

NEW-BUILD, OFFICE & RETAIL SPACE FOR LEASE



POLARIS PLACE

Developed by:



Introducing Polaris Place

Polaris Place is Northwest Winnipeg's newest mixed-use development, with Phase 1 bringing over 74,000 sq. ft. of commercial space and approximately 760 proposed multifamily units to one of the fastest-growing areas of the city.

Polaris Place is surrounded by new housing developments including Aurora at North Pointe, Meadowlands, Highland Park, Parkview Pointe, and the future Precinct D.

The site is also adjacent to the future extension of the Chief Peguis Trail which will connect Main Street to Route 90 and provide for a high-speed transit-way through North Winnipeg.



Site Overview



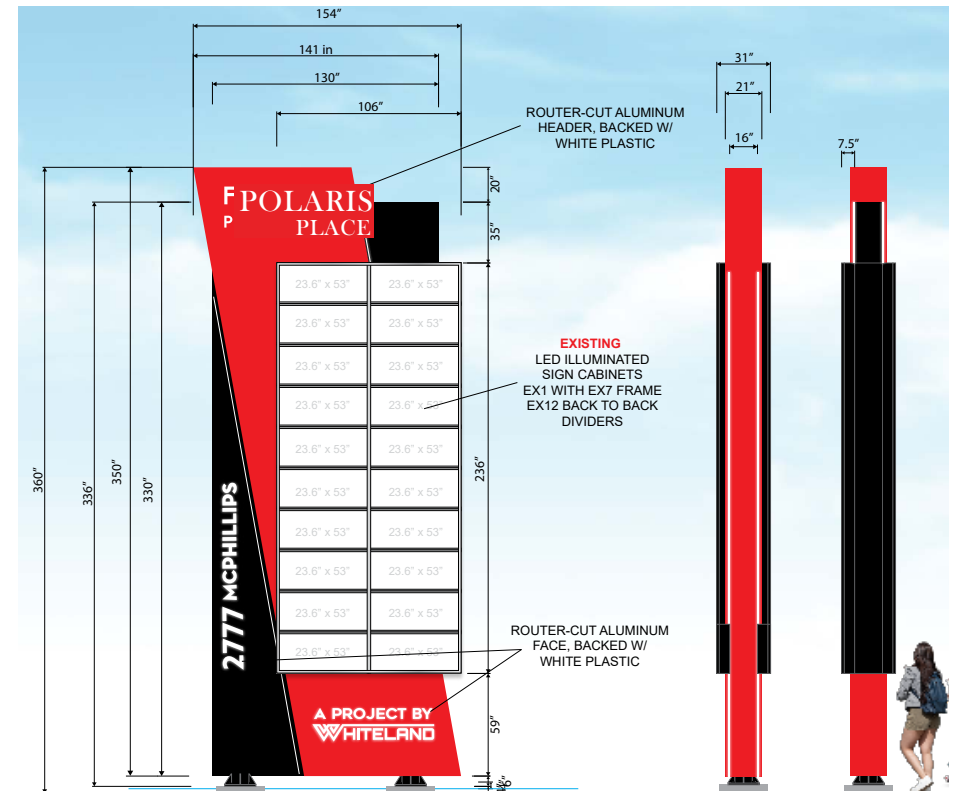
Property Overview

AVAILABILITY DETAILS

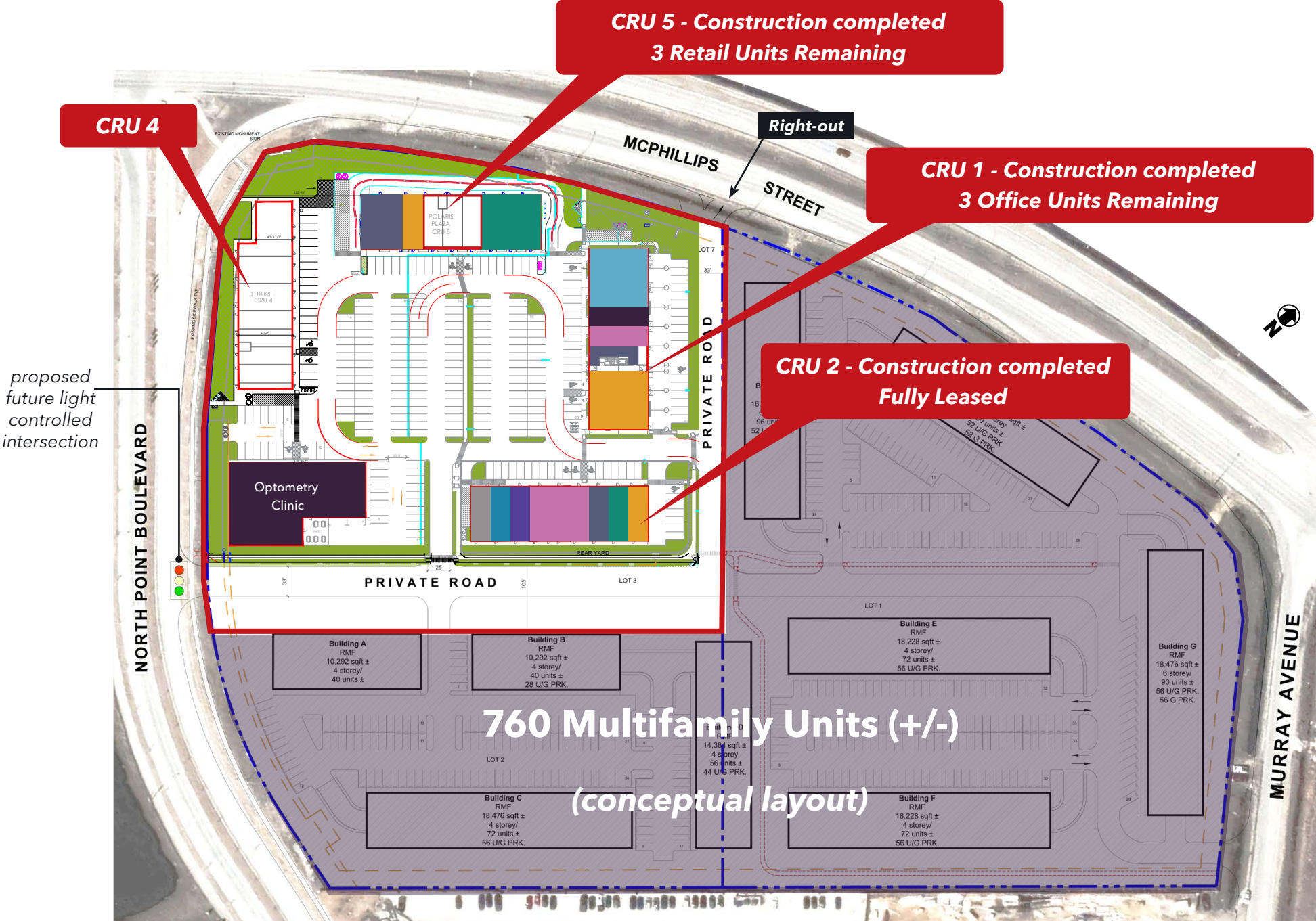
CENTRE GLA (+/-)	74,600 sq. ft.	
RETAIL AREA AVAILABLE (+/-)	CRU 4	
	Units 1 - 9	855 - 10,817 sq. ft.
	CRU 5	
	Unit 4	1,220 sq. ft.
