

~ Commercial Condo Available in CentrePort Canada ~



FOR LEASE

Five Rivers Business Centre

205 LUCAS AVENUE, WINNIPEG, MB

BOB ANTYMNIUK, Vice President, Sales & Leasing

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

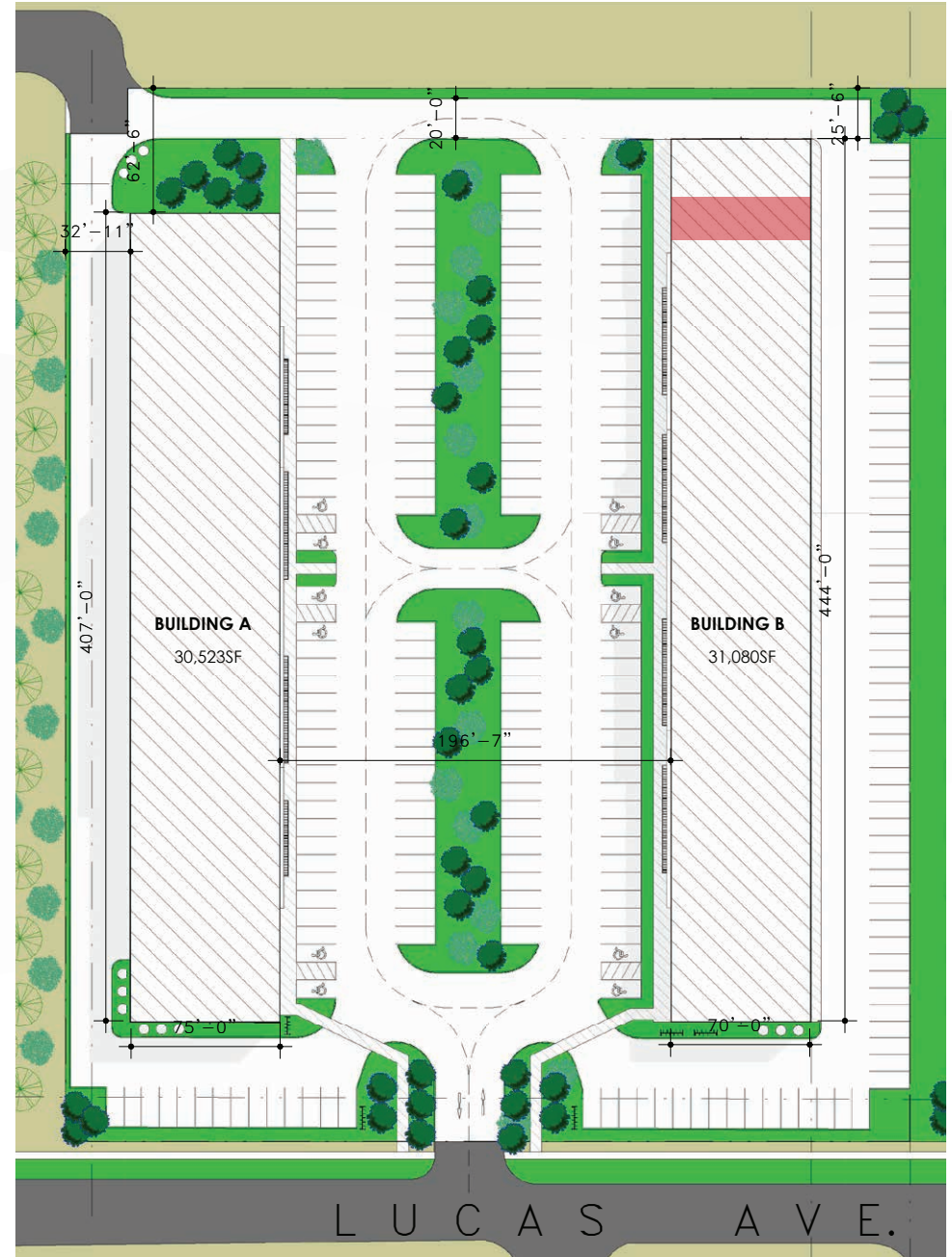
Property Overview

PROPERTY DETAILS

LAND AREA (+/-)	5.8 acres
BUILDING AREA (+/-)	Building A: 30,523 sq. ft. Building B: 31,080 sq. ft. Total: 61,600 sq. ft.
AREA AVAILABLE (+/-)	Building B: Unit 122/Suite V: 1,290 sq. ft.
NET RENTAL RATE	\$38.00 per sq. ft. per year plus mgmt. fee of 5%
ADDITIONAL RENT	TBD
LOADING	Front and rear man doors only
CLEAR HEIGHT (+/-)	15 ft. to u/s of joists 18 ft. to u/s of roof deck
ROLL NO.	14100064100
AVAILABILITY	Immediately

