

**AVISON
YOUNG**

ORIX
GEOSCIENCE INC

Geological Compilation
and Interpretation
Services

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204.783.5164

1574

1574

ST. JAMES STREET
WINNIPEG, MANITOBA

1,380 SF OFFICE / RETAIL AVAILABLE

Partnership. Performance.

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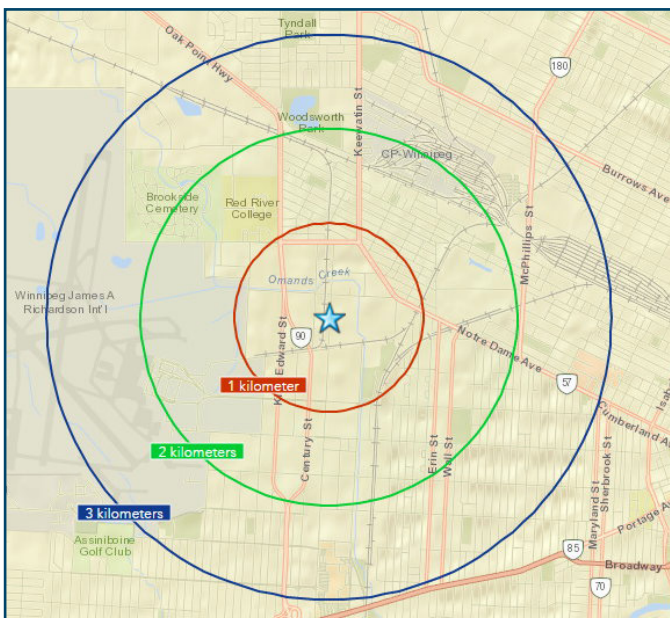
 **CANADA'S
BEST
MANAGED
COMPANIES**

1574 St. James Street

DETAILS & DEMOGRAPHICS

- Join Adam & Eve and Sleepwell Mattresses
- Excellent street exposure on St. James Street, just south of Dublin Avenue
- One block away from Route 90
- 5 minutes to James Armstrong Richardson International Airport and Polo Park
- 10 minutes to downtown

- Space available: 1,380 sf
- Ready to go office space
- Five offices and open area with natural light
- Two washrooms at rear
- Abundant on-site parking
- Available immediately
- **Gross rent: \$15.85 psf / annum**



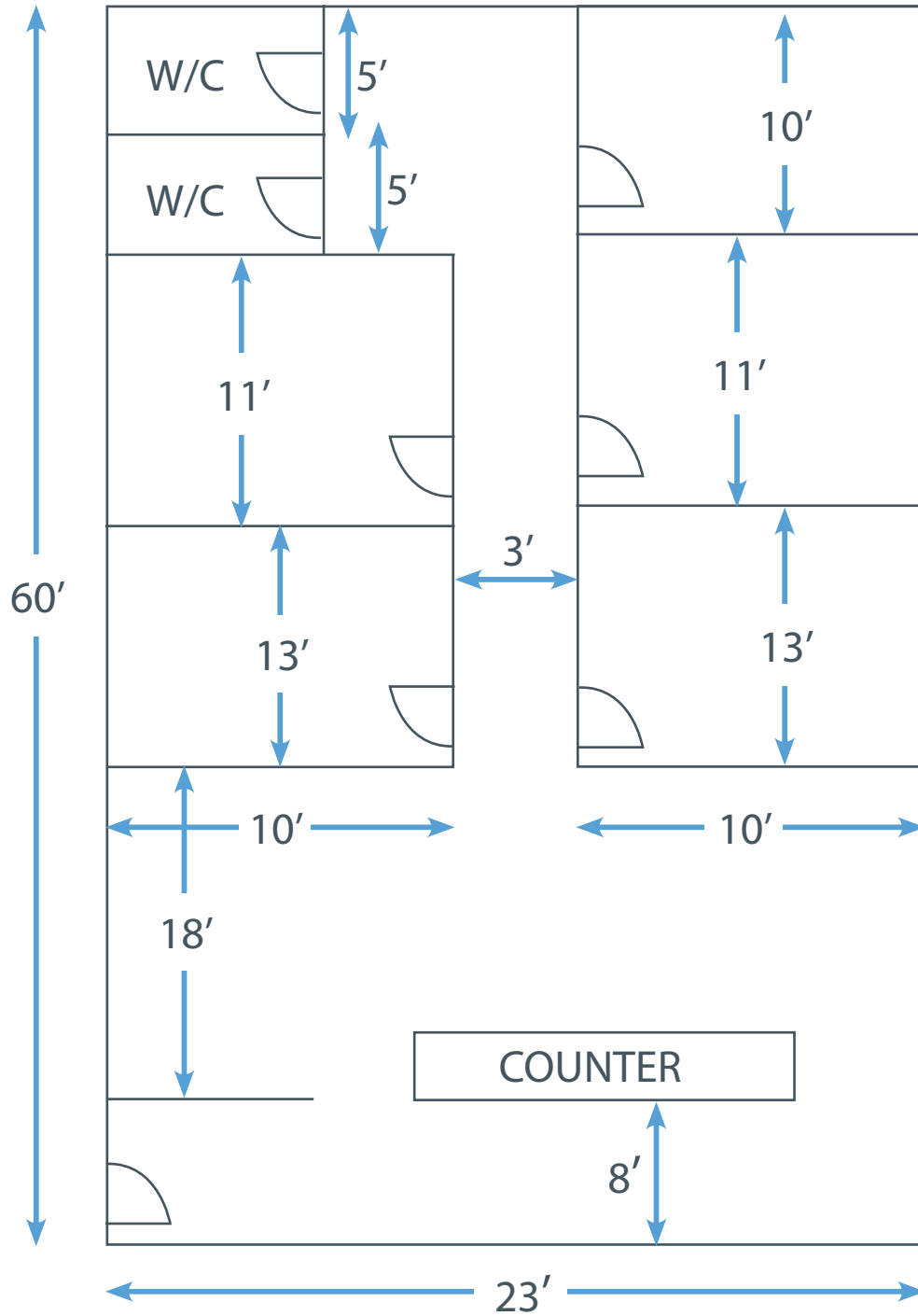
| | 2011 | 2016 | 2021 |
|-----------------------|----------|----------|----------|
| 1 Kilometer | | | |
| Population | 1,943 | 1,975 | 1,992 |
| Households | 744 | 742 | 747 |
| Avg. Household Income | \$61,368 | \$72,599 | \$80,941 |
| Median Age | 34 | 34 | 36 |
| 12 Kilometers | | | |
| Population | 13,181 | 13,396 | 13,489 |
| Households | 5,057 | 5,043 | 5,070 |
| Avg. Household Income | \$56,005 | \$65,427 | \$73,435 |
| Median Age | 35 | 35 | 36 |
| 3 Kilometers | | | |
| Population | 44,193 | 44,900 | 45,092 |
| Households | 16,749 | 16,705 | 16,723 |
| Avg. Household Income | \$59,119 | \$67,580 | \$75,821 |
| Median Age | 36 | 36 | 36 |

