



Built-out office space in the St. Boniface area

- Conveniently located just minutes from downtown Winnipeg
- Surrounded by many amenities such as restaurants, retail stores and green space
- Walking distance to The Canadian Museum for Human Rights, The Forks, Colosimo Coffee and Promenade Brassiere
- Close proximity to St. Boniface Hospital
- Easily accessed by transit or active transportation
- Building signage rights available for negotiation
- CAM / Tax: \$16.64 psf - includes management fee and in-suite janitorial



Space available:
Unit 302 – 2,270 sf
Unit 200 – 1,722 sf



Excellent bus exposure on Provencher Blvd



Adjacent parking available



Restaurant on-site



Net rent:
Unit 302 – \$17 psf
Unit 200 – \$15 psf

**Get more
information**

Steven Luk Pat
Senior Associate
C 431 278 9443

Jamie McPetrie
Principal, Managing Director
C 204 981 0189

avisonyoung.com

Why People Love 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
- Home to three golf courses and an abundance of parks
- 6 elementary schools, 2 high schools and 1 private school
- At the end of Marion Street, one of Winnipeg's largest real estate projects is underway: the Tower District, which will bring over 2,000 new residential units to the neighborhood
- Just a few blocks away, the Hospital of Saint-Boniface ranks as the fifth-largest employer in Manitoba, highlighting the area's strong employment base
- Saint-Boniface is unique in Winnipeg as the only neighborhood to host two distinct Business Improvement Zones (BIZ) within its boundaries, reflecting its dynamic commercial and industrial presence.
- Access to a range of free services designed to enhance your business's appeal to the Francophone community



