



Colliers

400 Tache Avenue, Winnipeg | MB

Office/Retail building with upcoming renovations across from **St. Boniface Hospital**

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Property Overview

Located in the heart of St. Boniface and across from one of Manitoba's largest Hospitals, 400 Tache Avenue offers a mix of retail, medical, and office space.

A portion of the building's exterior will receive a fresh new look. In addition, the main floor lobby, all common hallways and washroom upgrades are underway. Parking is available on-site and offers easy access to major bus routes and bus stops.

Current building amenities and existing Tenants include Tache Pharmacy & Medical Supplies, Doug Christie Physiotherapy, UC Baby 3D Ultrasound, Breast Health Centre, and Tache Obstetrics & Gynecology.

A major benefit for any tenant at this location, is the quick walk across the street to the main entrance of St. Boniface Hospital, where it maintains a campus comprised of more than 180 departments and services, over 3,880 working health care professionals and support personnel, located in seven separate buildings and situated on 20 acres of land.



**Renderings above display proposed improvements*

Property Details


Availability	Lower Level - 1,811 SF Unit 304 - 980 SF Unit 401 - 539 SF Unit 404 - 771 SF Unit 701 - 2,064 SF	Occupancy	Immediate
Property Management	Towers Realty Group Ltd.	Parking	86 stalls with parking attendant on site
Security	Front desk Monday to Saturday with extended hours	Amenities	On-site maintenance (M-F 8:30 am to 4:30 pm)
Net Rent	\$15.00 PSF	Renovations Underway	<ul style="list-style-type: none">• Main floor exterior renovation• Main floor lobby• Main floor glazing• Main floor signage (interior and exterior)• Main floor front and back entrance• All floors common area upgrades<ul style="list-style-type: none">• lighting• wayfinding• painting• full common area washroom upgrades
Additional Rent	CAM: \$12.29 PSF (2023 est.) Tax: \$2.96 PSF (2023 est.) incl. in-suite janitorial and security coverage.		