	Unit 5	1,220 sq. ft.
	Unit 6	1,302 sq. ft.
	<i>Can be combined to 3,742 sq. ft.</i>	
OFFICE AREA AVAILABLE (+/-)	CRU 1	
	Unit 1	1,462 sq. ft.
	Unit 2	1,376 sq. ft.
	Unit 3	1,405 sq. ft.
	<i>Can be combined to 4,243 sq. ft.</i>	
NET RENTAL RATE	TBD	
ADDITIONAL RENT (est. 2026)	CRU 1 (Second Floor Office): TBD CRU 4 (Main Floor Retail): \$10.00 per sq. ft. CRU 5 (Main Floor Retail): \$10.00 per sq. ft.	
OCCUPANCY DATE	CRU 1 & 5: Immediately CRU 4: Fall 2026	
PARKING (+/-)	271 stalls	
ZONING	C4	

PROPERTY HIGHLIGHTS

- Strategically located in Northwest Winnipeg near the future Chief Peguis Trail extension
- Surrounded by new and existing residential developments
- Site to be accessed through a light-controlled intersection at the corner of McPhillips Street and North Point Boulevard
- Excellent frontage and visibility from McPhillips Street
- Strong traffic counts of over 40,900 vehicles per day on McPhillips Street north of Leila Avenue



