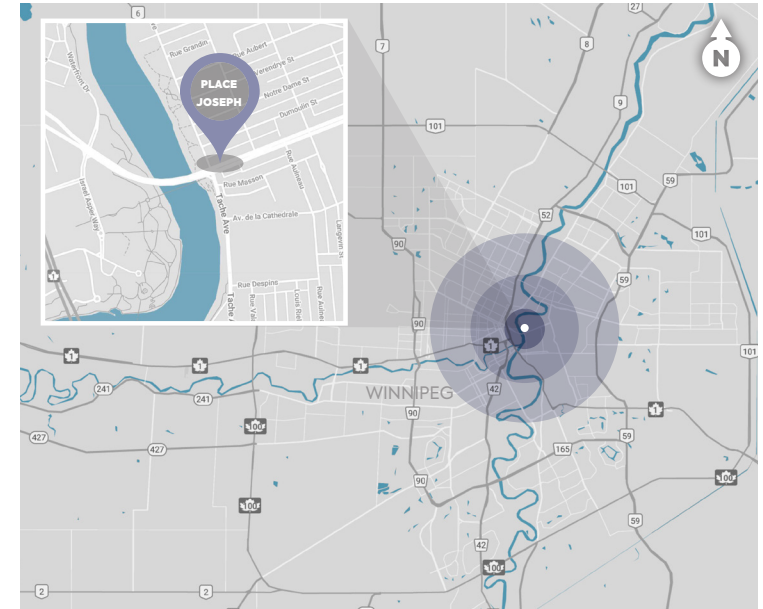


PLACE JOSEPH ROYAL

147 PROVENCHER BOULEVARD | WINNIPEG, MB

+ MIXED-USE – FULLY LEASED

Place Joseph Royal is a seven-storey mixed-use property on the main street of Old St. Boniface in Winnipeg's French Quarter and is home to a variety of professional tenants. The building's aesthetic is modern while fitting in to the historic character of the area, and enjoys excellent traffic both on the street and along the promenade. The building is a short walk from Parc Joseph Royal, Esplanade Riel, and Tache Promenade.



FEATURES +

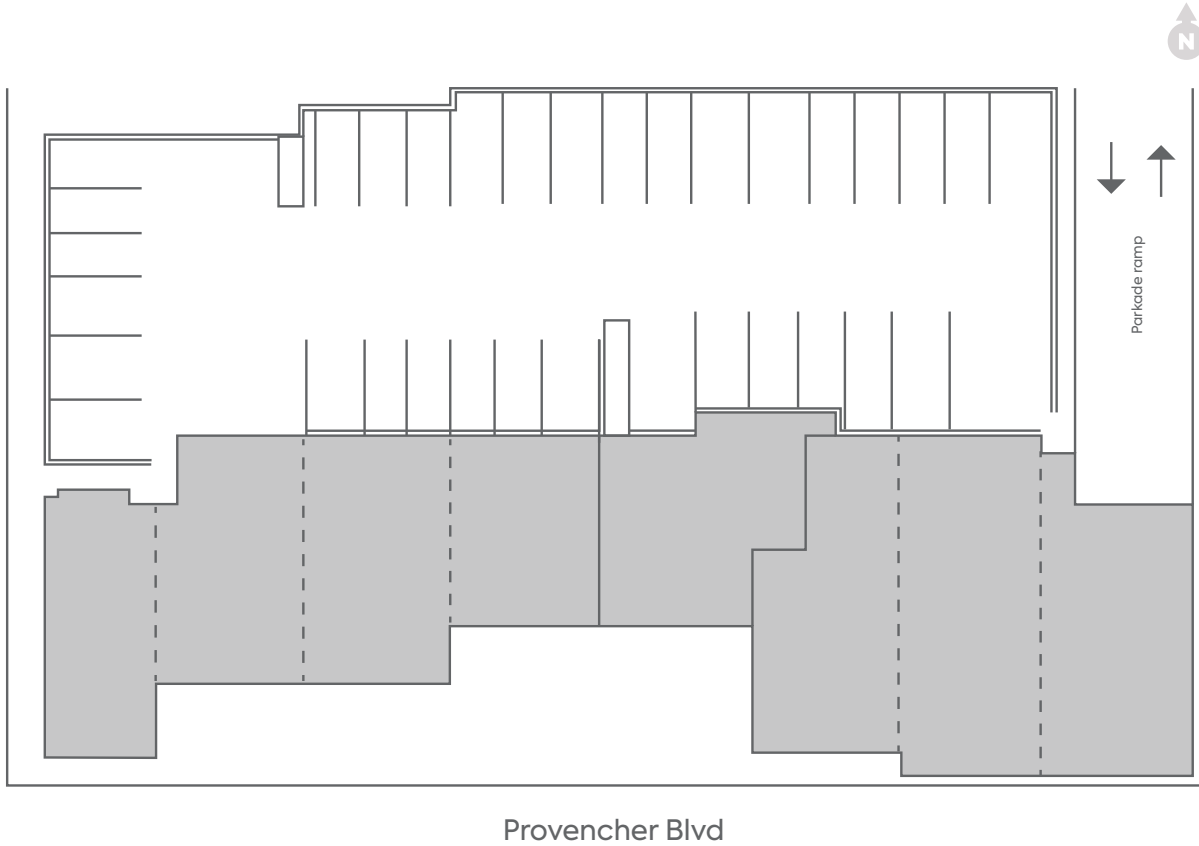
- Conveniently located in the St. Boniface area, minutes from downtown Winnipeg
- Minutes from the Forks and the Museum of Human Rights
- Surrounded by many amenities such as restaurants, cafés, boutique and retail stores, and various professional services
- Abundance of parks, green spaces and golf courses in the surrounding area
- Easily accessed by transit or active transportation
- Approximately 35 designated walkable historical sites in the area

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.



PROPERTY DETAILS +



SITE AREA
12,504 SF



GROSS BUILDING AREA
7,929 SF



AVAILABILITY
Fully Leased



RENTAL RATE
Market

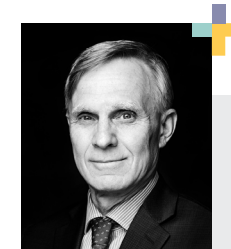


ADDITIONAL RENT
Prop Tax: \$4.76/SF
CAM: \$9.22/SF
EST. TOTAL: \$13.98/SF



PARKING RATIO
Street Parking

CONTACT



GREG STAMLER
780.508.0203
gstamler@qualico.com