



warehouse 1885

108 PRINCESS STREET, WINNIPEG

MAIN FLOOR RETAIL SPACE FOR LEASE

AVISON
YOUNG



LOCATED IN THE HEART OF THE WEST EXCHANGE COMMUNITY!

108 Princess Street is perfectly situated in the West Exchange District. Central to the future new housing and Market Lands. Provide service to the expanding campus of RRC Polytechnic. Ideal for a cafe, salon or professional services.

BUILDING & LOCATION INFORMATION

Building Name	Warehouse 1885
Civic Address	108 Princess Street, Winnipeg, MB
Location	• Located in the West Exchange • Less than one block from RRC Polytechnic • Less than one block from the new Market Lands development • Short walk from Portage and Main, Canada Life Centre and the East Exchange, etc.
	• Centrally situated in the West Exchange's residential population surrounded by shops, offices, services, and apartment and condo buildings • Parking options in the area • Sprinklered • 19,600 vehicles drive by per day at the intersection of Princess and Bannatyne
Base rent	Please contact listing agents for details
Additional rent	\$8.00 psf / annum
Available space	• 1,142+/- sf • 30+/- ft store front • 200+/- ft patio included in the rent • Dedicated washrooms on lower level • Zoning: C-Character
Possession	Immediate



92 Transit Score
Nearby public transportation



Upgrades
To building systems, walls, floors, washrooms



97 Walk Score
Daily errands do not require a car



Parking
Parkades and street parking available



Population
17,000 people live in downtown and East Exchange



Urbanization
Upcoming and new developments in the Exchange District



Population
95,000 people work downtown Winnipeg every day



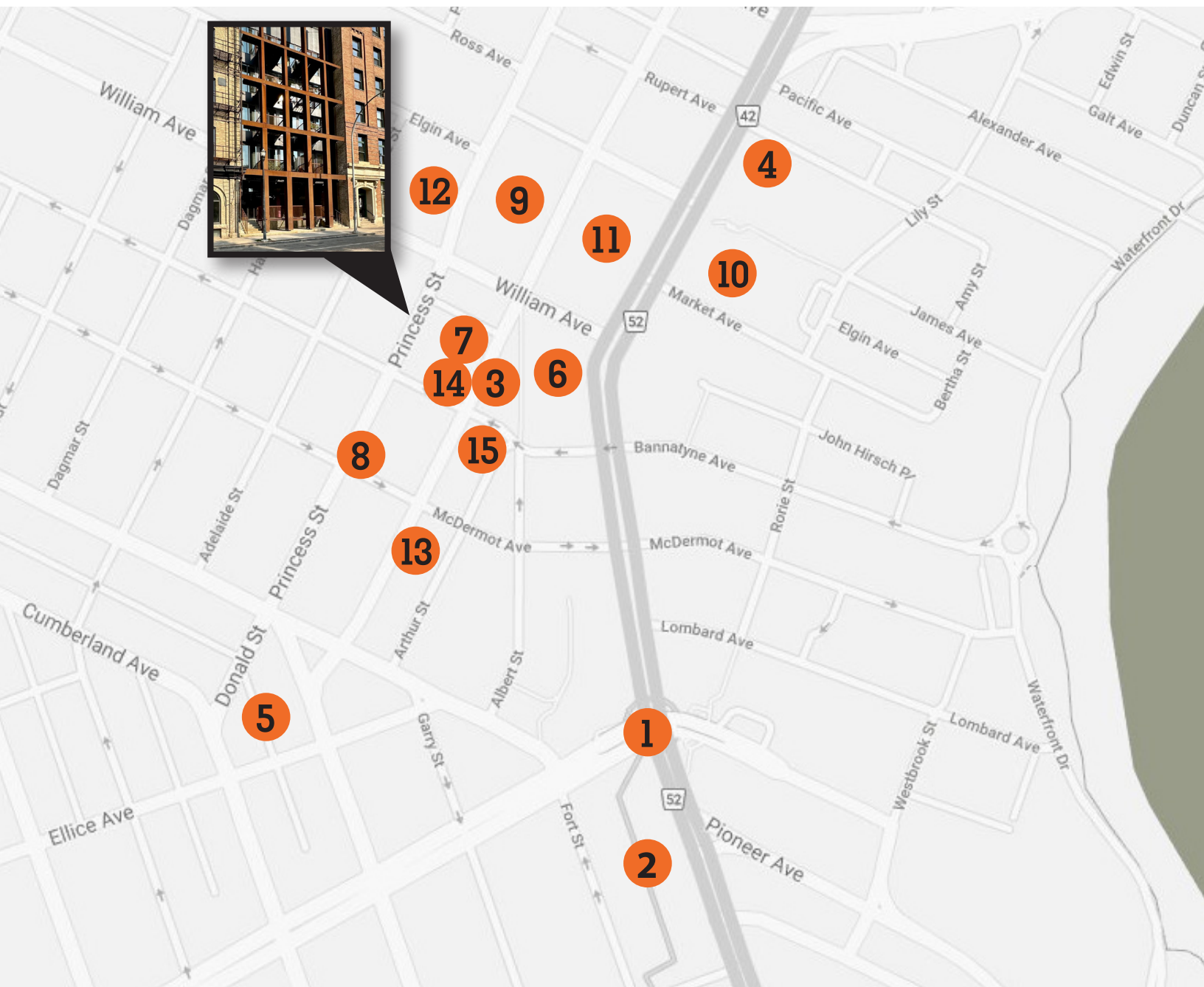
Biking
The Exchange is one of Winnipeg's top "bike-to" destinations