Phase 1 Plan



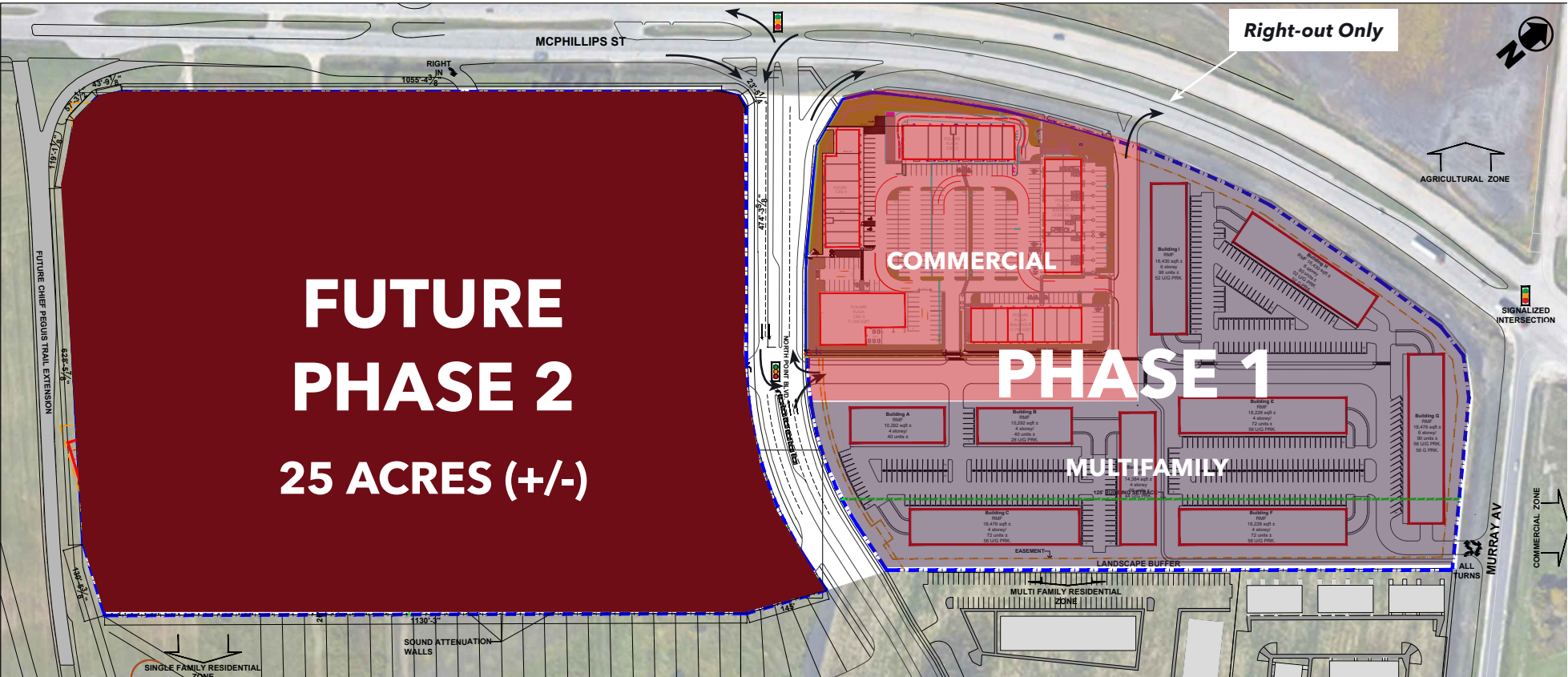
Northwest Winnipeg Overview Map



Site Photographs

