



515 CENTURY STREET

FINISHED OFFICE/RETAIL SPACE AVAILABLE NEAR POLO PARK **FOR LEASE**



REMAX
PERFORMANCE

RE/MAX
COMMERCIAL

WINNIPEG, MANITOBA

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THE BUILDING

515 CENTURY STREET, WINNIPEG MANITOBA

FINISHED OFFICE/RETAIL SPACE IN THE POLO PARK AREA FOR LEASE

- Centrally located office/retail space at the northeast corner of Century Street and St. Matthews Avenue in the Polo Park area
- Building is in meticulous condition and has been well-maintained over the years
- Unit offers a flexible layout with reception area, kitchenette, storage, accessible washroom and additional office/flex space
- Ample on-site parking available (2 dedicated stalls & ~4 additional scramble stalls directly in front for customers, with additional staff parking available to the north)
- Semi-Gross Lease with competitive CAM & Tax rate that includes all utilities
- 4 major bus routes just steps away

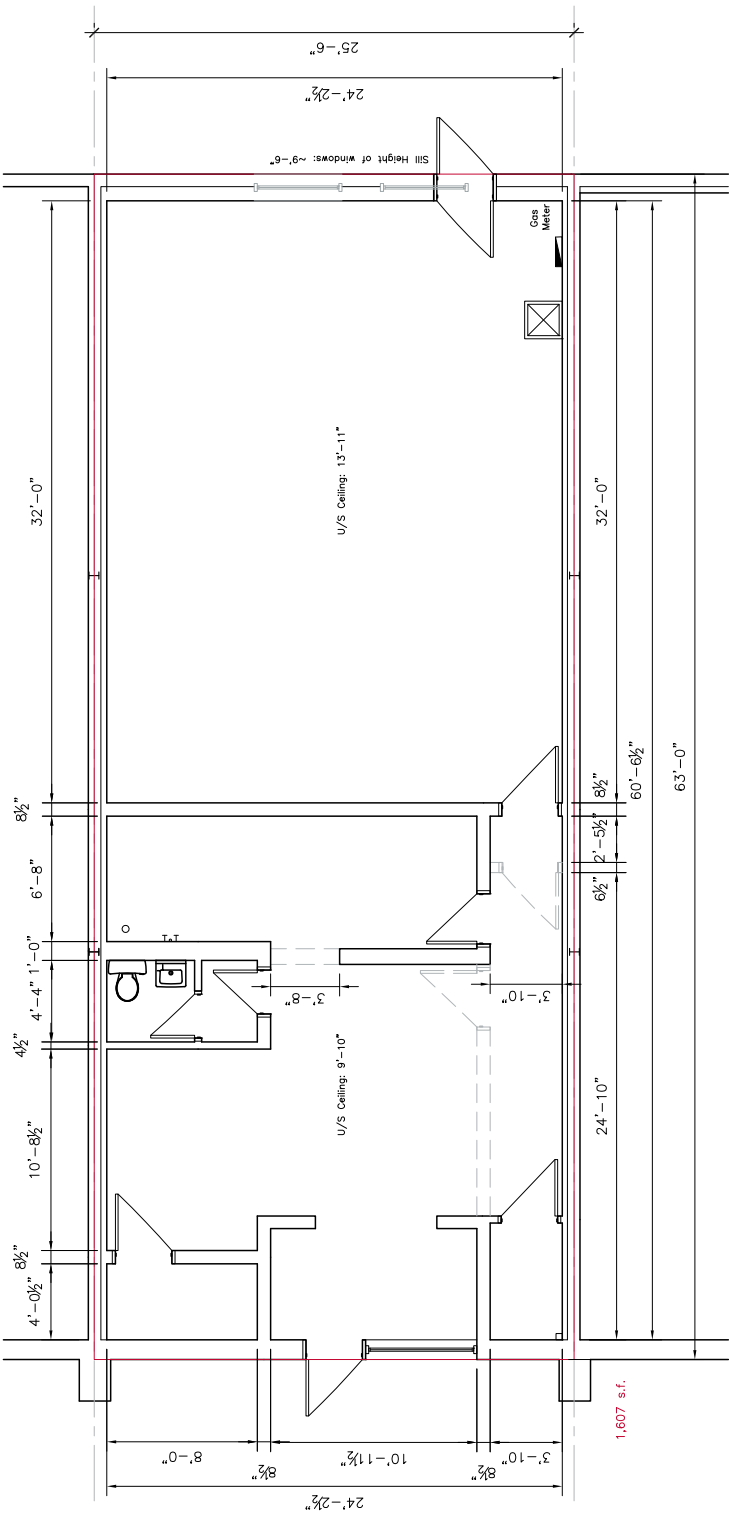
Civic Address	515 Century Street	Occupancy	Immediately
Building Size	~16,000 SF (509 Century St)	Year Built	1965
Unit Size	1,600 SF (515 Century St)	Parking	2 dedicated stalls + 4 scramble
Net Rent (Semi-Gross Lease)	\$15.00 PSF	Additional Parking	Additional stalls north of building
Additional Rent	\$6.39 (Est. 2026) + 5% Management Fee	Traffic Count (2023)	15,000 on average weekday
Gross Monthly Rent	\$2,994.60 plus GST		



