



## Great location available in the St. Boniface area

- Conveniently located in the St. Boniface area, just minutes from downtown Winnipeg
- Surrounded by many amenities such as restaurants, retail stores and green space
- Minutes from The Museum of Human Rights and the Forks
- Easily accessed by transit or active transportation
- Move in ready 3rd floor office space: offices / multiple meeting rooms, lunch room, open workstation area
- Over 30 parking stalls can be made available including up to 4 indoor heated stalls
- Building signage rights available for negotiation



Unit 308 – 8,365 sf  
Unit 312 – 2,372 sf  
Combineable for 10,737 sf



Excellent bus exposure on Provencher Blvd



41,593 people live within a 5 minute driving distance



20,681 households within a 5 minute driving distance



Net rent: \$12.00 psf  
CAM / Tax: \$14.96 psf  
(includes mgmt fees)

**Get more  
information**

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[avisonyoung.com](http://avisonyoung.com)

Office Space Available  
For Lease

131 Provencher Boulevard  
Winnipeg, MB R2H 0G2

Why People Love St. Boniface

- Founded in 1818 by Bishop Provencher for the colony's French and Métis residents
- The birthplace of Louis Riel
- Home to one of the largest francophone communities west of the Great Lakes, and is known as Winnipeg's French Quarter
- A 10-day winter festival, Festival du Voyageur, which fills the city with snow sculptures and becomes a nightly party
- Tourists and locals alike can stroll along Provencher and stop in at boutiques and quaint cafés along the way
- Visitors can enjoy walking tours and view more than 35 designated historical sites in this area
- Surrounded by an abundance of restaurants including Mon Ami Louis located on Winnipeg's iconic Esplanade Riel bridge
- Cathédrale de Saint-Boniface attracts thousands of visitors each year – one of city's major architectural landmarks
- St. Boniface district also includes St. Boniface Hospital, Université de Saint-Boniface and Fort Gibraltar, The Provincial House of the Grey Nuns and the Canadian Mint
- Home to three golf courses and an abundance of parks
- 6 elementary schools, 2 high schools and 1 private school in the community

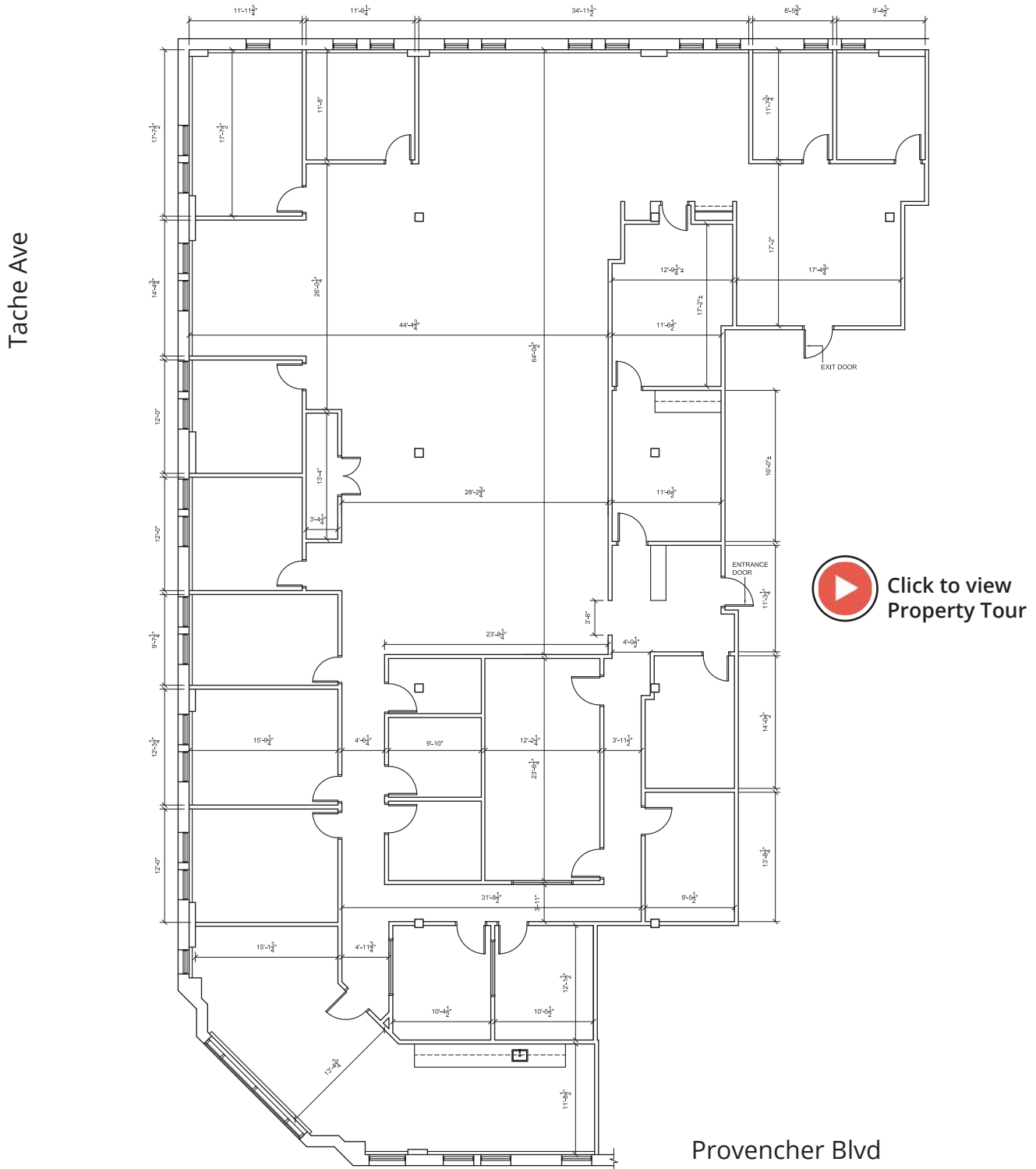
Demographics Snapshot	2015	2020	2025
Population	94,478	101,009	105,996
Households	39,553	41,396	43,270
Families	25,871	27,714	29,215
Persons Per Household	2.34	2.39	2.40
Median Age	40	39	40
Average Household Income	\$81,546	\$94,183	\$107,216