Property Location

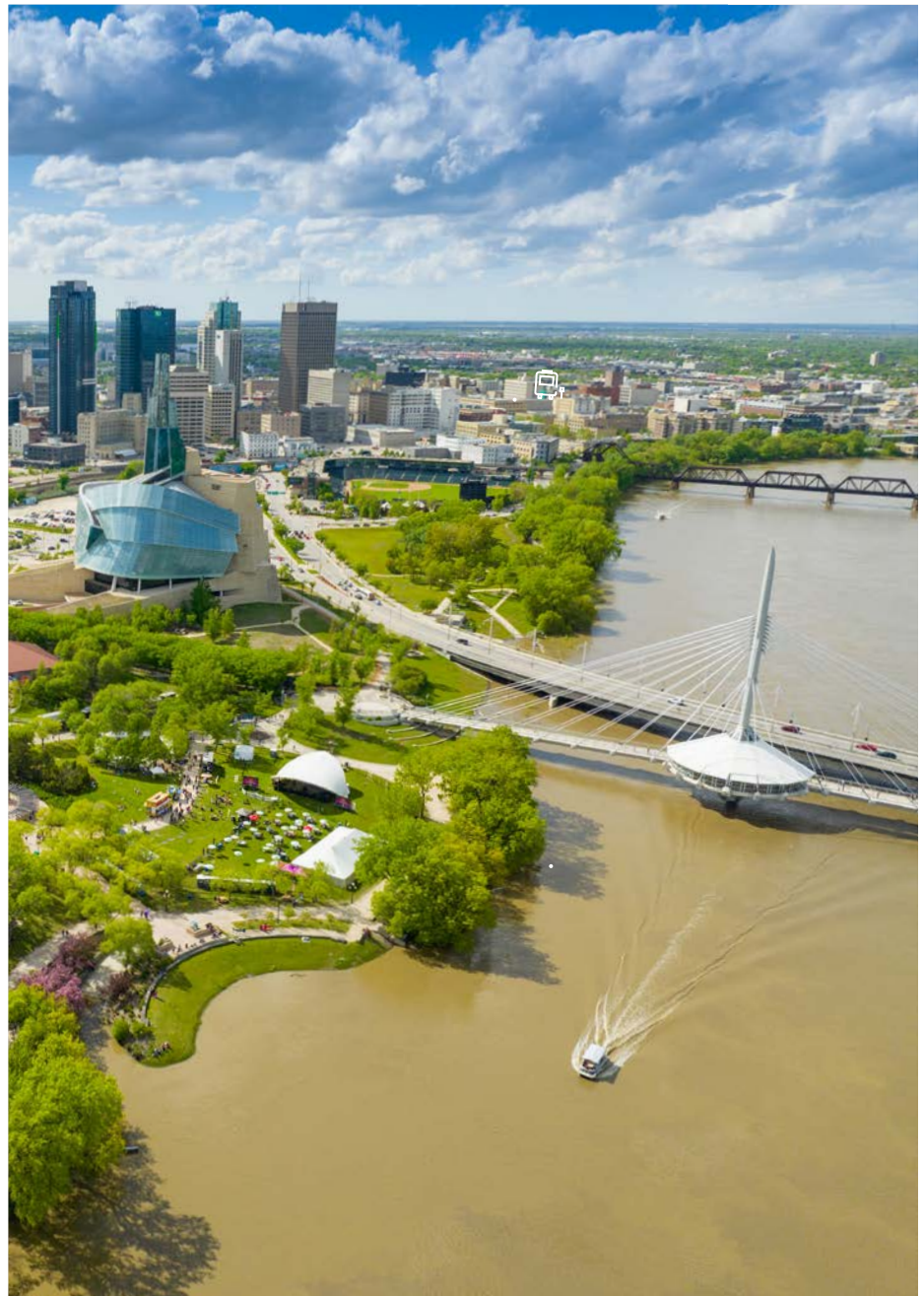


1	St. Boniface Hospital	7	The Forks Market
2	Shoppers Drug Mart	8	Santa Lucia
3	McDonald's	9	Laverendrye Park
4	Fort Garry Hotel	10	Inn at The Forks
5	Canada Life Centre	11	South Point Park
6	RBC Convention Centre	12	Nola Restaurant

 Subject property

Neighborhood Populations

Norwood East	4,614
Norwood Flats	3,164
Central Saint Boniface	8,027
North Saint Boniface	2,391
Osborne Village	7,910
Downtown	17,310
South Point Douglas	442
Glenwood	4,069



Downtown Demographics



Current population

17,310



Median Age

36.9



Average Household Income

\$71,232.39



Population Density

5,601



Total Households

55,667

Property Management



Towers Realty Group Ltd. manages over 2,000,000 square feet of commercial property across Winnipeg, Brandon, and Regina, including high traffic retail, medical, restaurant, and office space. With an extensive portfolio of recognizable properties, a successful track record, 24/7 emergency response and an experienced and responsive property management team, Towers Realty Group Ltd. is committed to the success of property owners and commercial tenants.

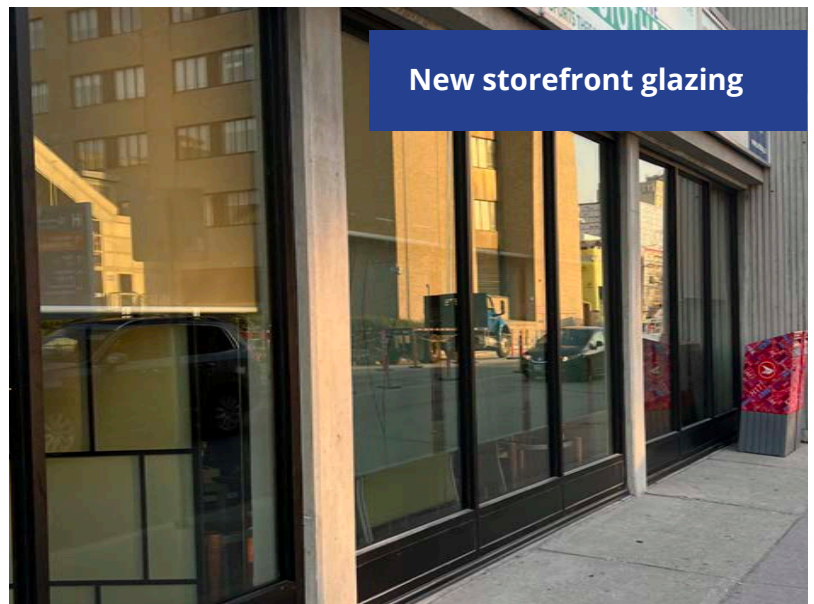
Towers Benefit Programs:

As part of their commitment to service excellence, Towers Realty Group Ltd. has developed their own discount card program. Everyone who lives or works in a Towers Realty Group Ltd. managed property may receive a Towers Benefits card, exclusive to Towers Realty Group Ltd.

This card entitles the bearer to a number of discounts from our friends and retail partners. Please visit our retail partners at www.towersrealty.ca/discounts to receive discounts in Brandon, Selkirk, Winnipeg and Regina by showing your Towers Benefits Card.