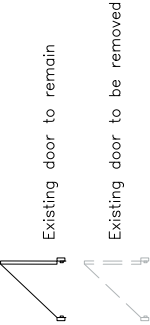


FLOOR PLAN

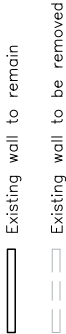
1,600 SF



Door Legend



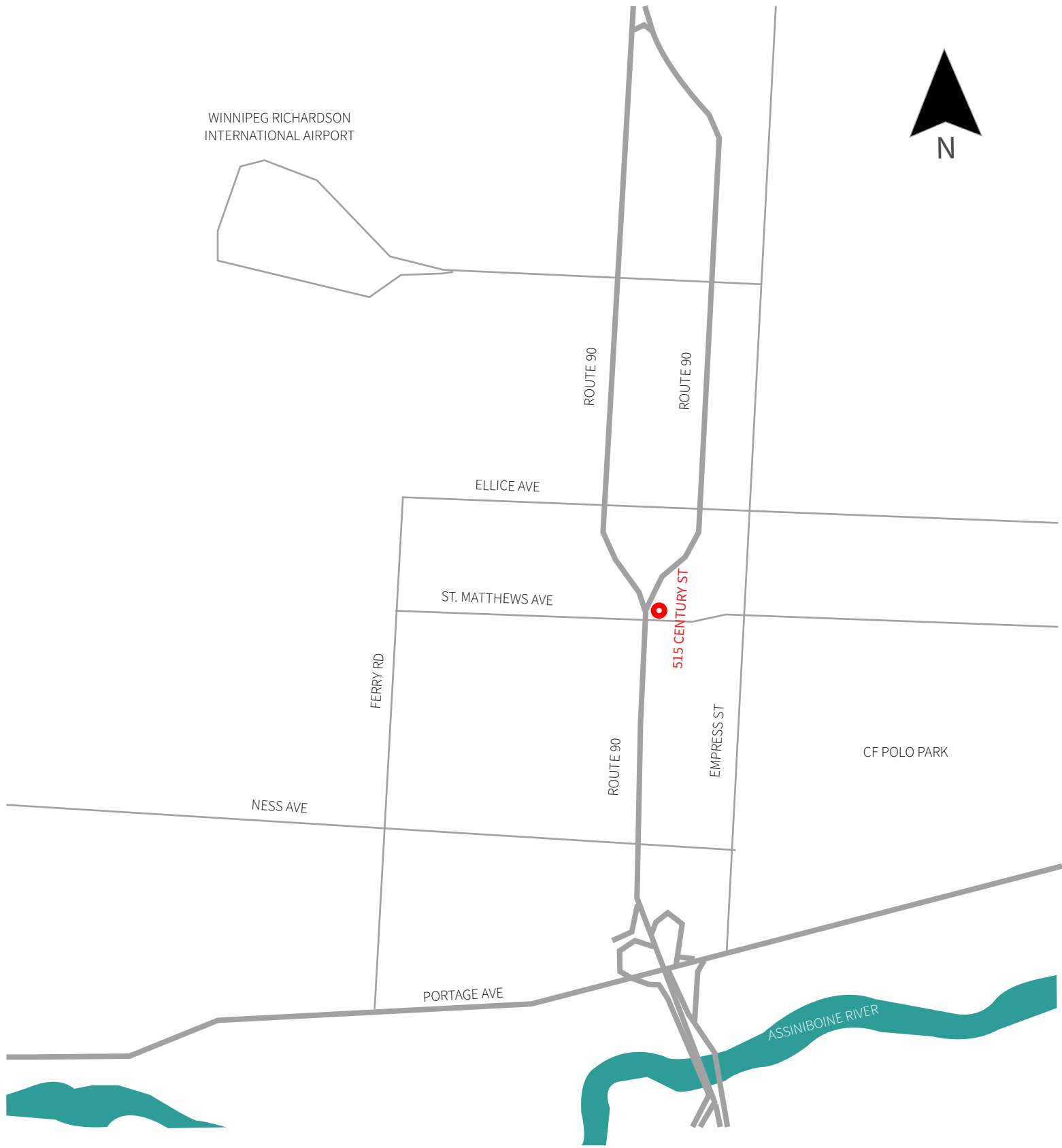
Wall Legend



ST. MATTHEWS AVENUE

CENTURY STREET

THE AREA





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