

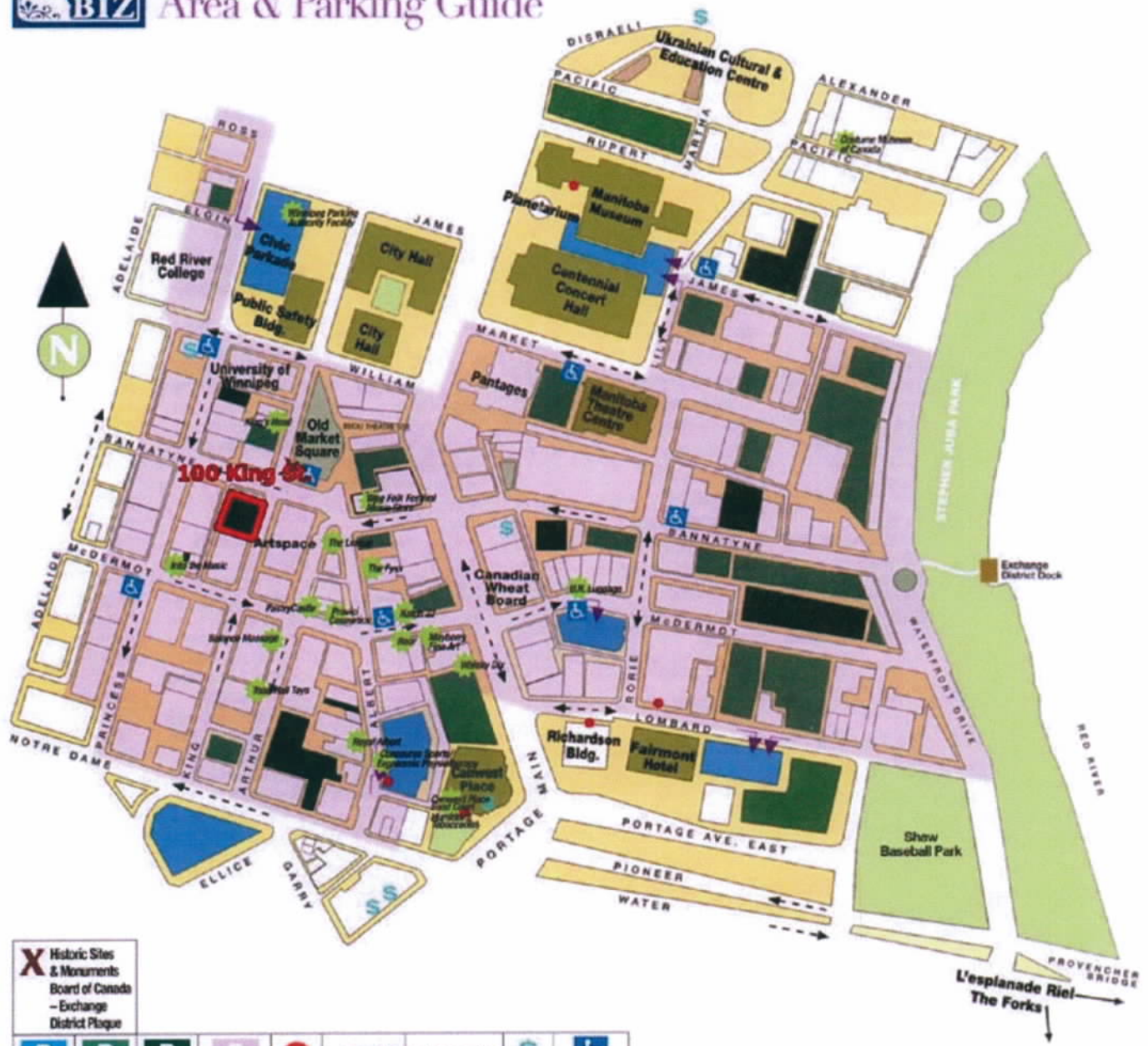
**FOR LEASE
1,000-5,200 SF (1-4 UNITS)**



