



Starting at  
**\$16.00**  
PSF

**WAYNE SATO**

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

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**FOR LEASE | 1780 WELLINGTON AVENUE**

## Step up to business class at Airport Executive Centre

Office and retail space for lease in the center of the St. James business region. Airport Executive Centre is the premier office/hotel development in the northwest. Convenient location on the corner of Wellington Avenue and King Edward Street, at the gateway to James Armstrong Richardson International Airport. This mixed-use development affords businesses an array of amenities not found in other locations, such as meeting room and conference facilities, upscale restaurant, and the Hilton Hotel.



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# Property Highlights



- Signature location at Wellington and King Edward welcomes domestic and international visitors to Winnipeg
- Wellington and King Edward location provides easy access to all staff and guests, and fantastic exposure to 25,100 cars passing per day
- Caters to businesses demanding well-appointed office environments
- Main floor mall connection to Hilton Hotel, with 159 guest rooms, for ultimate convenience
- Oak and Grain restaurant featuring comfort food with a twist and a wide selection of local brews
- Host meetings or events for 25 – 400 guests with event catering options

## OFFICE SPACE

Net Rent: \$16.00 psf  
CAM & Tax: \$14.75 (2022 est.)

## RETAIL SPACE

Net Rent: Starting at \$20.00 psf  
CAM & Tax: \$14.75 (2022 est.)

# Available Units

## OFFICE SPACE

Suite	Floor	Square Footage	Lease Rate	CAM & Tax	Availability Date
Unit 100	Main	1,042	\$16.00	\$14.75	LEASED
Unit 102	Main	1,116	\$16.00	\$14.75	LEASED
Unit 104	Main	588	\$16.00	\$14.75	LEASED
Unit 106	Main	1,260	\$16.00	\$14.75	LEASED
Unit 107	Main	750	\$16.00	\$14.75	Immediately
Unit 111 / 112	Main	2,060	\$20.00	\$14.75	Immediately
Unit 115	Main	915	\$16.00	\$14.75	LEASED
Unit 116	Main	1,656	\$16.00	\$14.75	LEASED
Unit 203	Second	3,458	\$16.00	\$14.75	Immediately
Unit 300	Third	3,424	\$16.00	\$14.75	LEASED
Unit 303	Third	2,963	\$16.00	\$14.75	LEASED
Unit 500/503	Fifth	7,408	\$16.00	\$14.75	LEASED
Unit 506	Fifth	4,049	\$16.00	\$14.75	LEASED

\*5% management fee included

## RETAIL SPACE

Suite	Floor	Square Footage	Lease Rate	CAM & Tax	Availability Date
Unit 100	Main	1,042	Starting at \$20.00	\$14.75	LEASED
Unit 102	Main	1,116	Starting at \$20.00	\$14.75	LEASED
Unit 104	Main	588	Starting at \$20.00	\$14.75	LEASED
Unit 106	Main	1,260	Starting at \$20.00	\$14.75	LEASED
Unit 107	Main	750	\$16.00	\$14.75	Immediately
Unit 111 / 112	Main	2,060	\$20.00	\$14.75	Immediately
Unit 115	Main	915	Starting at \$20.00	\$14.75	LEASED
Unit 116	Main	1,656	Starting at \$20.00	\$14.75	LEASED

\*5% management fee included

# The Area



Convenient location



Food and Drink nearby



Groceries and Shopping



Amenities within distance



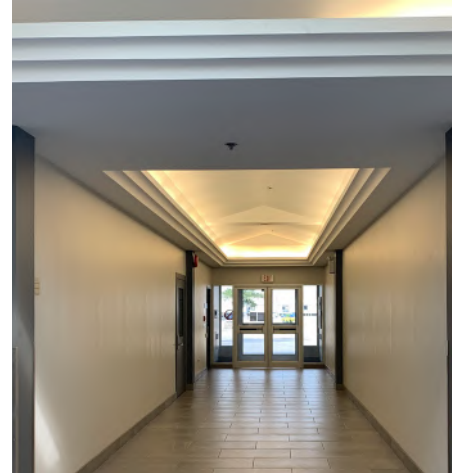
Some bike infrastructure



Some transit stops nearby



# Office Leasing Opportunities



## LOCATED IN AN ADJOINING HOTEL

Airport Executive Centre is the premier business location in northwest Winnipeg. This modern 5-storey office building is situated in the hotel district. It has become home to many international companies in the shipping, logistics, pharmacy and wealth management industries looking to establish a strong presence in Winnipeg.

