

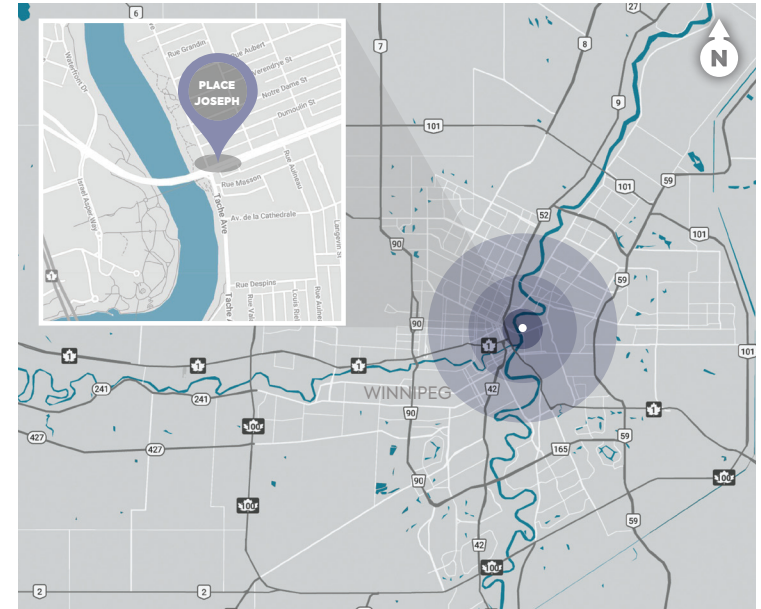
PLACE JOSEPH ROYAL

147 PROVENCHER BOULEVARD | WINNIPEG, MB

+ OFFICE & RETAIL SPACE FOR LEASE

Place Joseph Royal is a seven-storey mixed-use property located on the main street of Old St. Boniface in the French Quarter, one of Winnipeg's most established and culturally rich neighbourhoods.

Two professionally built-out suites are currently available on the main floor, a 877 SF unit and a 1,074 SF unit, with the flexibility to combine them for up to 1,951 SF. This space is ideal for businesses seeking immediate occupancy without the cost or delay of a full build-out.



+ PROPERTY HIGHLIGHTS

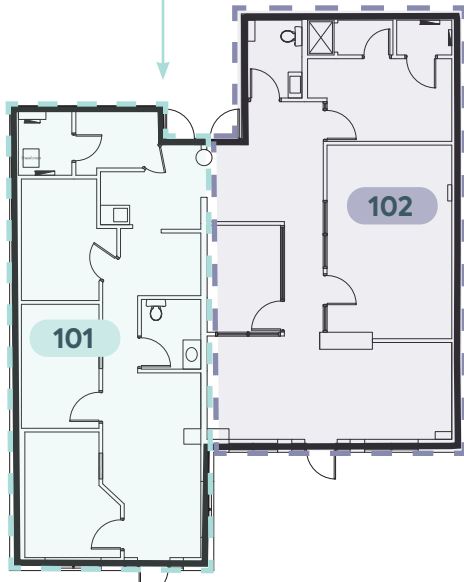
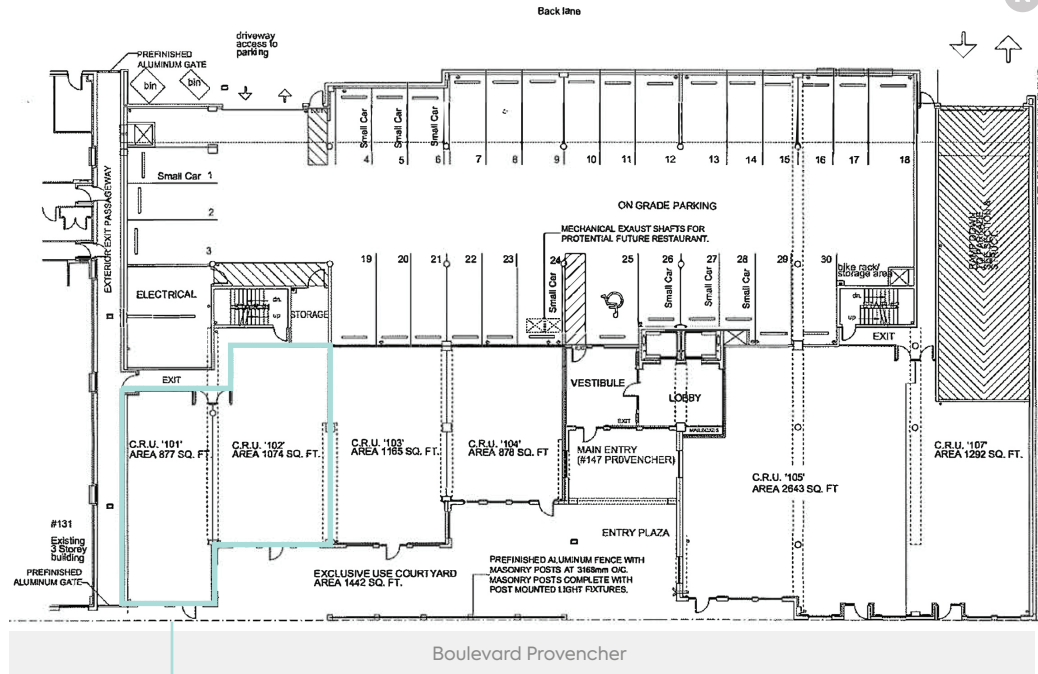
- Prime St. Boniface location, minutes from downtown Winnipeg with excellent transit access
- Walkable access to The Forks and the Canadian Museum for Human Rights
- Surrounded by restaurants, cafés, boutique retail, and professional services
- Close to parks, green spaces, and recreational amenities
- Located within a historically rich neighbourhood with approximately 35 designated walkable heritage sites

QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES

+ SITE PLAN

PLACE JOSEPH ROYAL



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.

101	AVAILABLE	877 SF
102	AVAILABLE	1,074 SF
101 + 102	AVAILABLE	1,951 SF

OFFICE DETAILS

- 4 private offices
- Kitchenette
- Boardroom
- 2 washrooms
- Reception
- Storage room



PROPERTY DETAILS +



GROSS BUILDING AREA
7,929 SF



AVAILABILITY
Immediately



RENTAL RATE
\$23.00/SF Net

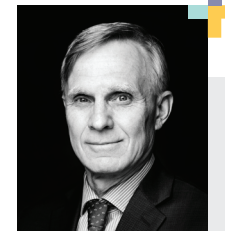


ADDITIONAL RENT
Prop Tax: \$5.50/SF
CAM: \$10.34/SF
Est. Total: \$15.84/SF



PARKING
Underground & street parking

CONTACT



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