

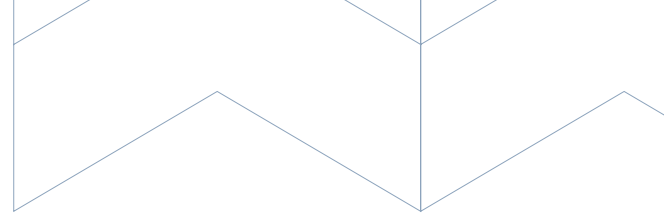


1460 Corydon Avenue, Winnipeg, Manitoba

# Freestanding Office Building on Corydon Avenue

For Lease





## Property Details

**+/- 2,472 sq. ft. main floor**  
**+/- 1,560 sq. ft. lower level**  
**+/- 4,032 sq. ft.**

BUILDING SIZE

**TBD**

BASE RENT

**TBD**

ADDITIONAL RENT

**+/- 17 surface stalls**

PARKING

**C1 - Commercial**

ZONING

**Summer 2025**

AVAILABLE

## Demographics\*

**197,303**

POPULATION

**275,590**

DAYTIME POPULATION

**38.4**

MEDIAN AGE

**90,803**

TOTAL HOUSEHOLDS

**\$108,686**

AVG. HOUSEHOLD INCOME

**\$112,158**

AVG. HOUSEHOLD EXPEND.

\*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

## Features

- Existing buildout allows for move-in ready opportunity or minimal modifications, reducing upfront costs for tenants
- Abundance of natural light with windows on 3 sides
- Suitable for various tenants, including office, medical, professional services or retail
- Ample on-site and street parking available
- Situated on Corydon Avenue, a high traffic corridor with excellent visibility, great exposure and accessibility
- Located in desirable and densely populated River Heights neighbourhood, making it ideal for office, retail or service based businesses
- Close to restaurants, cafes, and shops, creating a vibrant environment that attracts both customers and employees
- Well-connected by public transportation with a stop in front of the building, making it convenient for employees and customers to reach the location
- Corydon Avenue is a well-known destination for dining, shopping and professional services, making it sought-after location for new businesses

## Highlights



### Highly Visible

LOCATION WITH PROMINENT  
SIGNAGE OPPORTUNITY



### Former Bank

IN FREESTANDING BUILDING



### Great Access

TO PUBLIC TRANSIT

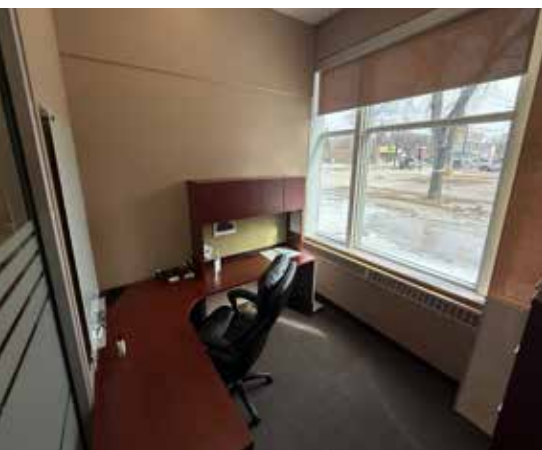
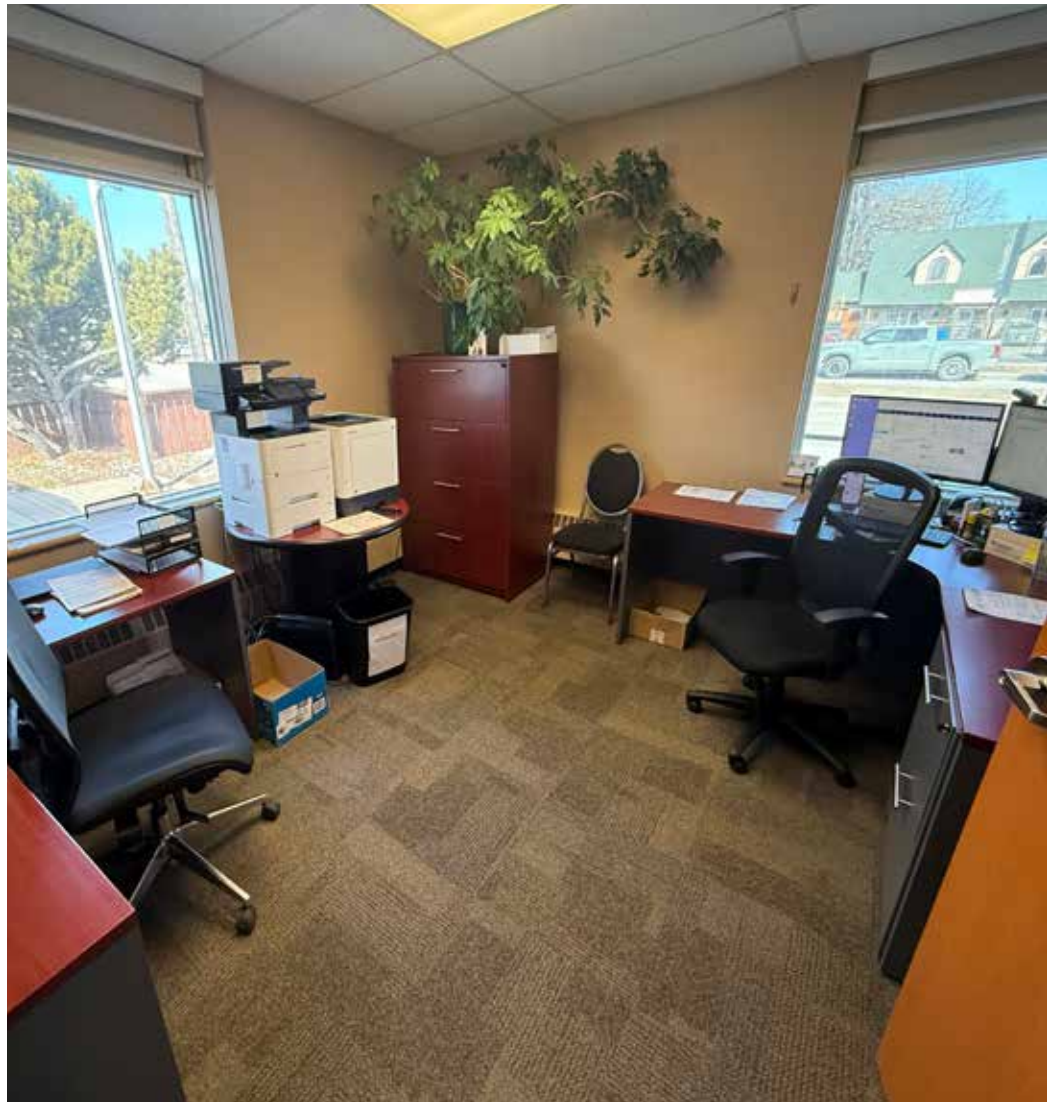