PROPERTY HIGHLIGHTS

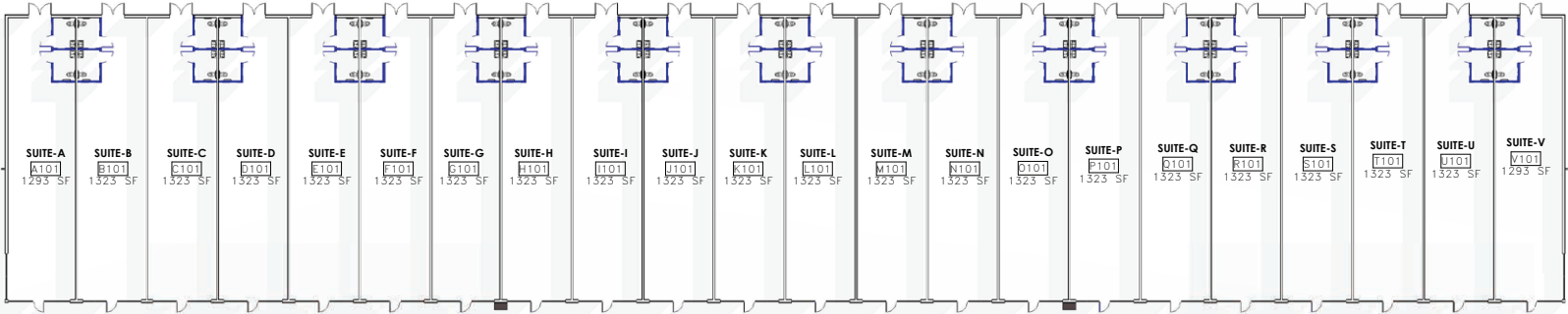
- Brand new state-of-the-art commercial condo in the growing Northwest Quadrant of Winnipeg
- Site will service and provide amenities to growing Route 90 and CentrePort Industrial Parks
- Ample on-site parking available



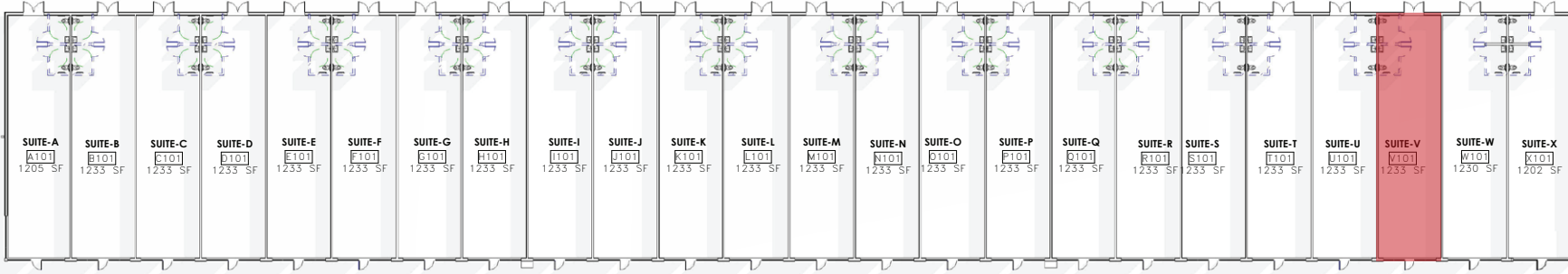
Site Plan



Floor Plan



MAIN FLOOR PLAN BLDG A
1/32" = 1'-0"



MAIN FLOOR PLAN BLDG B
1/32" = 1'-0"

PERIMETER HIGHWAY

CENTREPORT CANADA



SITE

INDUSTRIAL
MANUFACTURING
&
LOGISTICS

CENTREPORT
CANADA
RAIL PARK

STRATEGIC
DEVELOPMENT

FUTURE
RESIDENTIAL



MURRAY IND.

BROOKPORT BUS. PK.

BROOKSIDE BUS. PK.

BROOKSIDE IND. PK.

WINNIPEG
RICHARDSON
INTERNATIONAL AIRPORT

NORTH INKSTER IND.

