

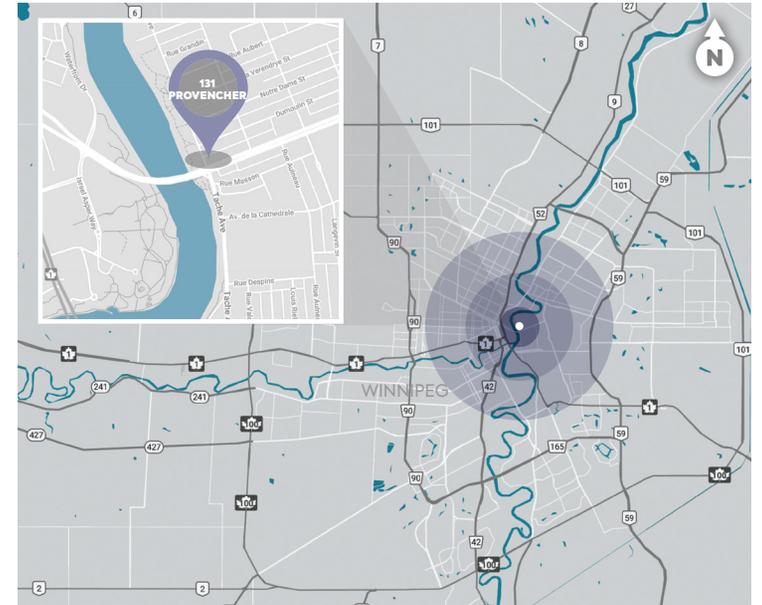
# 131 PROVENCHER

131 PROVENCHER BLVD. | WINNIPEG, MB

## + OFFICE & RETAIL

The 131 Provencher building is home to St. Boniface Public Library, and other unique tenants. Surrounded by amenities including restaurants, shopping, and parks, this move-in ready office space is also easily accessible by mass transit or active transportation.

The building is across the street from Parc Joseph Royal, Esplanade Riel, and Tache Promenade.



## 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

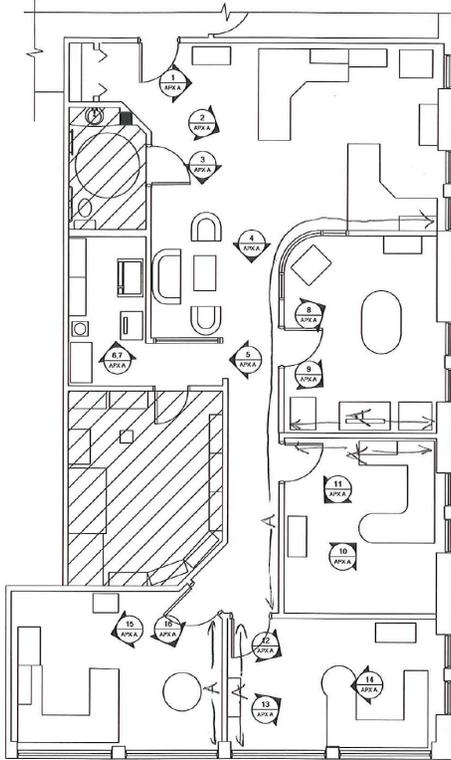
QUALICO  
PROPERTIES

Creating Spaces That Connect  
PEOPLE + BUSINESSES + SERVICES

# SITE PLAN +

131 PROVENCHER

2<sup>nd</sup> FLOOR



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.

## OFFICE SPACE AVAILABLE

200 AVAILABLE (Immediately) 1,722 SF



## PROPERTY DETAILS +



**SITE AREA**  
15,702 SF



**GROSS BUILDING AREA**  
40,198 SF



**AVAILABILITY**  
Immediately



**RENTAL RATE**  
Market



**ADDITIONAL RENT**  
Prop Tax: \$4.74/SF  
CAM: \$11.85/SF  
EST. TOTAL: \$16.59/SF



**PARKING**  
Available in building next door

## CONTACT



**GREG STAMLER**  
780.508.0203  
gstamler@qualico.com