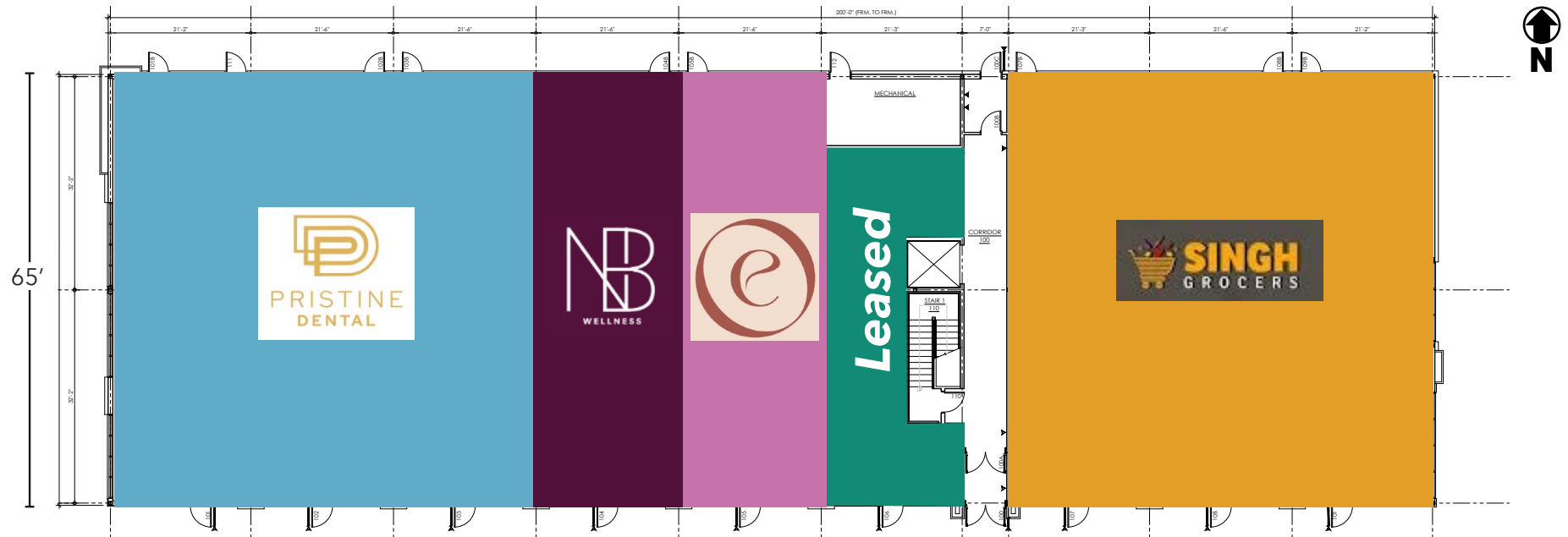


Site Plan



CRU 1 - Construction Completed

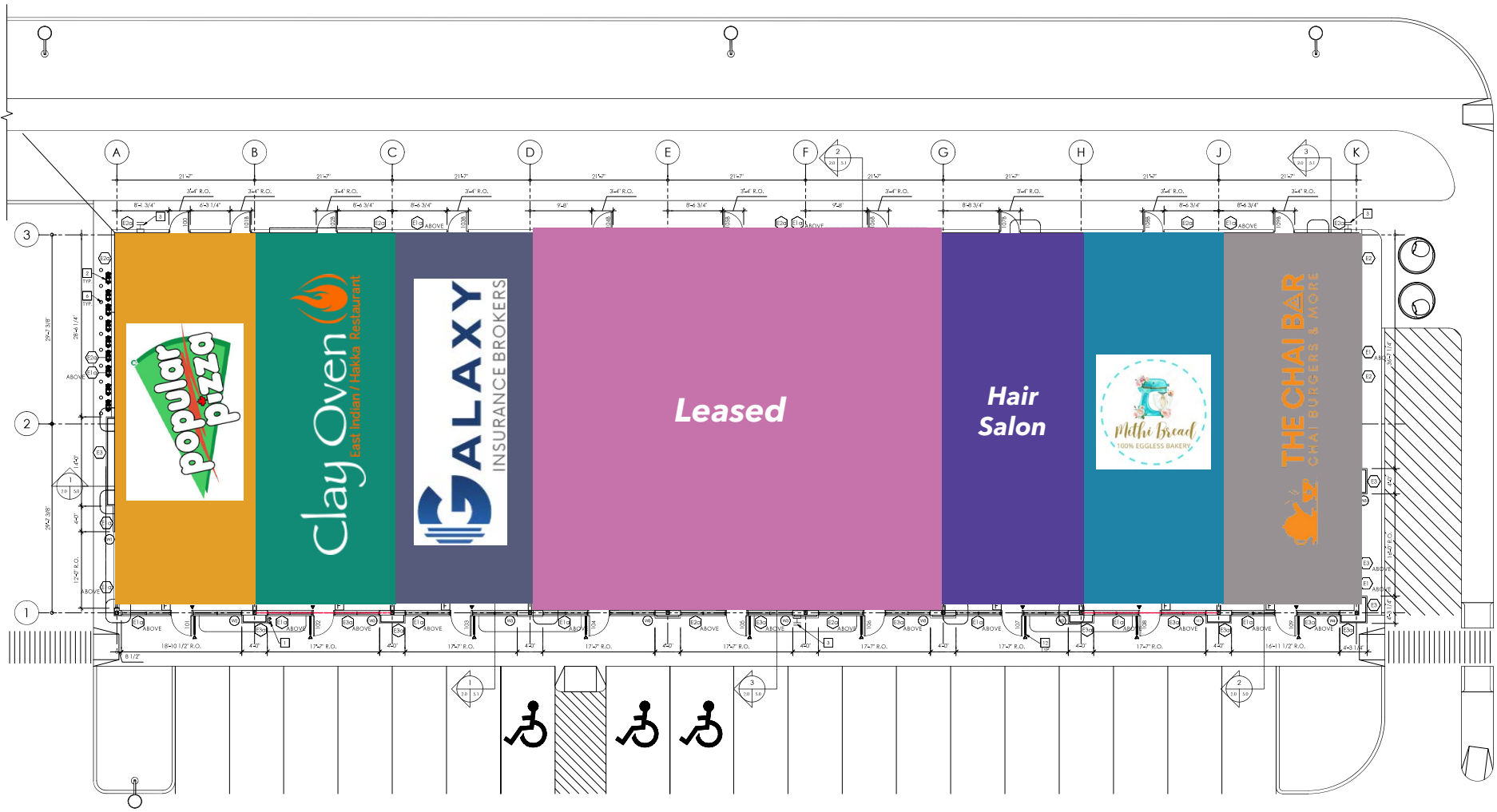
