

Fact Sheet

St. James Business Centre

1725 St. James Street
Winnipeg, MB | www.quadreal.com



PROPERTY DESCRIPTION

1725 St. James Street consists of 97,251 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 Keewatin Street.



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PROPERTY FEATURES

Amenities

- Easy access to a multitude of restaurants, fast food services and coffee shops located around 1725 St. James Street
- Energy efficient, new generation building
- 1725 St. James Street offers great exposure to Notre Dame Avenue and St. James Street

Parking

- Ample surface parking
- Total parking stalls: 131
- Electrified stalls

Access and Public Transit

Convenient access to Route 90 and Highway #1. 1725 St. James Street 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

BUILDING SPECIFICATIONS

Property Specifications

Year Built: 1999-2000

Building Size

Gross Building Size: 97,251 sq. ft.

Electrical:

Volts: 120/208,347/600
 Amps: 2000
 Phase: 3

Specifications

Building Construction: Steel superstructure with pre-cast driven piles and insulated wafflecrete pre-cast concrete panels.
 Zoning: M2 Industrial
 Ceiling Height: 24'
 Maximum Door Height: 16'
 Loading Area: 100' for ease of tractor/trailer maneuvering.
 Loading Door Information: Dock: 35,000 lbs capacity levelers.
 Drive-in: equipped with power operators and sump pits.
 Insulation: Exterior wall insulation of approximately R32
 Sprinkler System: Fully sprinklered
 Number of Units: 13
 Exterior Lighting: LED

Additional Rent

2026 Operating Costs: \$7.22 per SF
 2026 Realty Taxes: \$3.28 per SF
 Total Additional Rent: \$10.50 per SF

Loading Doors:

Dock: 31 (8' x 10')
 Drive-in: 3 (12' x 14')
 1 (14' x 16')
 1 (10' x 14')

Mechanical:

Office: heat/cooled by rooftop units
 Warehouse: gas-fired unit heaters