

# NORTH ATLAS

COMMERCIAL REAL ESTATE

## Retail For Lease

233 KENNEDY  
STREET  
WINNIPEG, MB



**790 - 3,219** square feet available  
Net Rental Rate: **\$15.50** per square foot  
Additional Rent: **\$12.00** per square foot  
(2022 Estimated)

### North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue  
Winnipeg, MB, R3B 0X1  
[www.NorthAtlas.ca](http://www.NorthAtlas.ca)

### Jonah Levine

Partner & Managing Broker  
204.918.1438 Mobile  
204.942.2400 Office  
[Jonah@NorthAtlas.ca](mailto:Jonah@NorthAtlas.ca)

### Khush Grewal

Partner  
204.891.1999 Mobile  
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## OVERVIEW

### PROPERTY HIGHLIGHTS

The Arts Plaza at 233 Kennedy Street in downtown Winnipeg is part of an exemplary mixed-use project home to 104 fully occupied new luxury rental units and approximately 14,000 square feet of office and retail space, supported by over 450 on site parking stalls. Retail Tenants at The Arts Plaza may appreciate:



Excellent parking availability via connected parkade and on-site lot



Convenient transit access along Winnipeg's Graham transit mall



Multiple access points to Winnipeg's weather controlled indoor walkway system within a 3 minute walk



An opportunity to be located steps away from the energy and action created by many of Winnipeg's newest downtown developments including True North Square, Canada Life Place, the Winnipeg Art Gallery expansion, and planned revitalization of the historic Hudson's Bay department store



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## SURROUNDINGS

The Arts Plaza is ideally located steps away from many of downtown Winnipeg's newest most exciting shopping, living and dining options. At the doorstep of the now iconic True North Square, your office will have exceptional access to downtown Winnipeg's new district of choice.



**Canada Life Place**



**Winnipeg Art Gallery**



**Sutton Place Hotel  
(Under Construction)**



**Wawanesa Headquarters  
(Under Construction)**

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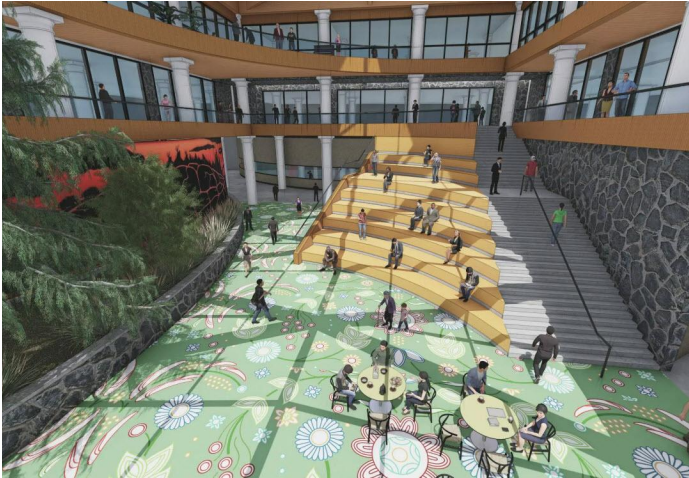
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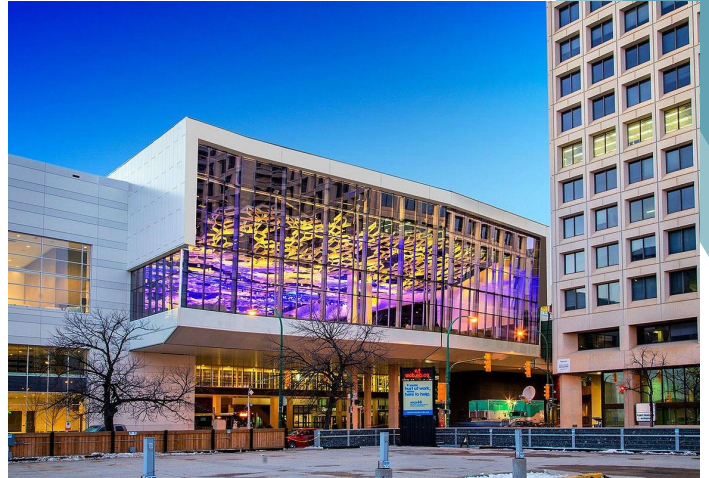
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## SURROUNDINGS



