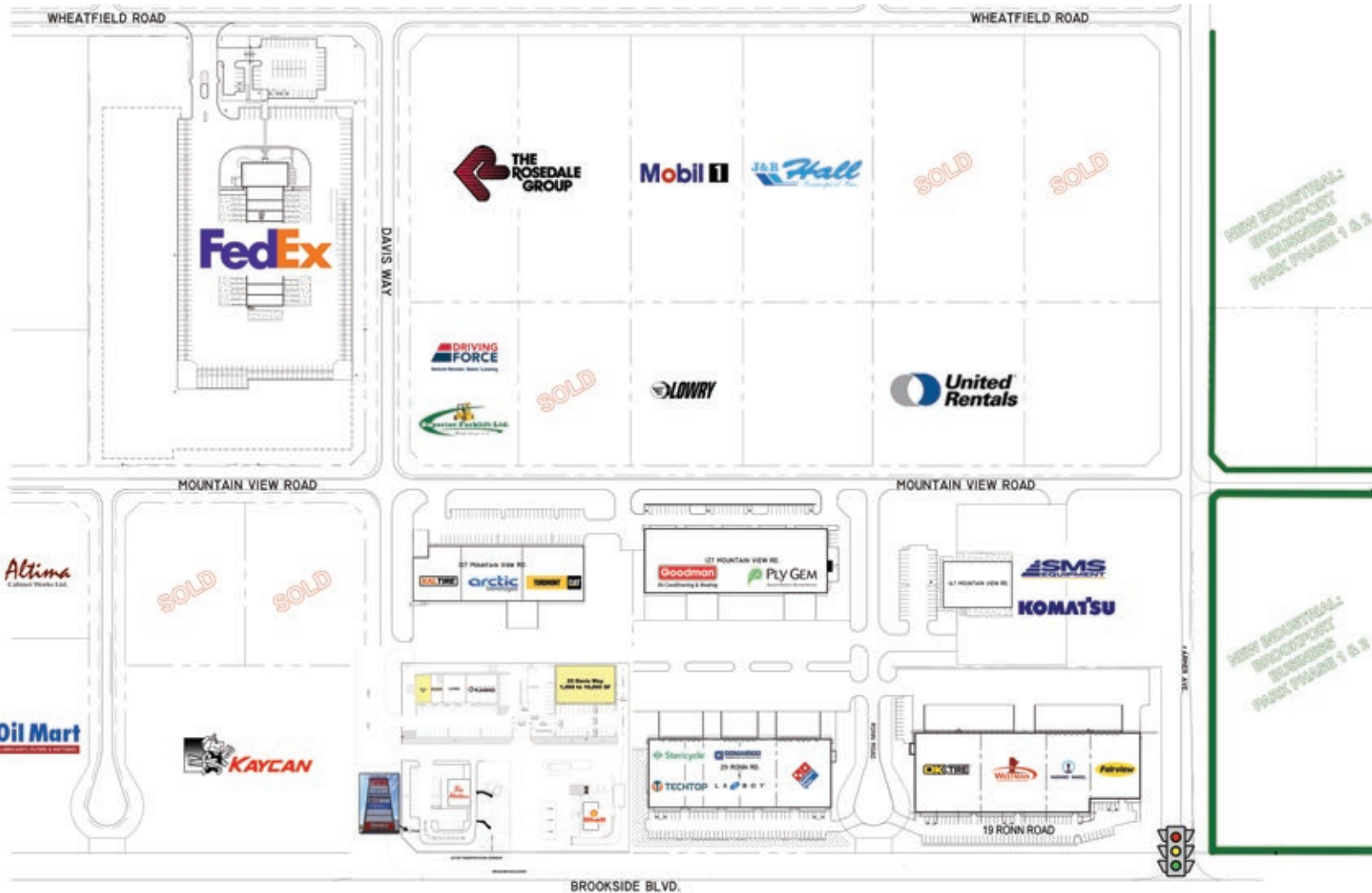
DRIVE TIMES FROM 15 DAVIS WAY



Route from Subject Lands	Distance (km.)	Drive Time
1 North Perimeter Highway (Hwy 100) & Rte 90	3.7	3 min
2 East Perimeter Highway (Hwy 100) & Trans-Canada Highway East (Hwy 1)	37.1	26 min
3 South Perimeter Highway (Hwy 100) & Hwy 75	39.3	29 min
4 West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	16.1	15 min
5 Winnipeg Richardson International Airport	10	9 min
6 Downtown (Portage Ave & Main St)	12	23 min
7 Lagimodiere Boulevard (Hwy 59) & Regent Avenue West	25.5	21 min
U.S. Border Crossing via Hwy 75	117	1 hr 24 min
U.S. Border Crossing via Hwy 59	140	1 hr 31 min
Brandon, Manitoba	215	2 hr 14 min

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FOR MORE INFORMATION, PLEASE CONTACT:

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