

Colliers

1 Wesley Avenue, Winnipeg MB

Built out office 1 block from Portage and Main

Fully finished office building with incredible natural light and great views.
Walking distance to many great amenities that downtown Winnipeg has to offer
– The Forks, Portage & Main, BellMTS Centre, The Exchange District, and more.

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Accelerating success.

Property Overview

1 Wesley is located on the southeast corner of Wesley Avenue and Main Street only one block south of Portage & Main. Constructed with the highest quality concrete the building is considered an excellent contemporary redevelopment in Winnipeg's downtown area. With the construction of a new residential tower one block

away at 300 Main Street; which will be the new home for several hundreds of city-dwellers, as well as the construction of 'Raiside at the Forks', within walking distance, these new developments will bring activity and increase the density of residents in the area.

Address	1 Wesley Place, Winnipeg MB	
Available	Unit 401	2,802 SF
	Unit 304	2,389 SF
Lease rate	\$23.00/SF gross per annum	
Available	Immediately	
Parking	Landlord controlled parking	
Transit	> 5 min. to stops	

Features

- Highway access
- Private offices
- Great natural light
- In the heart of downtown
- Bike accessible

Key Highlights



Along busy transit route



Numerous restaurants in area



Surface parking available



Close to The Forks and parks



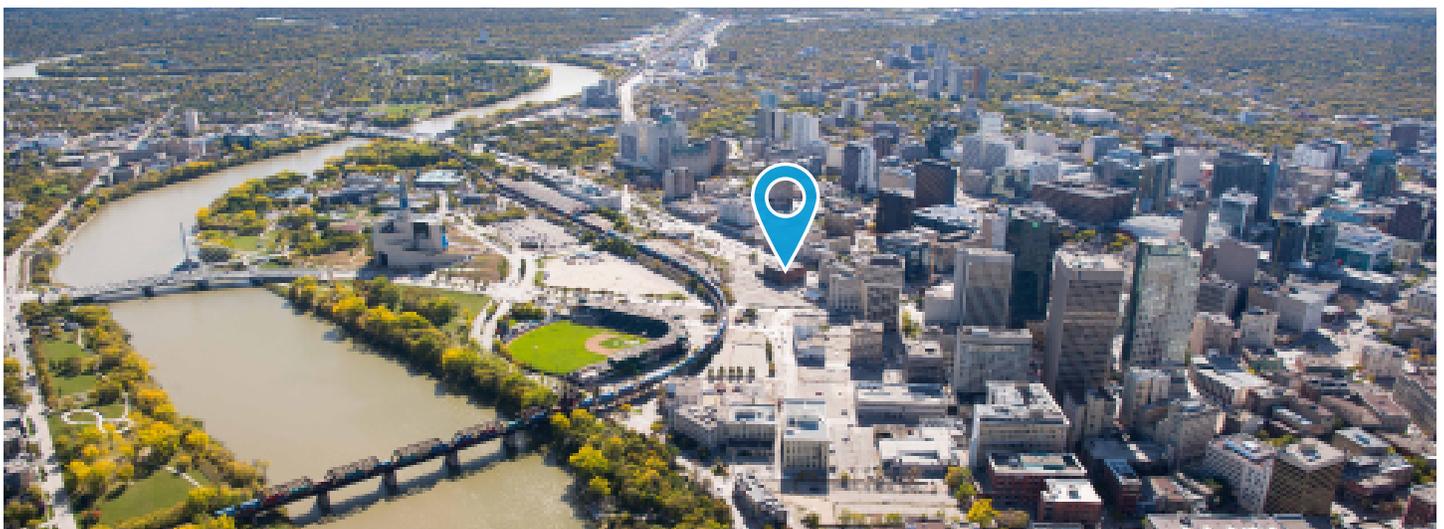
Bike Score
86



Walk Score
91



Transit Score
88

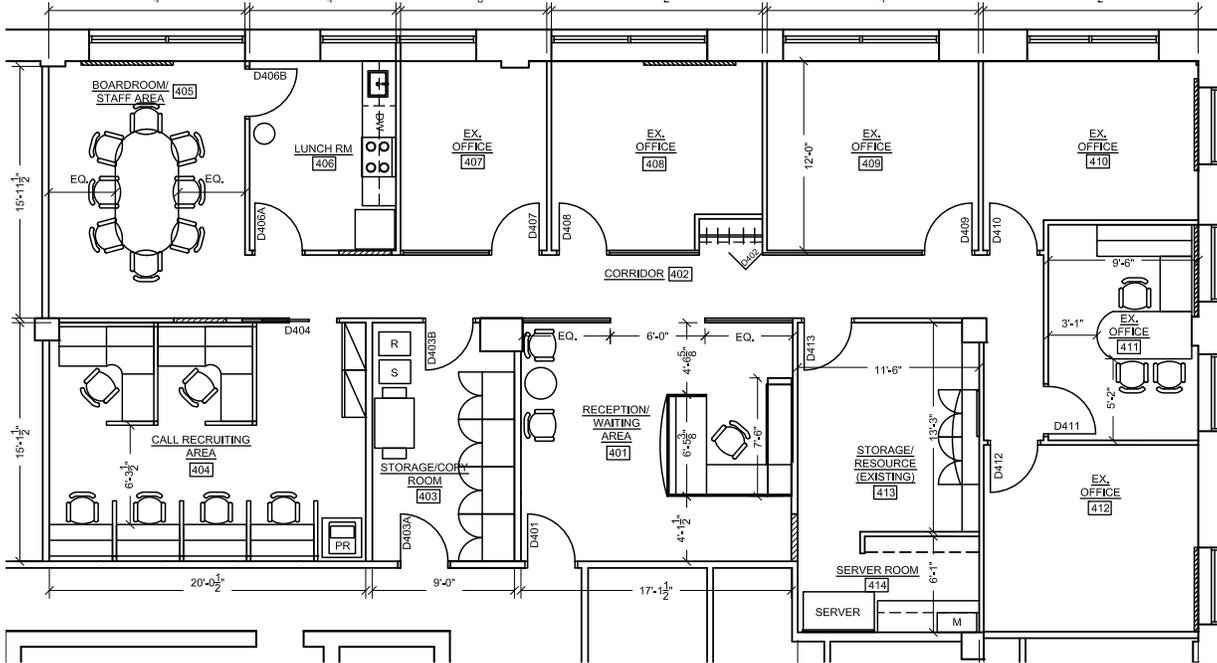


Floor Plans



Click icon to view Unit 304