### Excellent On-Site

PARKING







**For Lease**



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## Site Plan



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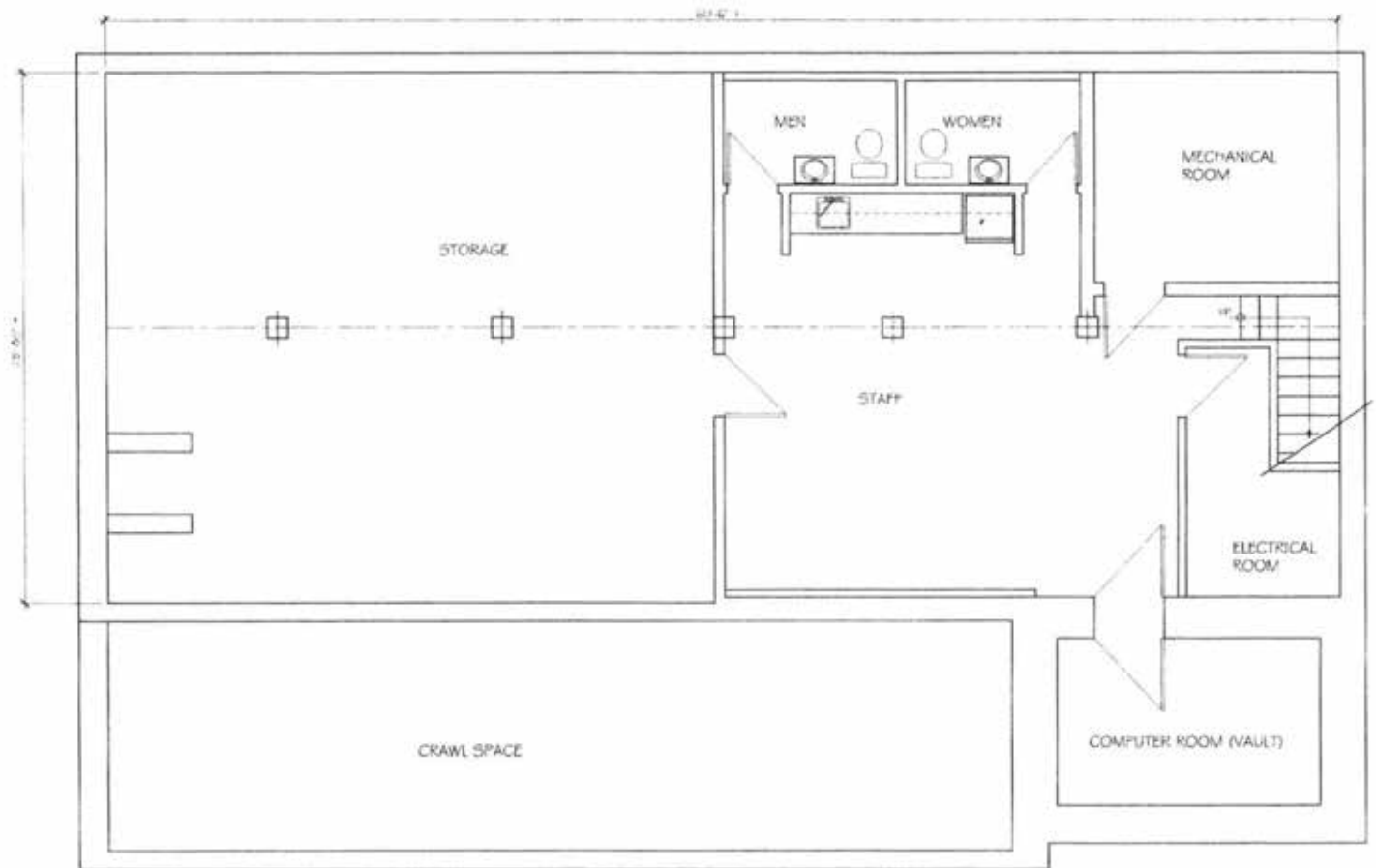


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# Main Floor Plan



## Lower Level Floor Plan







# Connect with us today!

[iciproperties.com](http://iciproperties.com)

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