



For Lease

# Office/showroom space located in the St. James commercial node

1108 St. James Street, Winnipeg MB

St. James commercial node provides close proximity to major transportation arteries and the airport, facilitating seamless connectivity and accessibility for businesses and customers.

Accelerating success.

Asking:

\$18.00  
PSF



St. James commercial area



Along major routes

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# Property Overview

1108 St. James Street is a multi-tenant building located at the corner of St. James and Sargent Ave.

With its strategic location near major transportation routes and the Winnipeg James Armstrong Richardson International Airport, the St. James commercial node serves as a convenient gateway for commerce and trade.

- Ample on site parking
- Pylon signage opportunity
- Excellent exposure fronting St. James Street
- Existing buildout in place

<b>Available units</b>	<b>3-4</b>	4,121 SF
	<b>7</b>	1,135 SF

<b>Asking rate</b>	\$18.00/SF net
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<b>Additional rent</b>	\$9.94/SF
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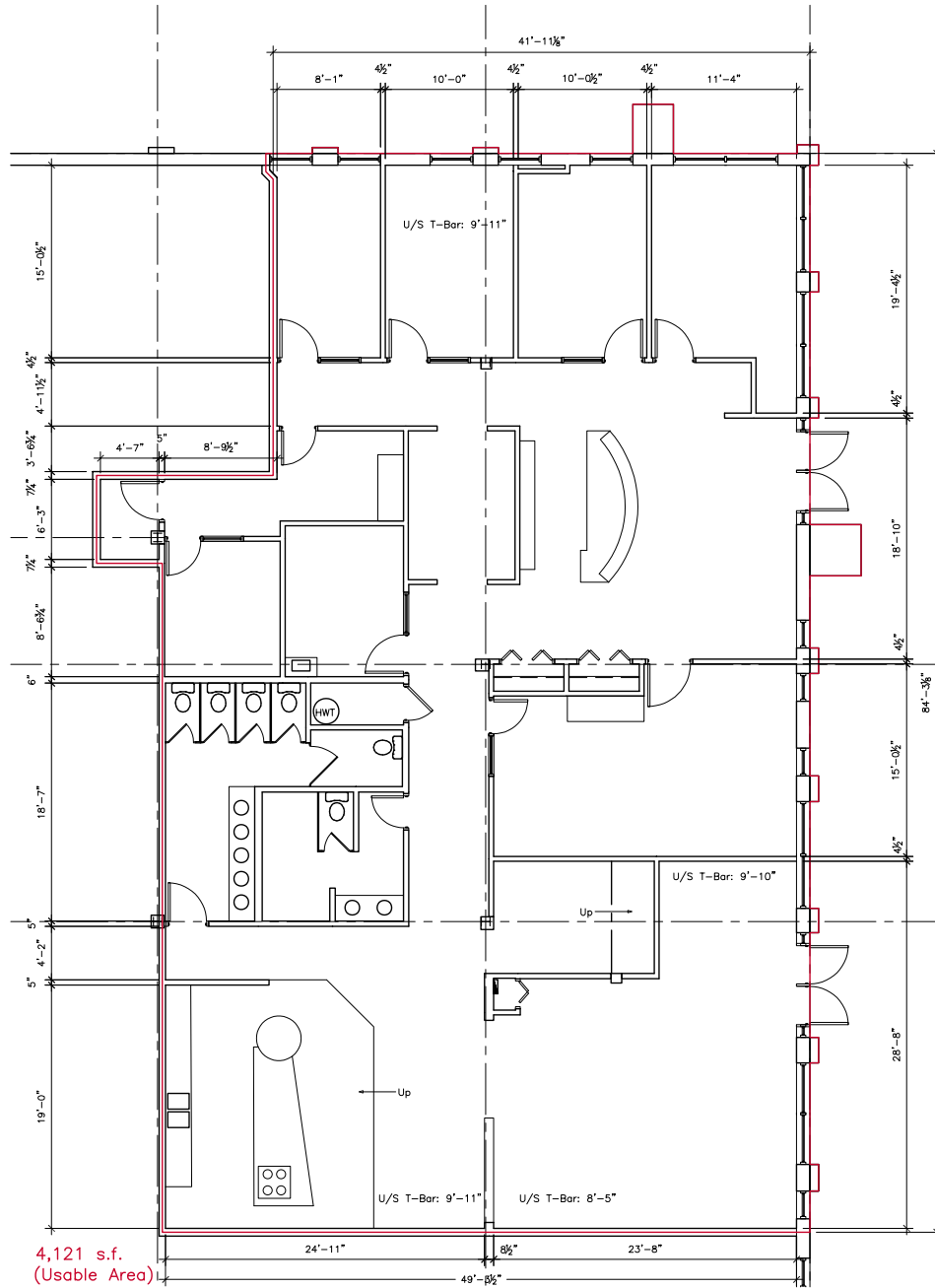
<b>Zoning</b>	C2
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<b>Available</b>	Immediately
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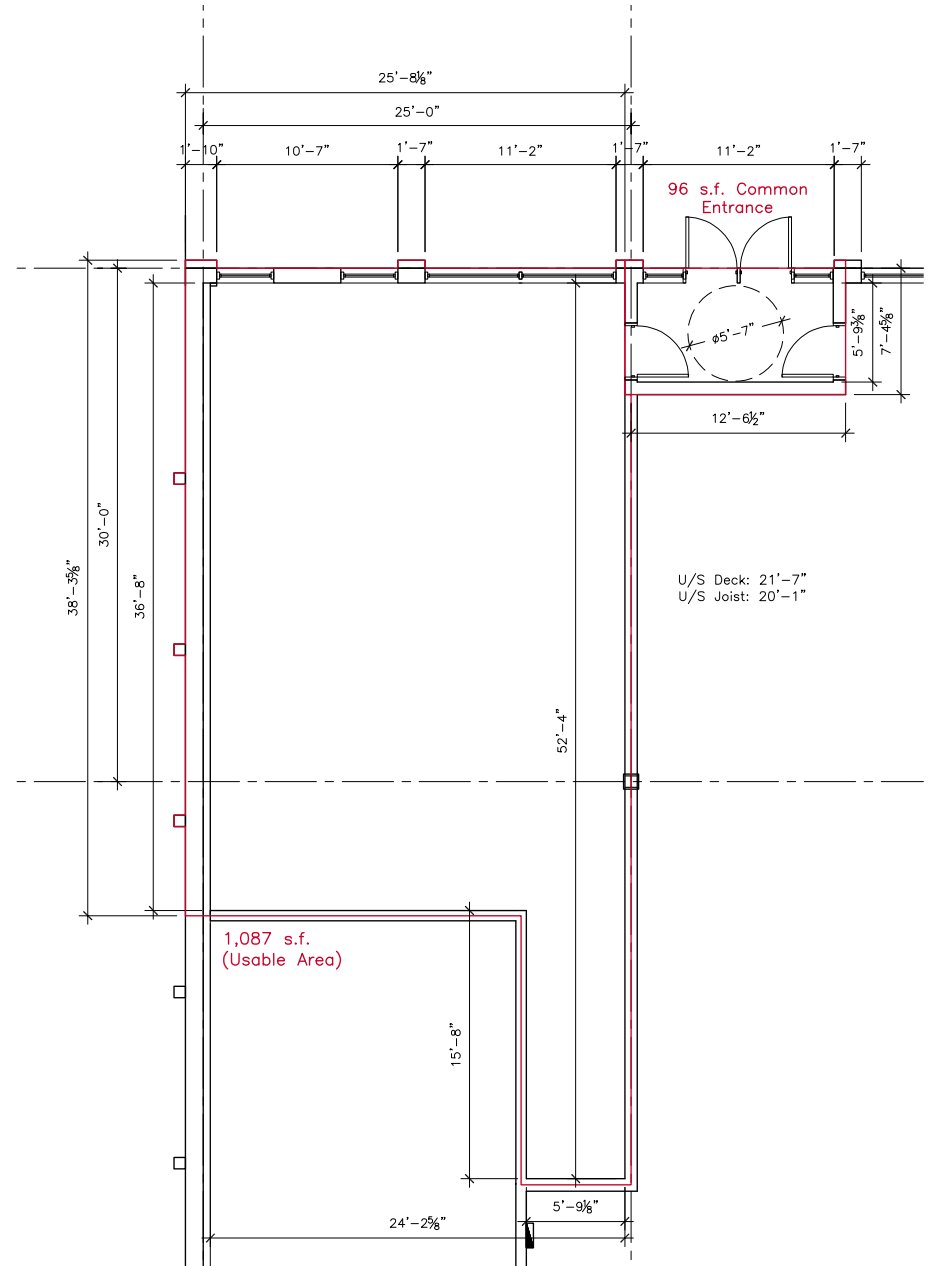