INKSBROOK IND. PK.

NORTHWEST BUS. PK.

OAK POINT IND.

INKSTER IND. PK.

WESTON SHOPS

OMAND'S CREEK IND.

ST. JAMES IND.

Pp
POLO PARK

Demographic Analysis



POPULATION	1 KM	3 KM	5 KM
Total Population (2024)	6,568	33,702	88,861
Projected Population (2027)	6,852	38,498	97,189



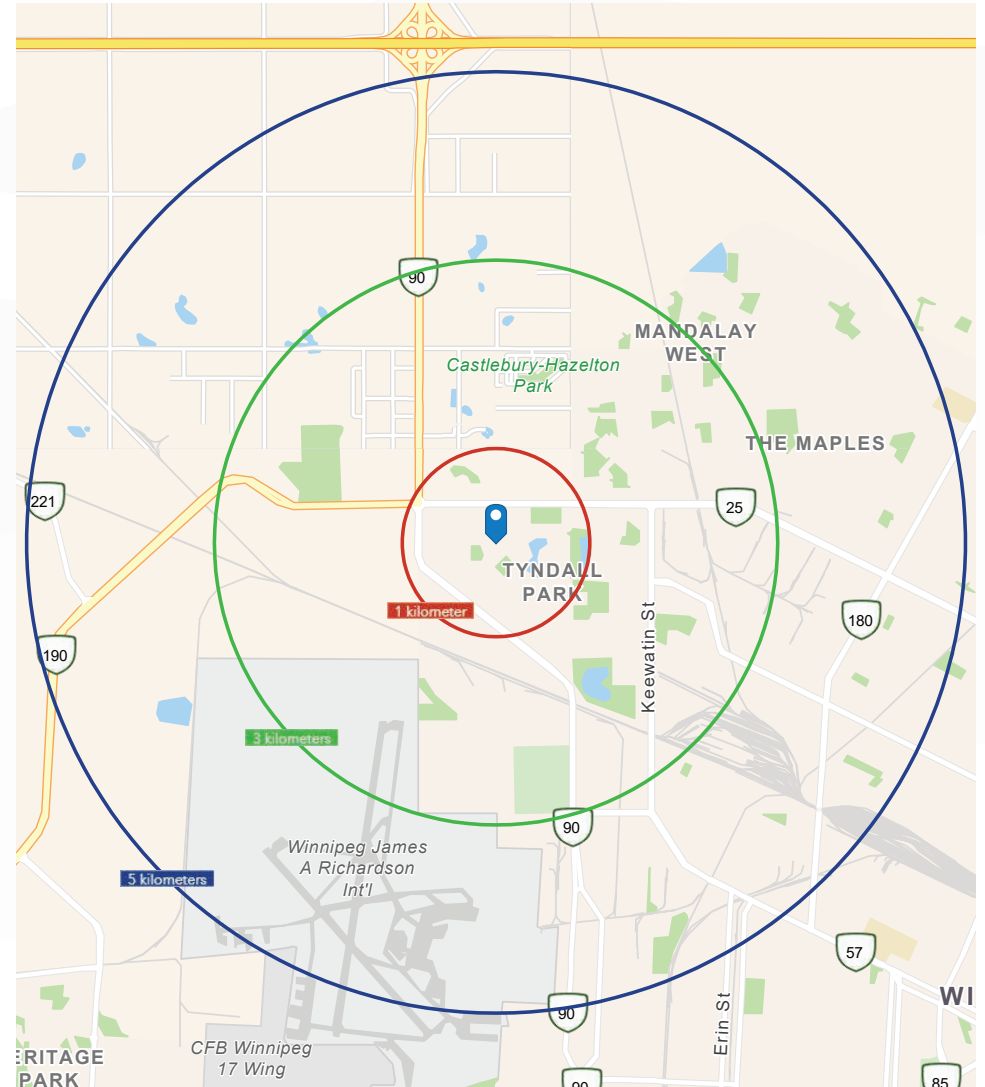
MEDIAN AGE	1 KM	3 KM	5 KM
Median Age (2024)	39	36	36



HOUSEHOLD INCOME	1 KM	3 KM	5 KM
Avg. Household Income (2024)	\$122,597	\$105,133	\$96,861
Projected Household Income (2027)	\$139,835	\$125,495	\$114,911



HOUSEHOLDS	1 KM	3 KM	5 KM
Total Households (2024)	1,837	9,770	26,913





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Contact

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