

**AVISON
YOUNG**

Place Joseph Royal

147 Provencher Boulevard
Winnipeg, Manitoba

For Lease

1,951 SF
MAIN FLOOR
OFFICE SPACE
AVAILABLE

STEVEN LUK PAT
Senior Associate
431 278 9443
steven.lukpat@avisonyoung.com

JAMIE MCPETRIE
Principal, Managing Director
204 981 0189
jamie.mcpetrie@avisonyoung.com





PROPERTY HIGHLIGHTS

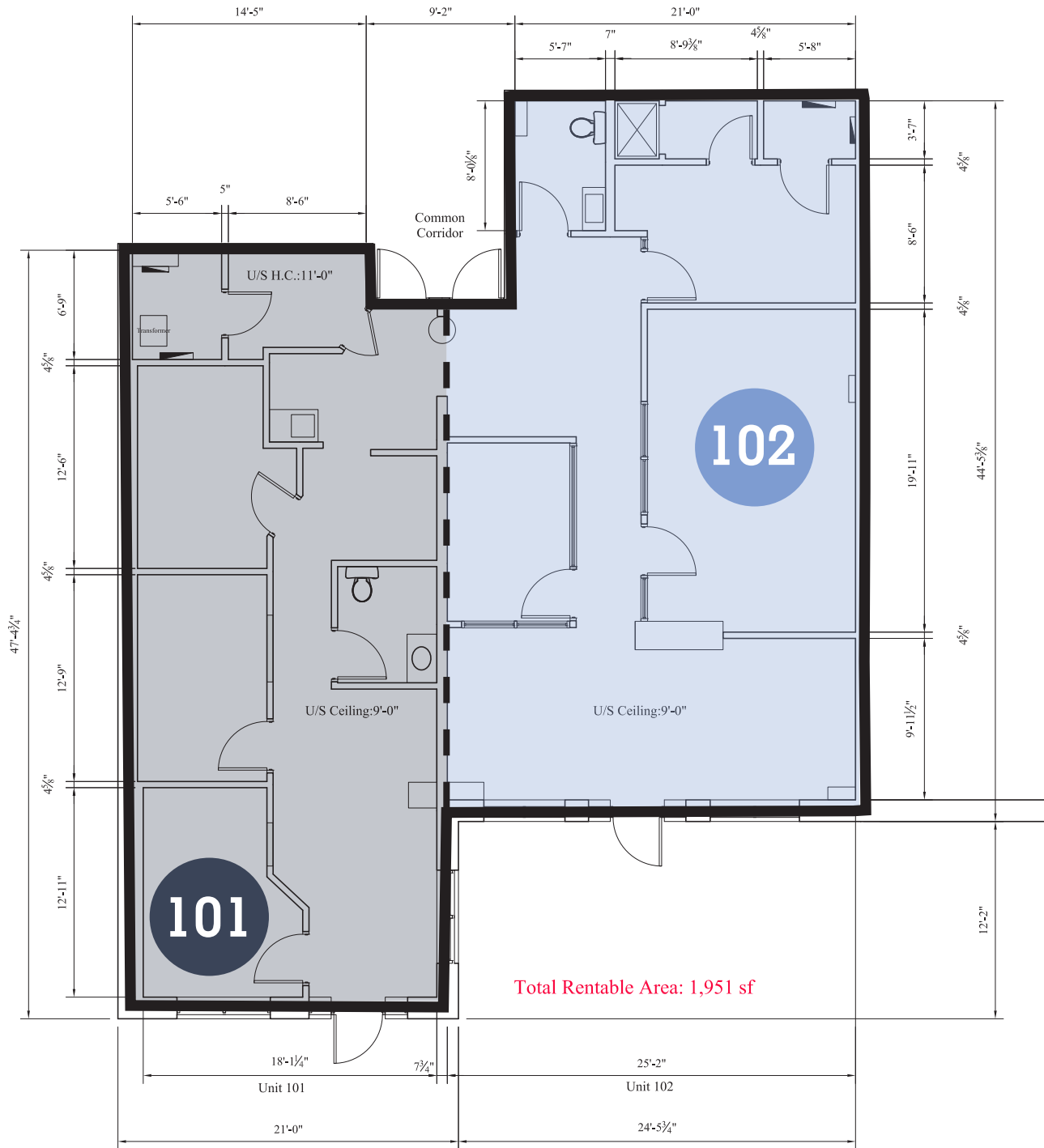
Place Joseph Royal is a seven-storey mixed-use property on Provencher Boulevard, the main street of Old St. Boniface in Winnipeg's French Quarter and is home to a variety of professional tenants.

The building's aesthetic is modern while fitting into the historic character of the area and enjoys excellent traffic both on the street and along the promenade.

The building is a short car drive from downtown Winnipeg and within close walking distance to Parc Joseph Royal, Esplanade Riel, Tache Promenade, The Forks and the Canadian Museum for Human Rights.

UNIT 101	877 sf
UNIT 102	1,074 sf
UNIT 101/102	1,951 sf
ASKING NET RENT	\$23.00 psf
ADDITIONAL RENT	\$15.84 psf (includes mgmt.fee)
DATE AVAILABLE	Immediately
PARKING	Indoor onsite

FLOOR PLAN



UNIT 101/102 DETAILS

- 4 private offices
- Boardroom
- Reception
- Kitchenette
- 2 washrooms
- Storage room



AREA OVERVIEW

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



AVISON YOUNG

Steven Luk Pat
Senior Associate
431 278 9443
steven.lukpat@avisonyoung.com

Jamie McPetrie
Principal, Managing Director
204 981 0189
jamie.mcpetrie@avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof and the Purchaser/Tenant should rely on its own due diligence investigations related thereto. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.