

Fact Sheet

St. James Business Centre

1680 Notre Dame Ave
Winnipeg, MB | www.quadreal.com



PROPERTY DESCRIPTION

1680 Notre Dame Avenue consists of 161,472 SF and forms part of the St. James Business Centre.

The property is a one storey, multi-tenant office & warehouse building and is conveniently located at the corner of Notre Dame Avenue and St. James Street.



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PROPERTY FEATURES

Amenities

- Easy access to a multitude of restaurants, fast food services and coffee shops located around 1680 Notre Dame Avenue
- Energy efficient, new generation building
- 1680 Notre Dame Avenue offers great exposure to Notre Dame Avenue and St. James Street

Parking

- Ample surface parking
- Total parking stalls: 295
- Electrified stalls

Access and Public Transit

Convenient access to Route 90, 1680 Notre Dame Avenue is also within a 5 minute drive to Winnipeg James Armstrong Richardson International Airport and has a close proximity to downtown Winnipeg.

Winnipeg Transit bus routes are located in the vicinity.

Sustainable Certifications

- BOMA Best Silver
- BOMA 360

BUILDING SPECIFICATIONS

Property Specifications

Year Built: 2000

Building Size

Gross Building Size: 161,472 sq. ft.

Electrical:

Volts: 120/208, 347/600
Amps: 3000
Phase: 3

Specifications

Building Construction: Steel superstructure with pre-cast driven piles and insulated waflecrete pre-cast concrete panels.

Zoning: M2 Industrial

Ceiling Height: 24'

Maximum Door Height: 14'

Loading Area: 117' to 200' for ease of tractor/trailer maneuvering

Loading Information: Dock: 35,000 lbs capacity levelers.
All building tractor/trailer dock level loading areas have 10' wide reinforced concrete dolly pads installed.
Drive-in: equipped with power operators and drain pits

Insulation: Exterior wall insulation of approximately R32

Exterior Lighting: LED

Sprinkler System: Fully sprinklered

Number of Units: 14

Additional Rent

2026 Operating Costs: \$6.31 per sq. ft.
2026 Realty Taxes: \$3.71 per sq. ft.
Total Additional Rent: \$10.02 per sq. ft.

Loading Doors:

Dock: 28
Drive-in: 4

Mechanical

Office: Roof top units with AC
Warehouse: Gas-fired unit & RTUs complete with heat AC