**A New Future - The Hudson's Bay  
(Planned)**



**RBC Convention Centre**



**Manitoba Hydro Place**



**True North Square**

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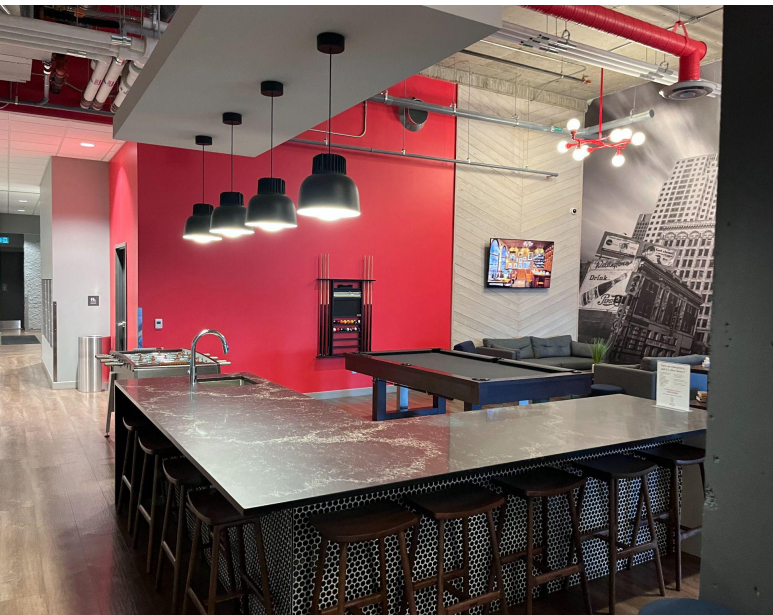
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## CUSTOMERS ON SITE

The retail spaces at 233 Kennedy anchor one of downtown Winnipeg's newest luxury apartment addresses, home to 104 beautifully appointed suites, all fully occupied with customers only an elevator ride away!



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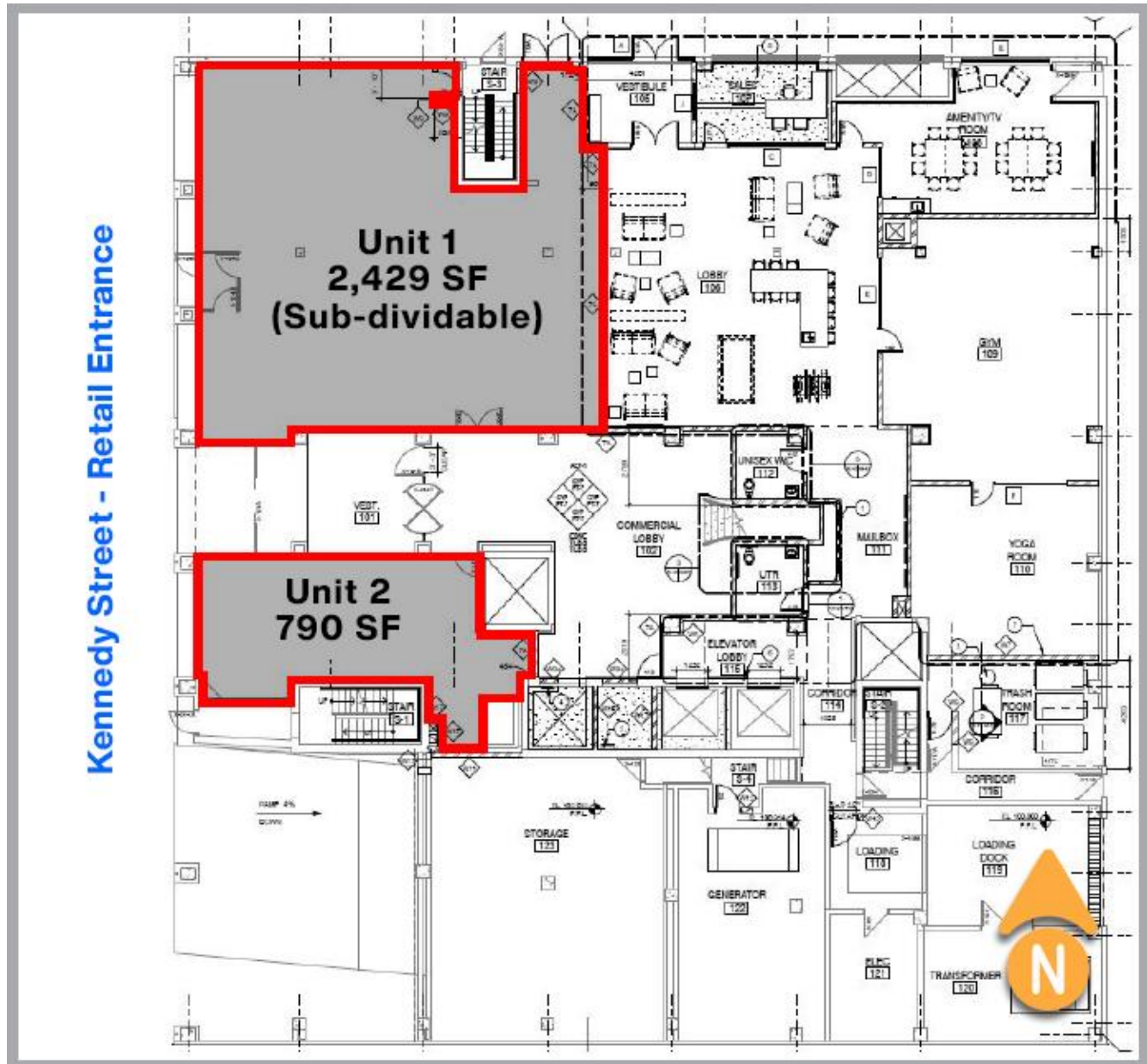
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## FLOOR PLAN