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SURROUNDED BY MANY AMENITIES THAT THE EXCHANGE HAS TO OFFER!

AREA LEGEND

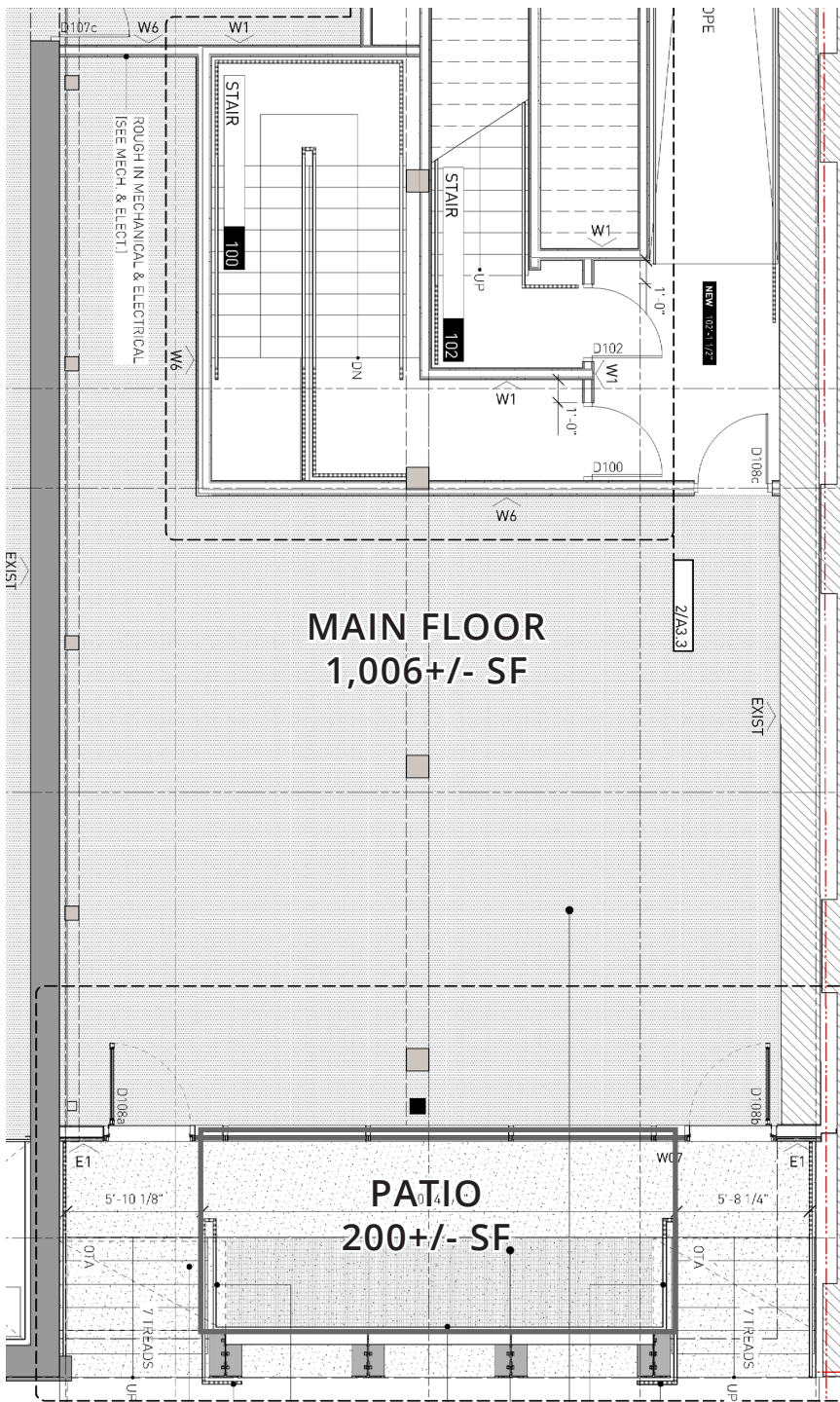
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|---|--------------------------|----|--------------------------|----|----------------------|
| 1 | Portage & Main | 6 | Exchange District BIZ | 11 | Winnipeg's City Hall |
| 2 | Winnipeg Square | 7 | Kings Head Pub | 12 | RRC Polytech |
| 3 | Old Market Square - Cube | 8 | Deer + Almond | 13 | Toad Hall Toys |
| 4 | Manitoba Museum | 9 | Market Lands Development | 14 | Peasant Cookery |
| 5 | Burton Cummings Theatre | 10 | Centennial Concert Hal | 15 | Bronuts & Coffee |