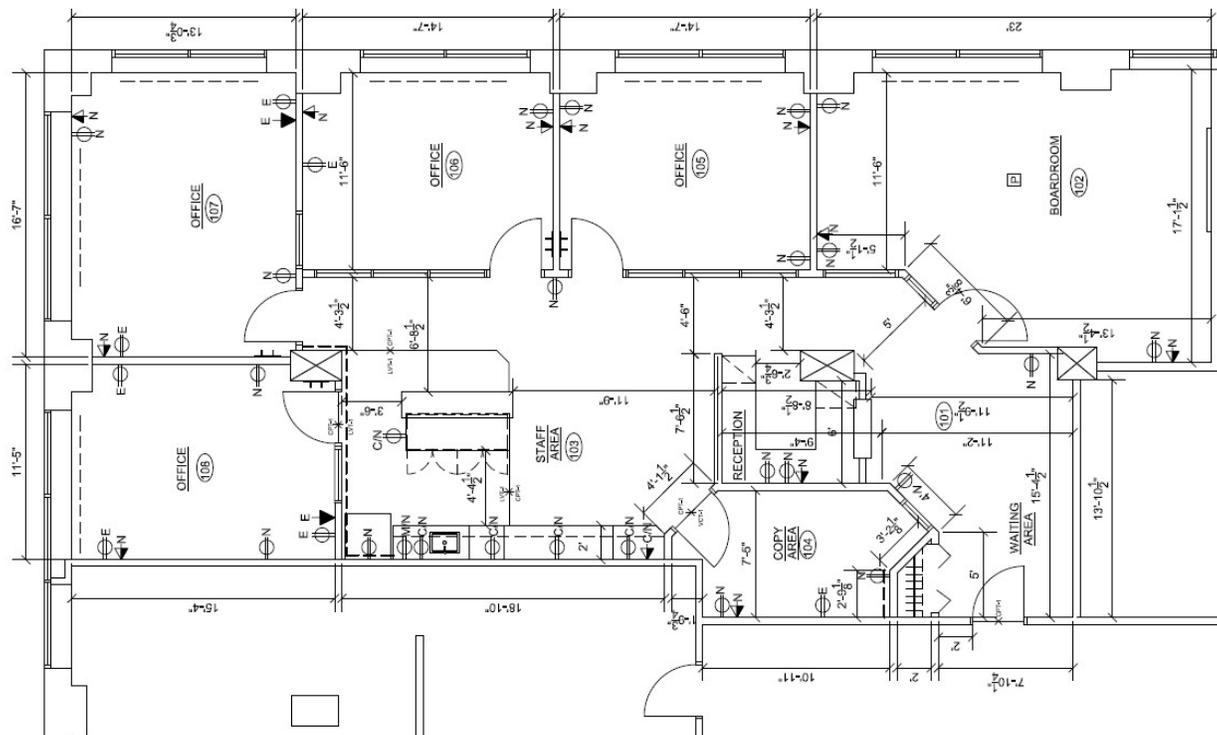
Unit 401



2,802 SF

Available Immediately
Private offices
Boardroom
Natural light

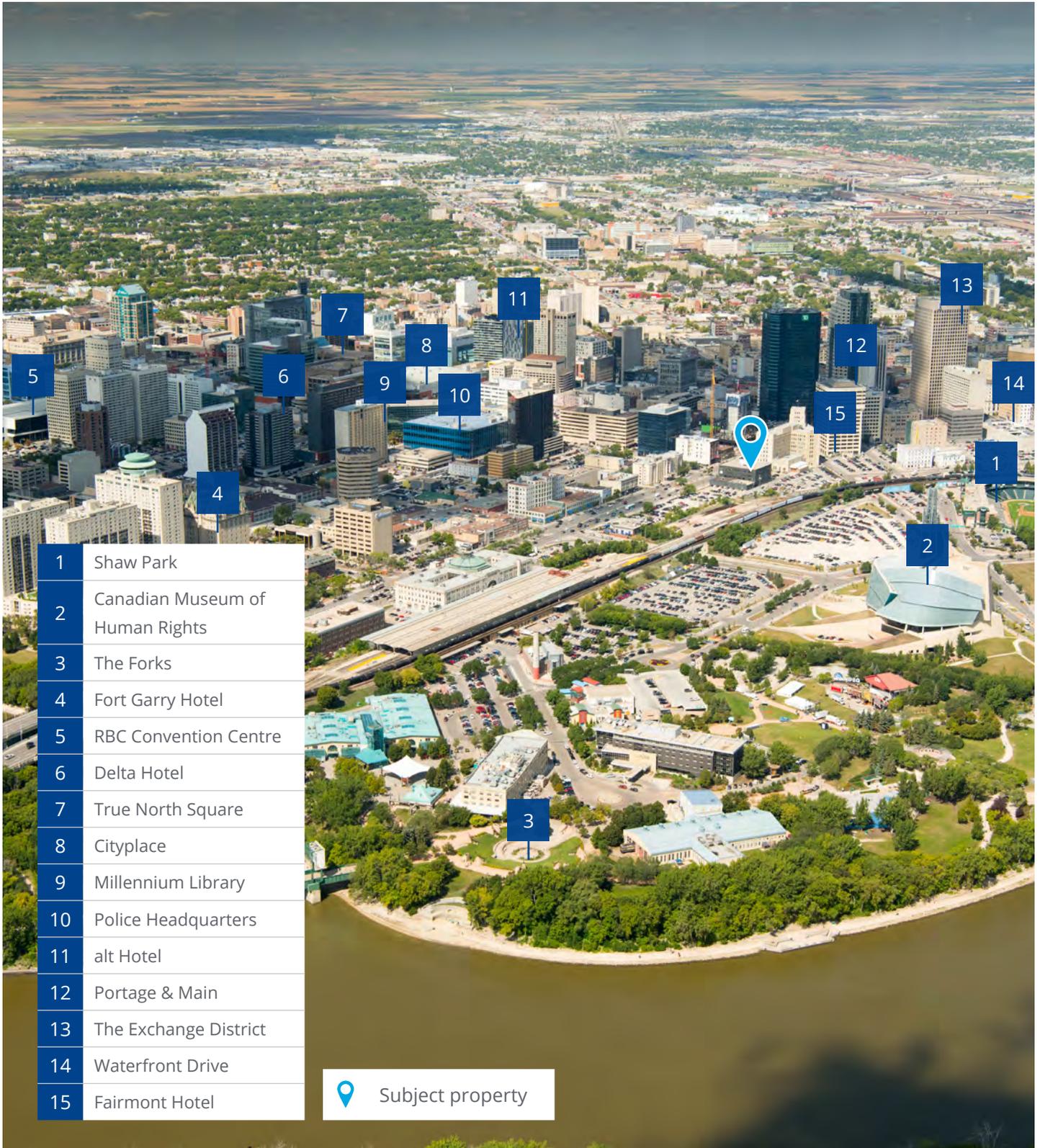
Unit 304



2,389 SF

Available Immediately
Private offices
Boardroom
Natural light

Surrounding Amenities



- | | |
|----|---------------------------------|
| 1 | Shaw Park |
| 2 | Canadian Museum of Human Rights |
| 3 | The Forks |
| 4 | Fort Garry Hotel |
| 5 | RBC Convention Centre |
| 6 | Delta Hotel |
| 7 | True North Square |
| 8 | Cityplace |
| 9 | Millennium Library |
| 10 | Police Headquarters |
| 11 | alt Hotel |
| 12 | Portage & Main |
| 13 | The Exchange District |
| 14 | Waterfront Drive |
| 15 | Fairmont Hotel |

 Subject property



Proposed lobby renovation



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