When you arrive, you will park minutes from your door and start your day with a breakfast meeting at Oak and Grain. Efficient center core floor plate promotes light filled open office environments that guide you through your day with ease. Clients and guests will find this location easy to visit with an abundance of on site parking. End your day with a quick commute home, passing through the city's largest retail/shopping district offering a wide selection of grocery, retail, and professional services.



1780  
WELLINGTON  
AVENUE

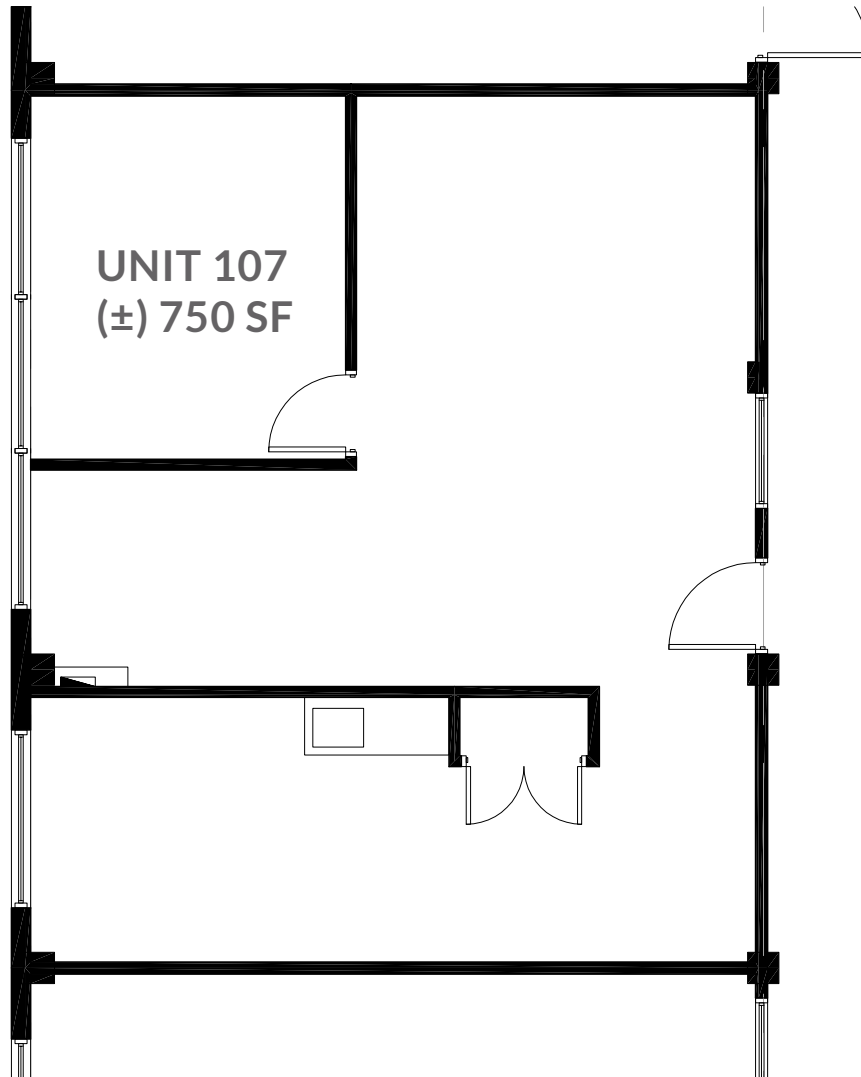
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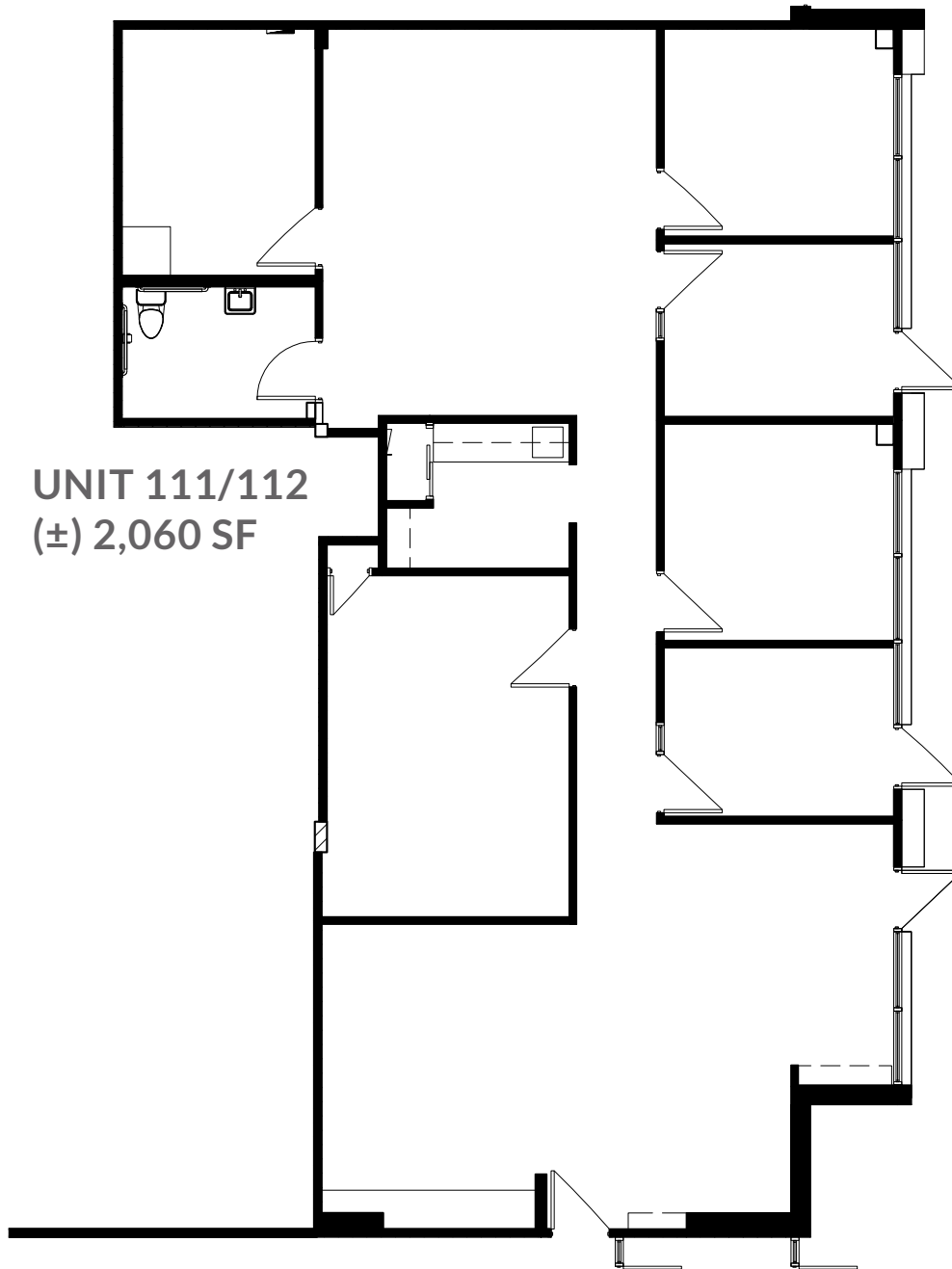
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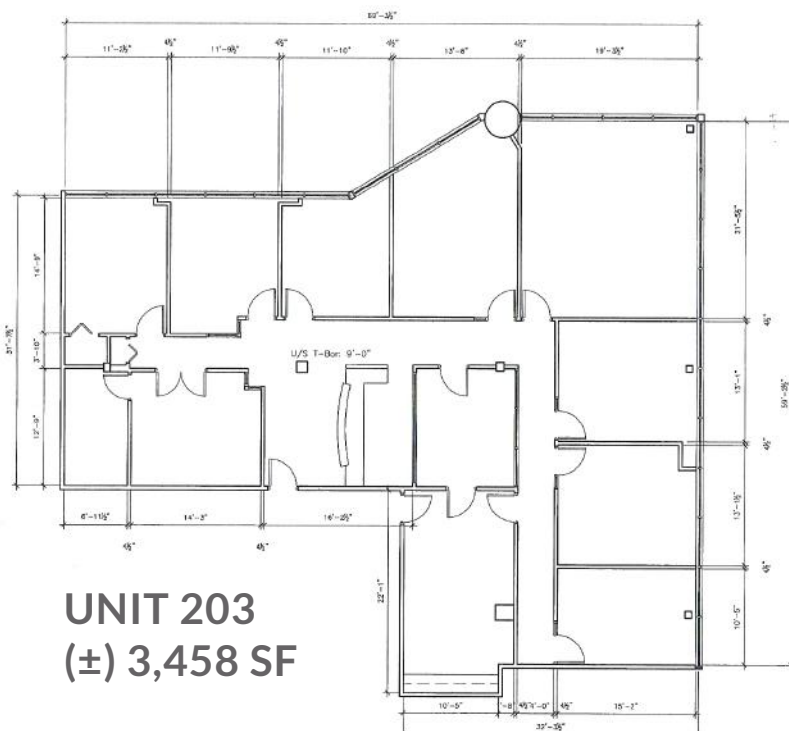
Note: square foot areas shown are rough approximations and are subject to verification





**UNIT 111/112**  
**(±) 2,060 SF**

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