Notable Tenant Roster:

LL1	Doug Christie Physiotherapy
Main	Tache Pharmacy & Medical Supplies
	Breast Health Centre
3rd	Tache Obstetrics and Gynecology
4th	UC Baby 3D Ultrasound



Property Photos



Unit 304 interior office



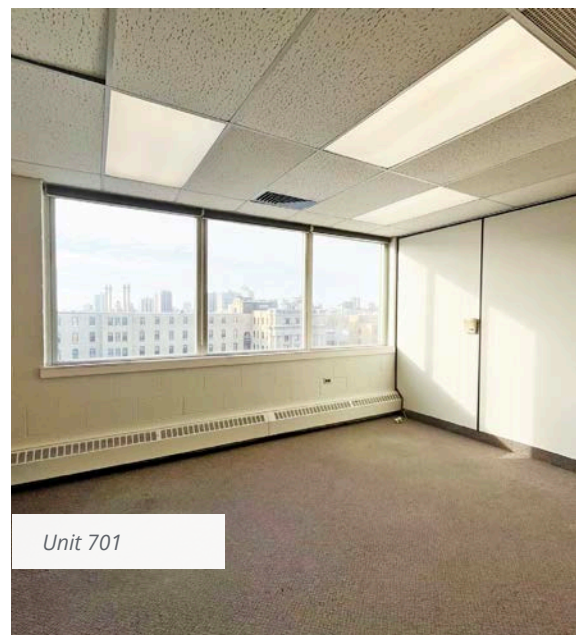
Unit 404 reception



Unit 404 lab space



