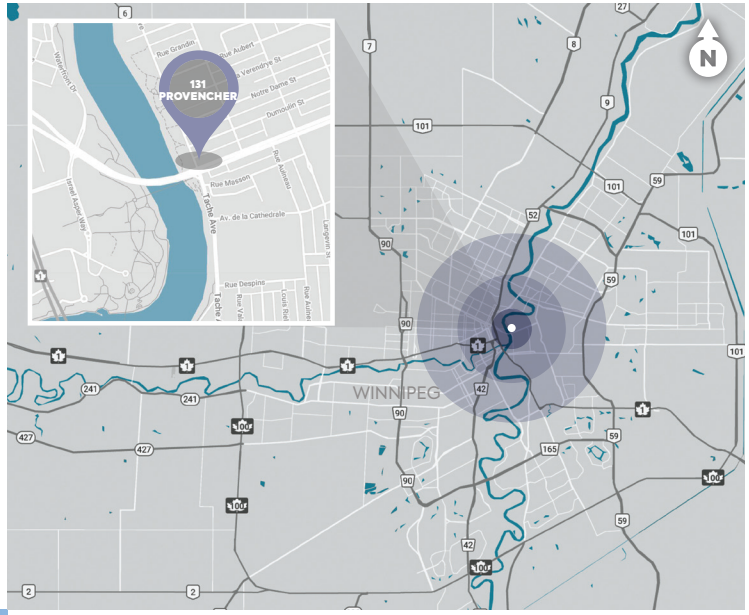
131 PROVENCHER

131 PROVENCHER BLVD. | WINNIPEG, MB



OFFICE & RETAIL

Home to the St. Boniface Public Library and a mix of unique tenants, 131 Provencher offers a well-connected location surrounded by restaurants, shops, parks and everyday amenities. The building is easily accessible by public transit, cycling and walking, with Parc Joseph Royal, Esplanade Riel and Taché Promenade just steps away.

With a lively neighbourhood setting and convenient connections to downtown, 131 Provencher offers an inviting and accessible place to work.



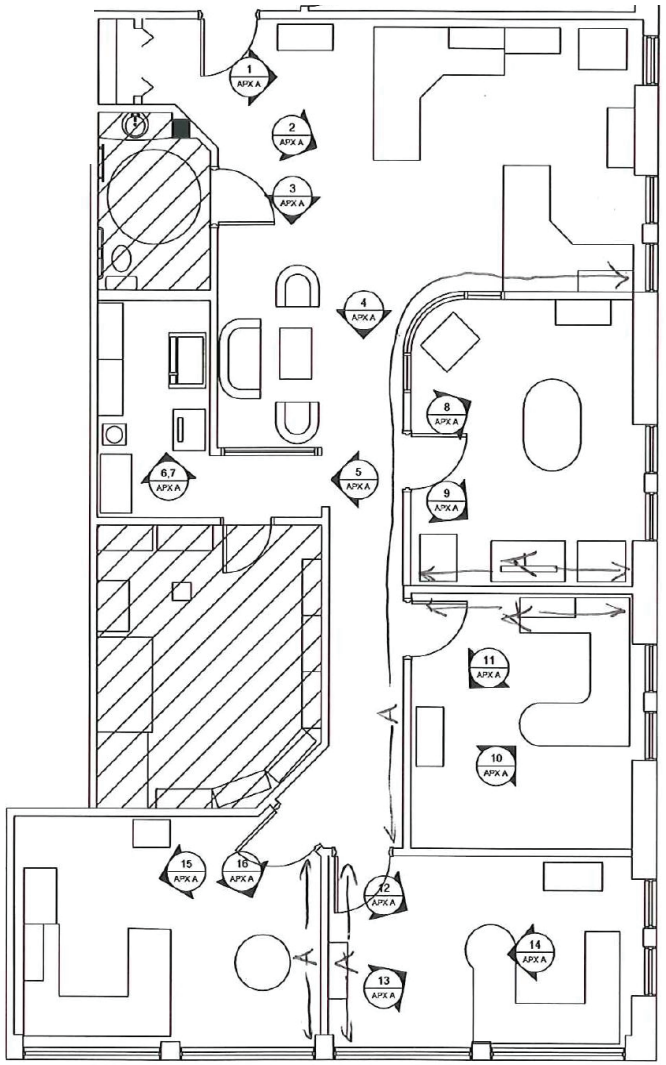
FEATURES

- Conveniently located in the St. Boniface area, minutes from downtown Winnipeg
- Minutes from the Forks and the Museum of Human Rights
- Excellent bus exposure on Provencher Boulevard
- Move-in ready 2nd floor office space
- Parking stalls available in the building next door for a monthly cost

QUALICO® PROPERTIES | Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES

FLOOR PLAN

131 PROVENCHER



2nd FLOOR – UNIT 200
1,722 SF
Available immediately

The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.

PROPERTY DETAILS

SITE AREA
15,702 SF

GROSS BUILDING AREA
40,198 SF

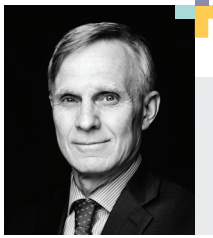
AVAILABILITY
Immediately

RENTAL RATE
Market

ADDITIONAL RENT
Prop Tax: $5.16/SF
CAM: $11.26/SF
Est. Total: $16.42/SF
**Plus admin fee*

PARKING
Available in building next door

CONTACT



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