POPULATION
105,966



OF HOUSEHOLDS
53,219



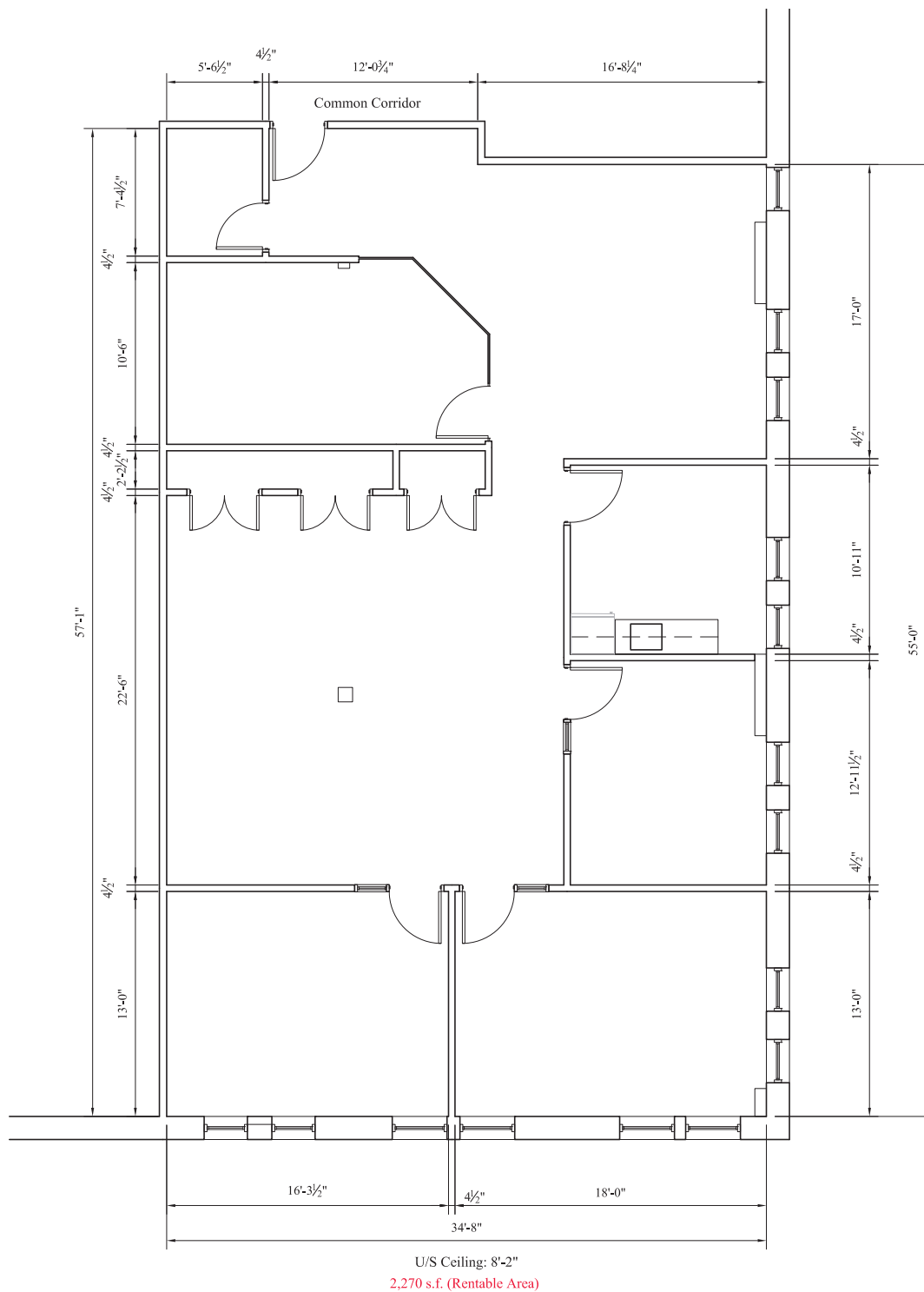
AVG. HOUSEHOLD INCOME
\$107,216



Office Space Available For Lease

131 Provencher Boulevard
Winnipeg, MB R2H 0G2

Floor plan: Unit 302 – 2,270 SF *(Available February 1, 2026)*



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Interior photos: Unit 302 – 2,270 SF *(Available February 1, 2026)*



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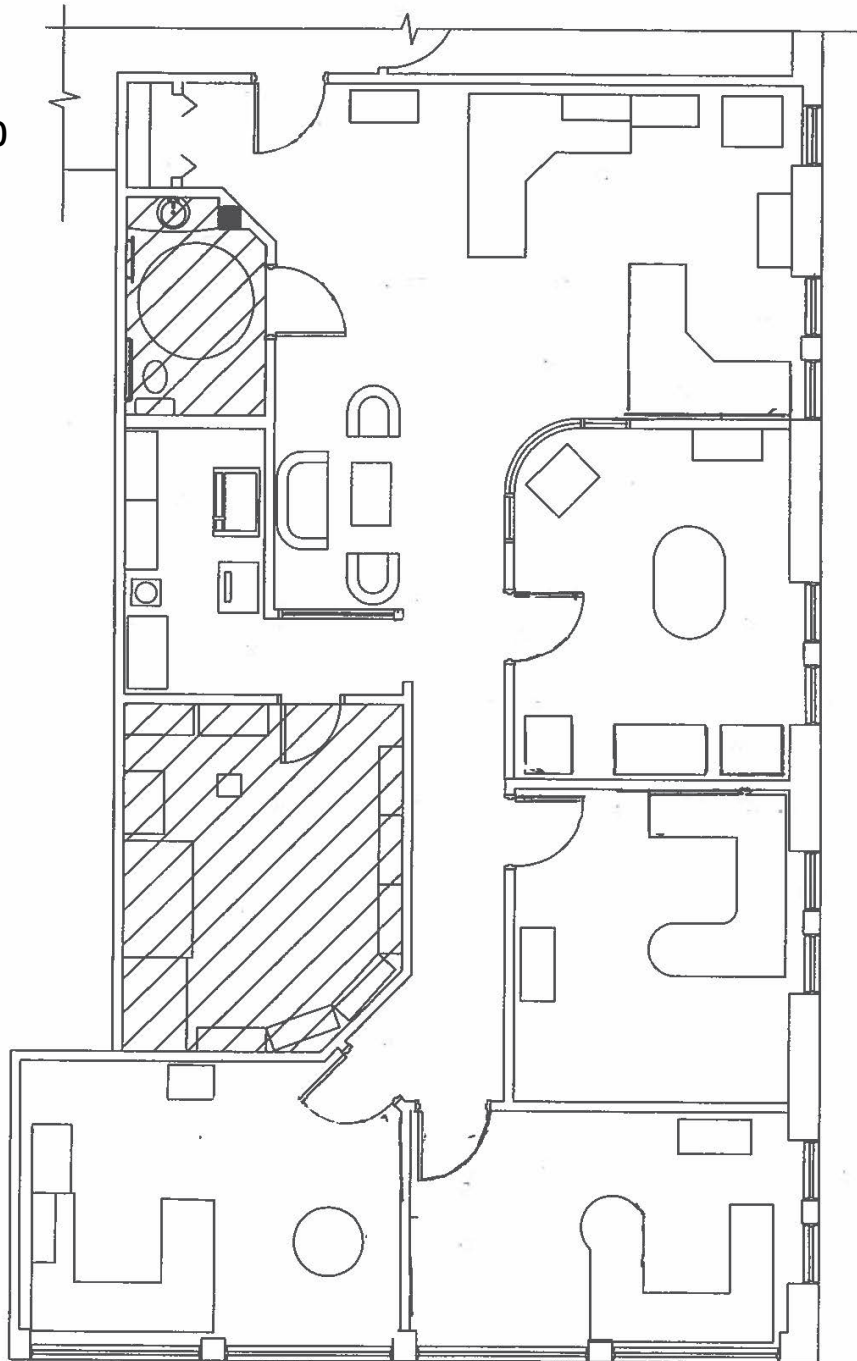
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**Click to View 360
Property Tour**



OFFICE FLOOR PLAN

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