BEDFORD RETAIL DEVELOPMENT
100 KING STREET
WINNIPEG, MANITOBA

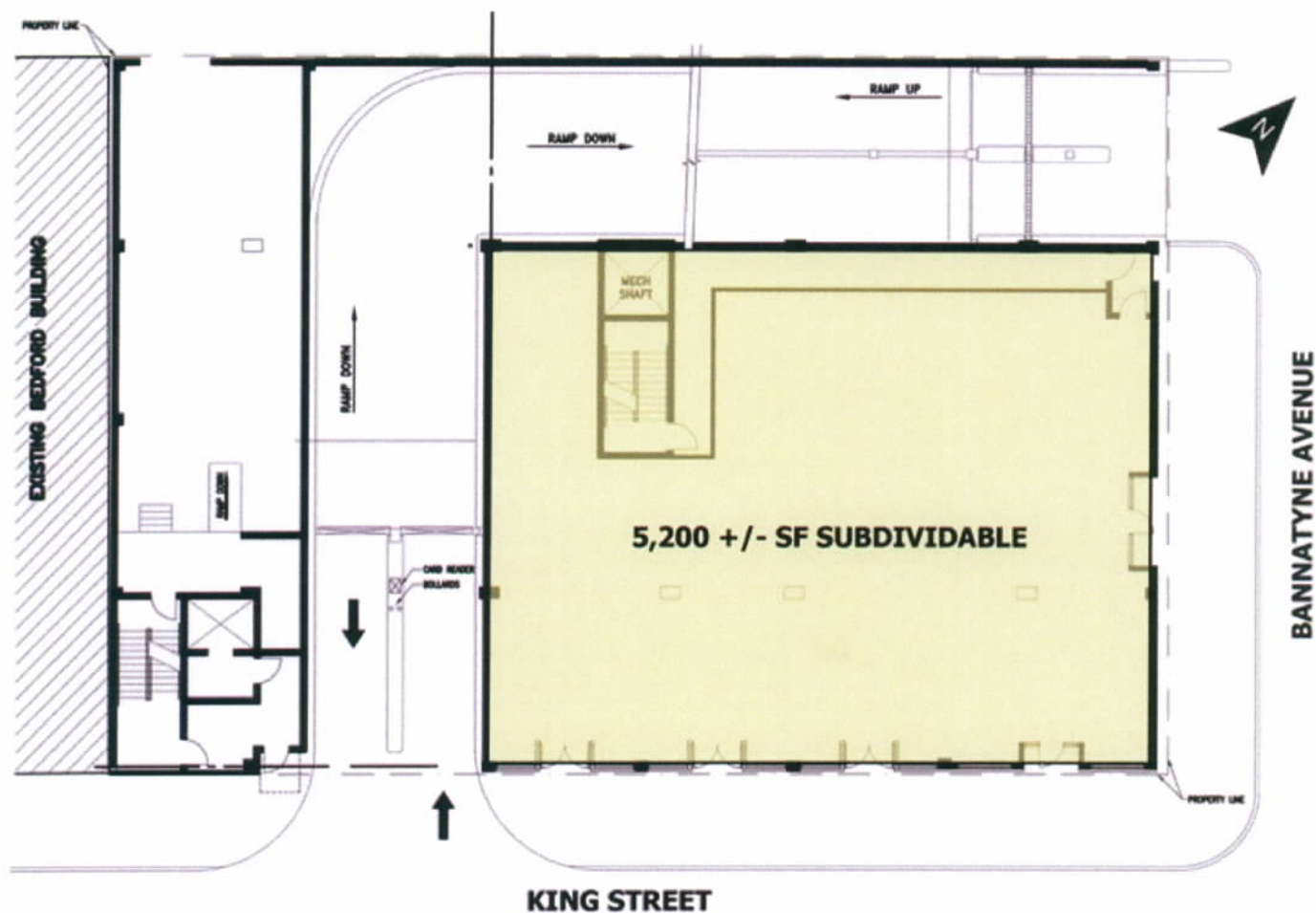


Area & Parking Guide



Exchange the ordinary for something extraordinary!

5,200 +/- SF OPPORTUNITY IN THE EXCHANGE



Property Summary

Available	1,000 - 5,200 +/- SF
Lease Rate	TBD
Property Taxes (2011)	TBD
Parking	New 5 Level Parkade
Zoning	C2 - Commercial Community

Features

- For immediate possession.
- Can be subdivided into 4 street level units with separate HVAC & electrical.
- Excellent signage opportunities.
- Opportunities exist for destination retail, medical, restaurant/grocery and office.