MAIN FLOOR RETAIL FOR LEASE | **233 KENNEDY STREET** | WINNIPEG, MB



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## UNIT INTERIORS

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**Unit 1: 2,429 SF (Sub-dividable)**



**Unit 2: 790 SF**

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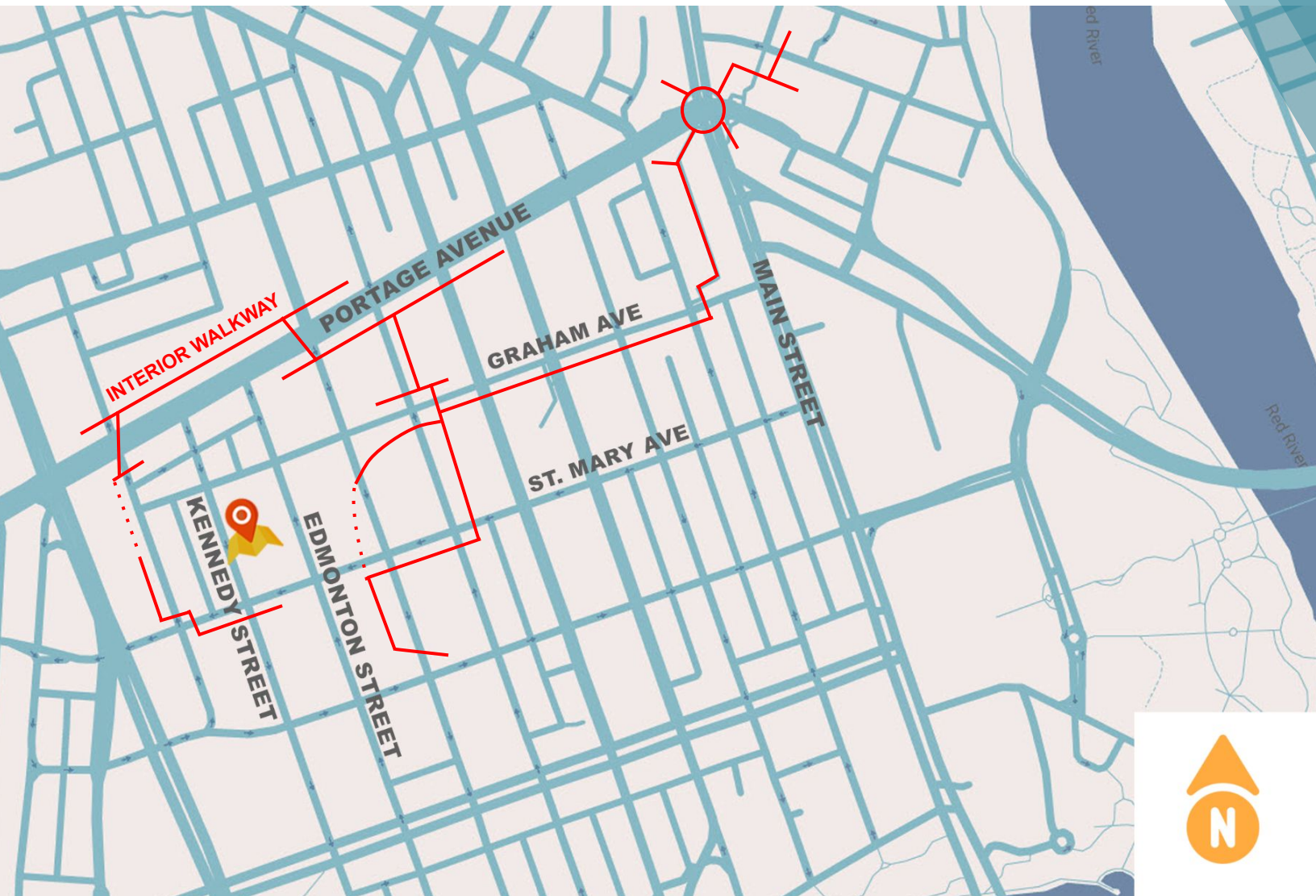
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**FOR A VIEWING, CALL TODAY!**



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