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FLOOR PLAN



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PICTURES

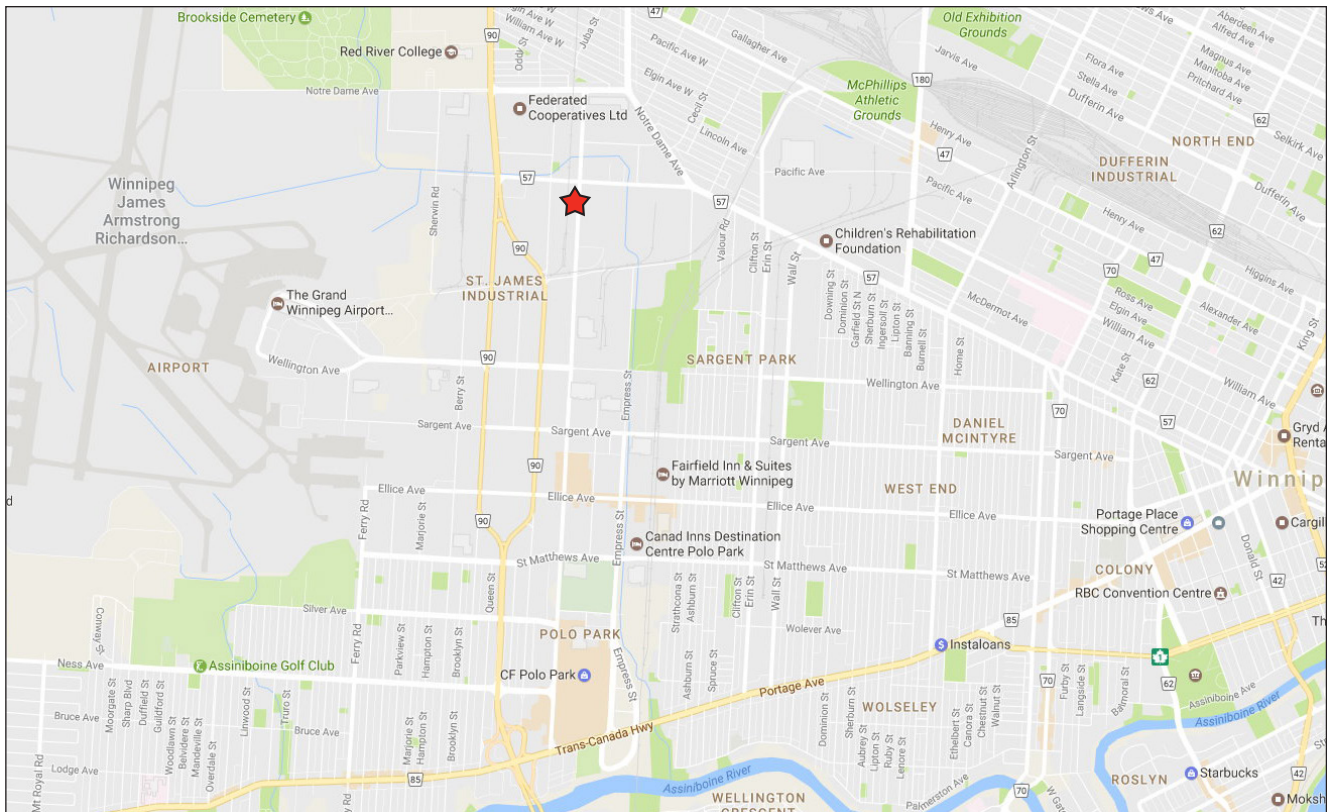


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AERIAL & MAP



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