Location

- In the heart of the Exchange District, a rapidly growing residential and commercial centre point in Downtown Winnipeg.
- Minutes from Portage and Main.
- Located adjacent to Old Market Square.

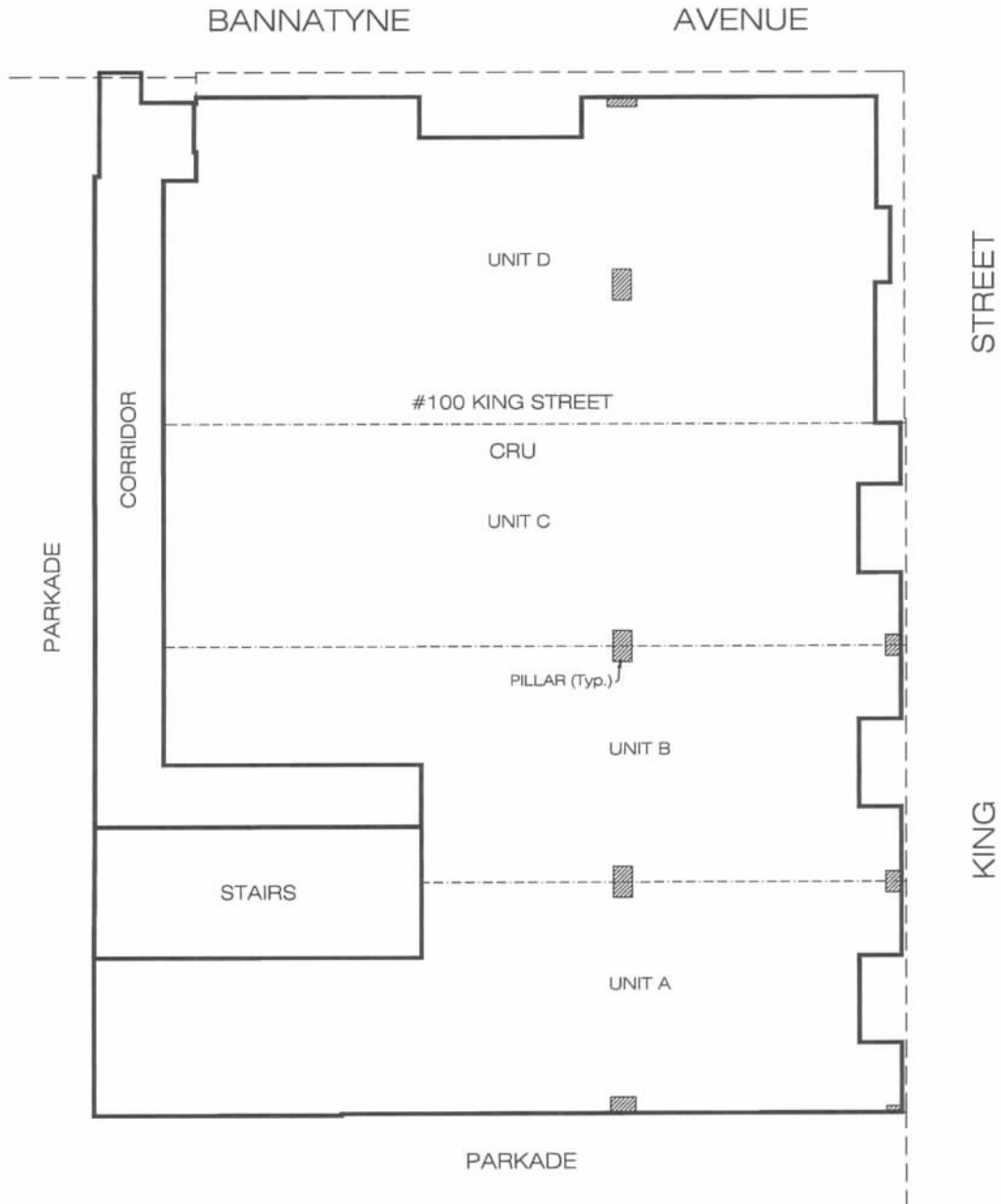
Demographics

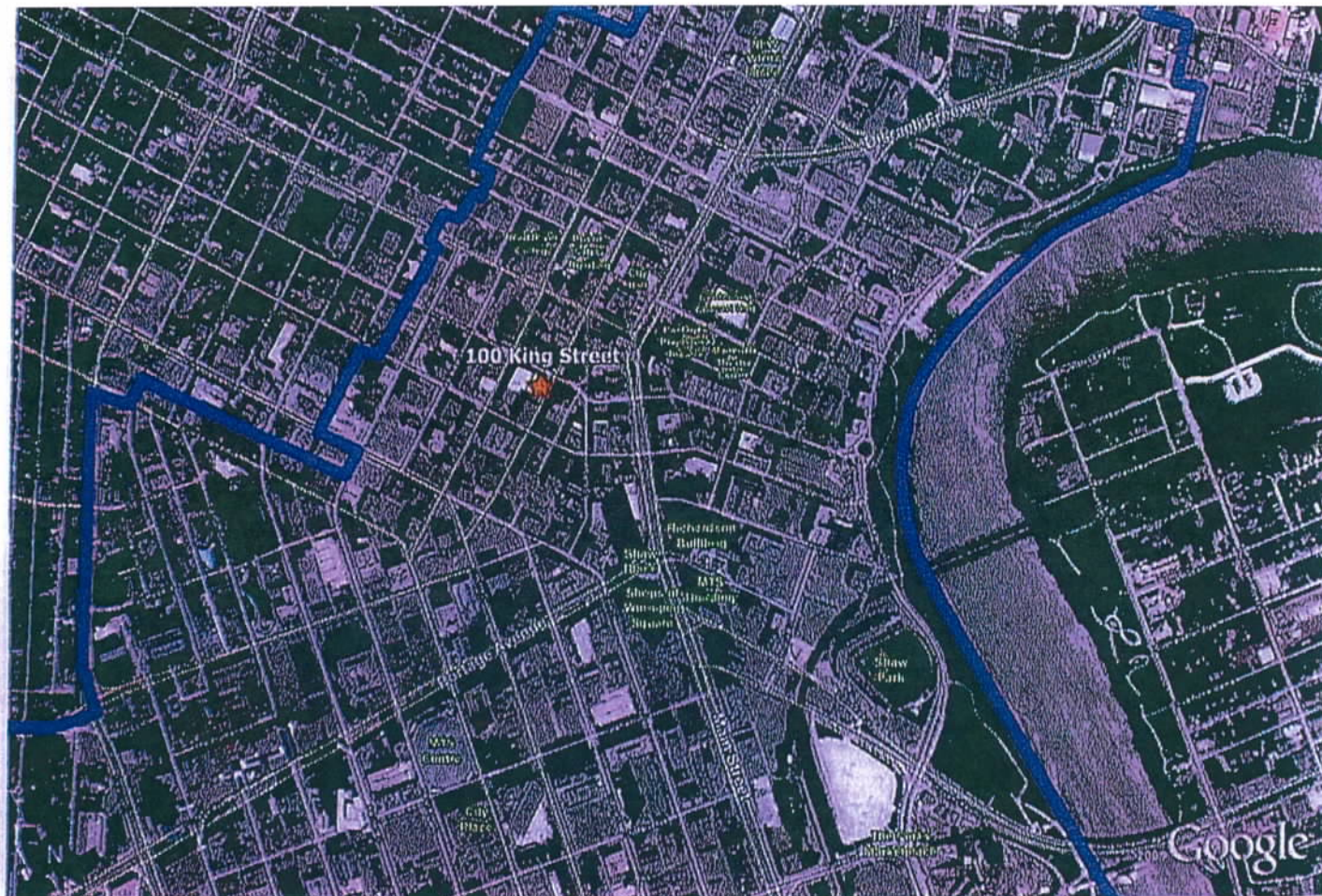
	1 Mile Radius	3 Mile Radius
Total Population	32,279	211,076
Daytime Population	117,578	318,155
Private Households	15,932	95,084
Average Age	38.6	38.3
Avg Household Income	\$31,045	\$47,806

(Reference: Environics Analytics Group ©2010 ESRI)
 (Reference: Statistics Canada 2006 Census)

Sketch of CRU
100 King Street
Winnipeg, Manitoba

PROVISIONAL





100 KING STREET LEASING INQUIRIES

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