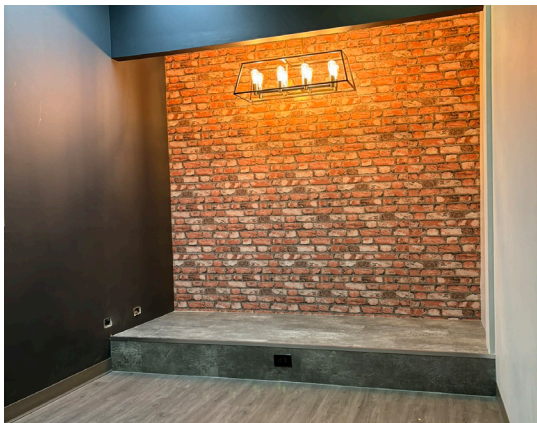
# Floor Plans

## Unit 3-4



## Unit 7







Superstore

1108 St. James Street

The Brick

Walmart

Tim Horton's

Staples

Save on Foods

Winners/Homesense

Old Navy

Best Buy

Canadian Tire

Polo Park Shopping Centre

The Polo Park area hosts big box retail names like Walmart, Costco, and Home Depot, and has Winnipeg's largest interior mall, Polo Park, that consists of 1.2M square feet of apparel, restaurant, furniture, experiential uses, and other prominent retail stores.



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ACADEMY • BEAUTY BAR • DISTRIBUTION

1108  
St James St.  
UNIT 4

GLAMMED  
DISTRIBUTION

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