## Office Space Available For Lease

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## Floor plan: Unit 308 – 8,365 SF



## Get more information

**Jamie McPetrie**  
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**Steven Paulus**  
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**Interior photos: Unit 308 – 8,365 SF**



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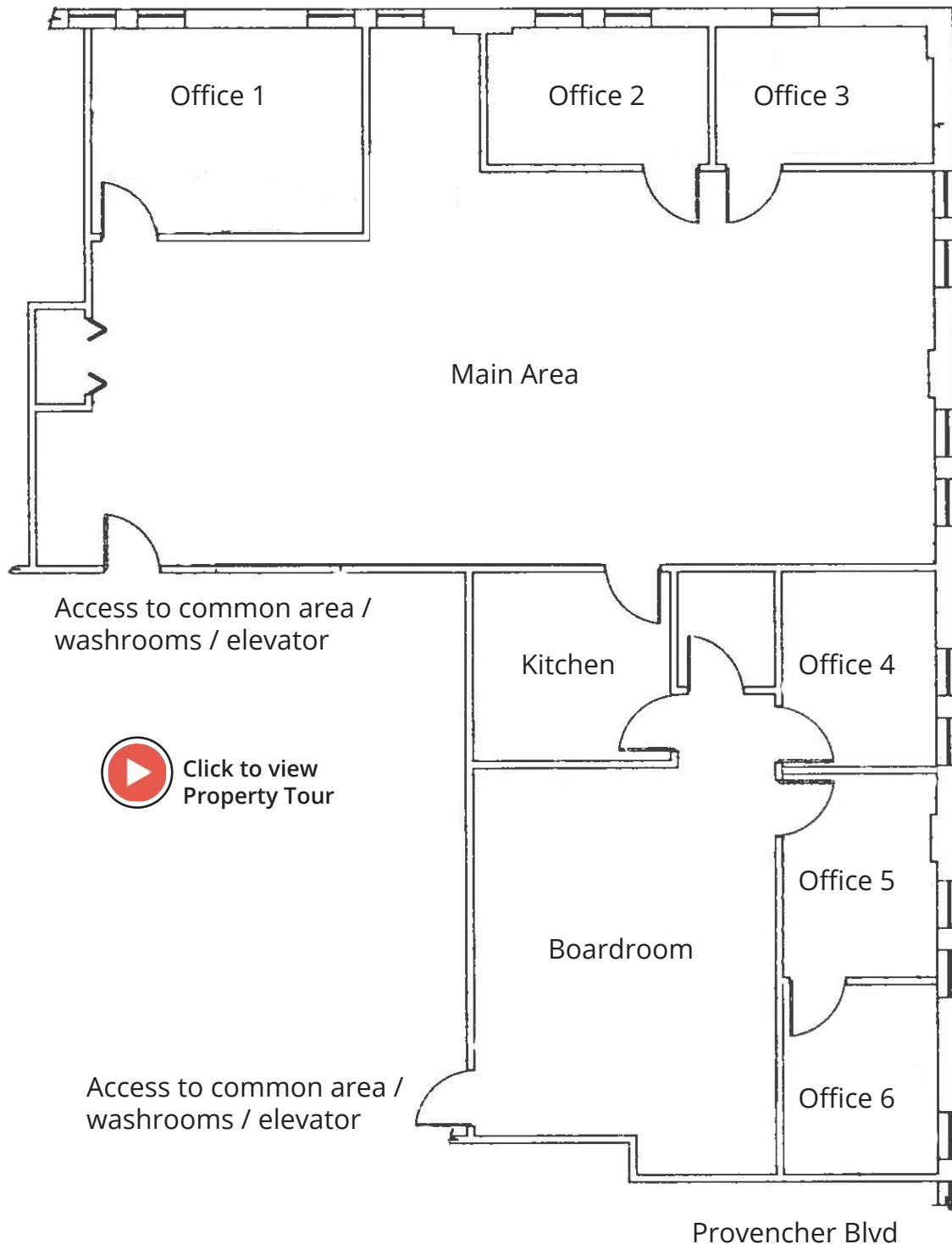
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**Floor plan: Unit 312 – 2,372 SF**



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