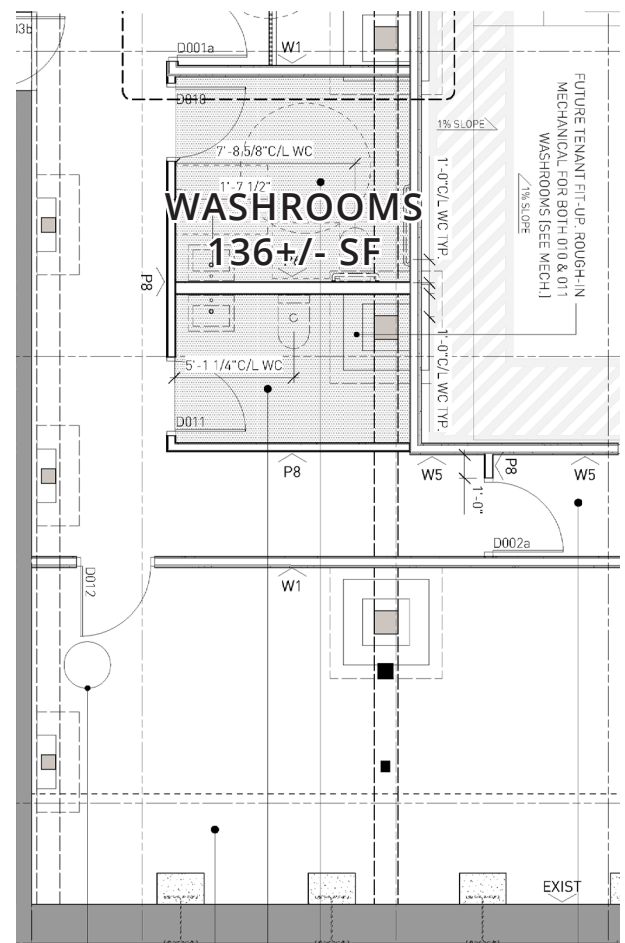
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GREAT OPPORTUNITY TO PROVIDE SERVICES IN THE EXCHANGE DISTRICT!

FLOOR PLANS



Lower level - washrooms/storage





**AVISON
YOUNG**

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Platinum member