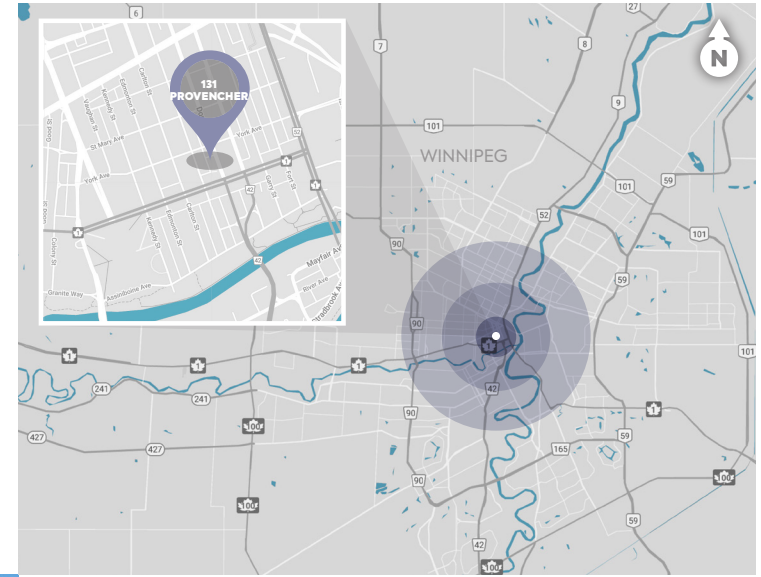


# BROADVIEW MANOR

120 DONALD STREET | WINNIPEG, MB

## + RETAIL SPACE FOR LEASE

Broadview Manor is a unique and modern mixed-use space conveniently located in downtown Winnipeg. The tower includes ground floor retail, office space, and several floors of residential rental apartments.



## AREA DEMOGRAPHICS +



### POPULATION

1 KM

19,010

3 KM

122,716

5 KM

250,874



### HOUSEHOLDS

1 KM

11,505

3 KM

55,981

5 KM

106,549



### AVERAGE INCOME

1 KM

\$55,381

3 KM

\$74,096

5 KM

\$82,379



### VEHICLES PER DAY

Traffic counts currently unavailable.

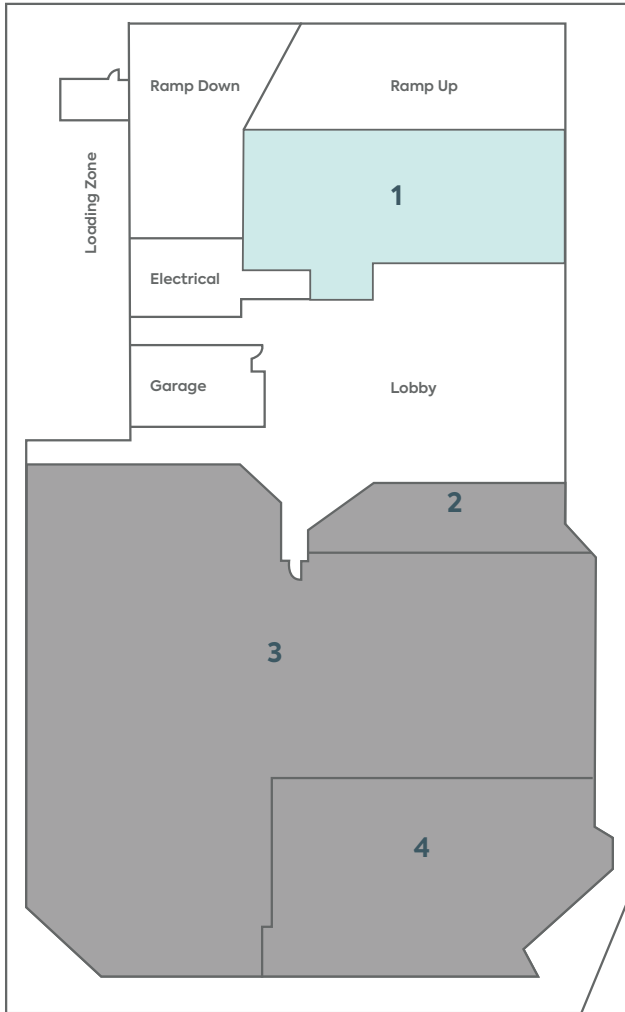
QUALICO  
PROPERTIES

Creating Spaces That Connect  
PEOPLE + BUSINESSES + SERVICES

# SITE PLAN +

BROADVIEW MANOR

## MAIN FLOOR RETAIL



## RETAIL SPACE AVAILABLE

1	AVAILABLE	2,146 SF
2	Hat Phan Tailoring	635 SF
3	Downtown Family Foods	8,561 SF
4	Adams Gourmet Company	2,597 SF

OFFICE FULLY LEASED



## PROPERTY DETAILS +



**SITE AREA**  
26,706 SF



**GROSS BUILDING AREA**  
26,444 SF



**AVAILABILITY**  
Immediately



**RENTAL RATE**  
Market

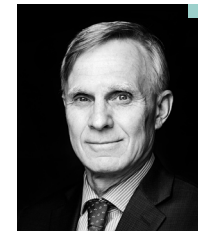


**ADDITIONAL RENT**  
Prop Tax: \$3.04/SF  
CAM: \$9.92/SF  
EST. TOTAL: \$12.96/SF



**PARKING RATIO**  
Street Parking

## CONTACT



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

**QUALICO**  
PROPERTIES

**Creating Spaces That Connect**  
PEOPLE + BUSINESSES + SERVICES

qualicoproperties.com

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.