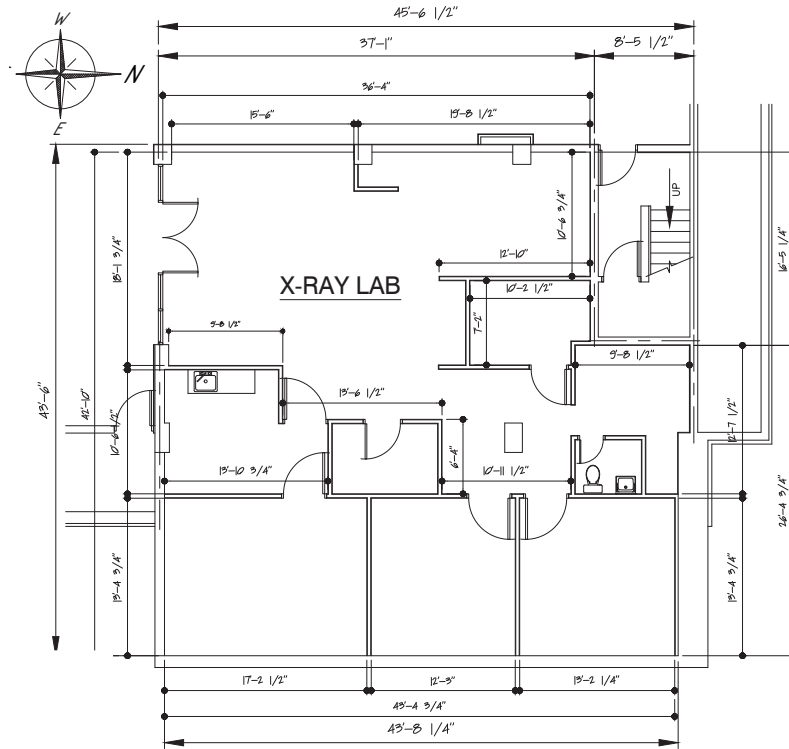
Unit 701



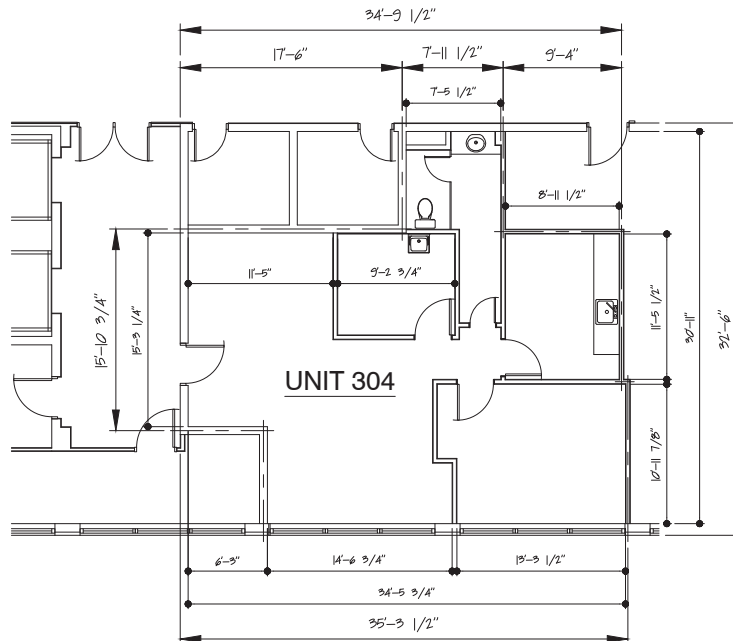
Unit 701

Floor Plans

Lower Level

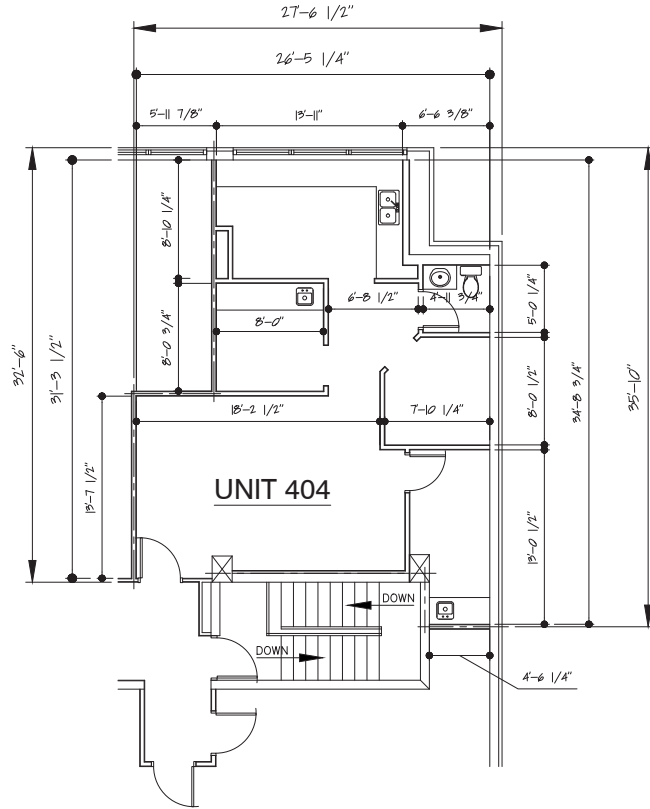


Third Floor

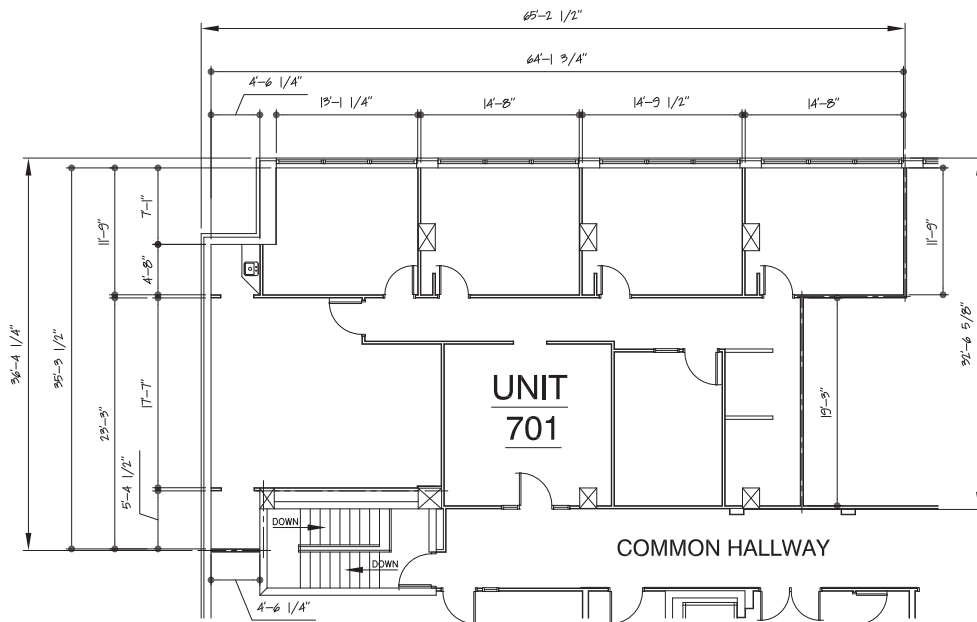


Floor Plans

Fourth Floor



Seventh Floor





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