RETAIL SPACE FULLY LEASED



3 OFFICE UNITS REMAINING 1,376 - 4,243 sq. ft.

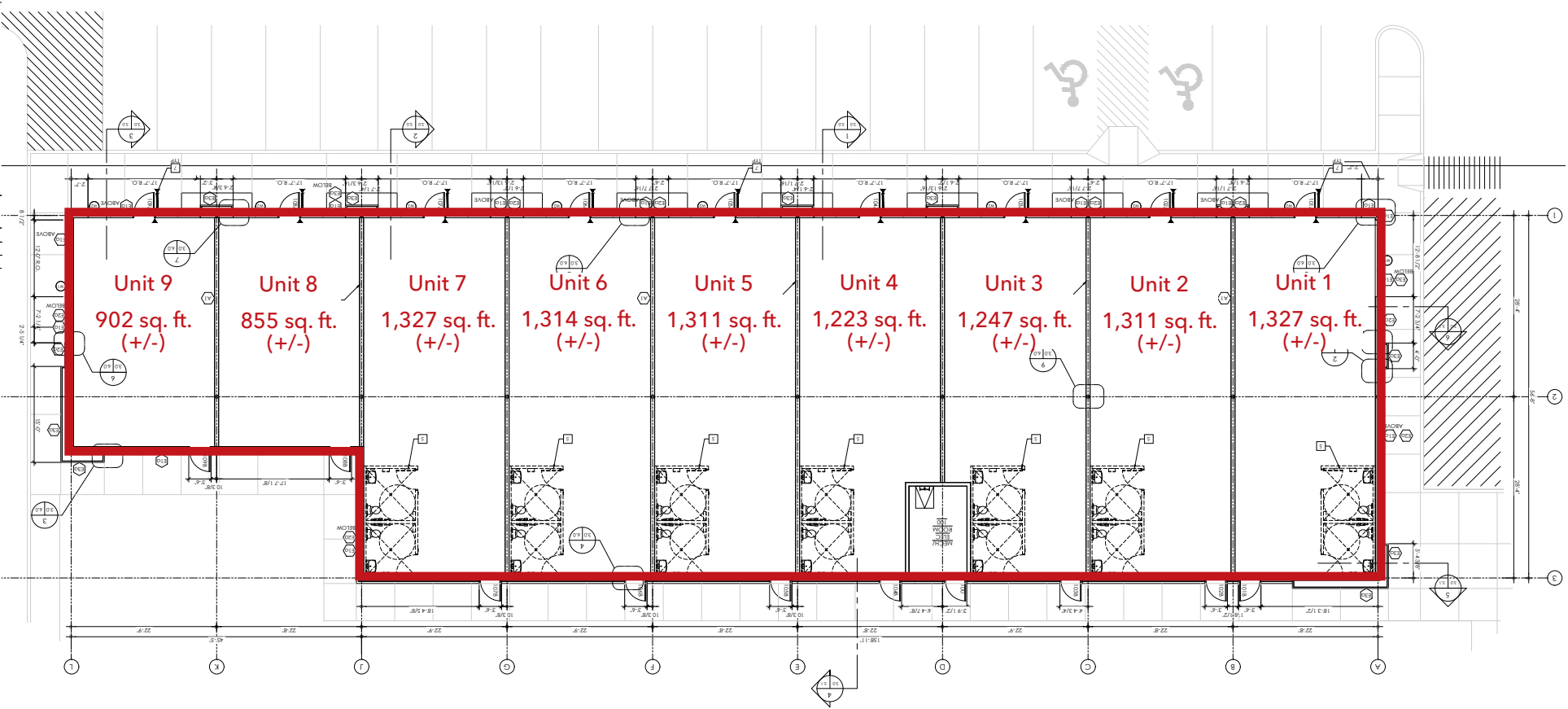


POLARIS PLACE



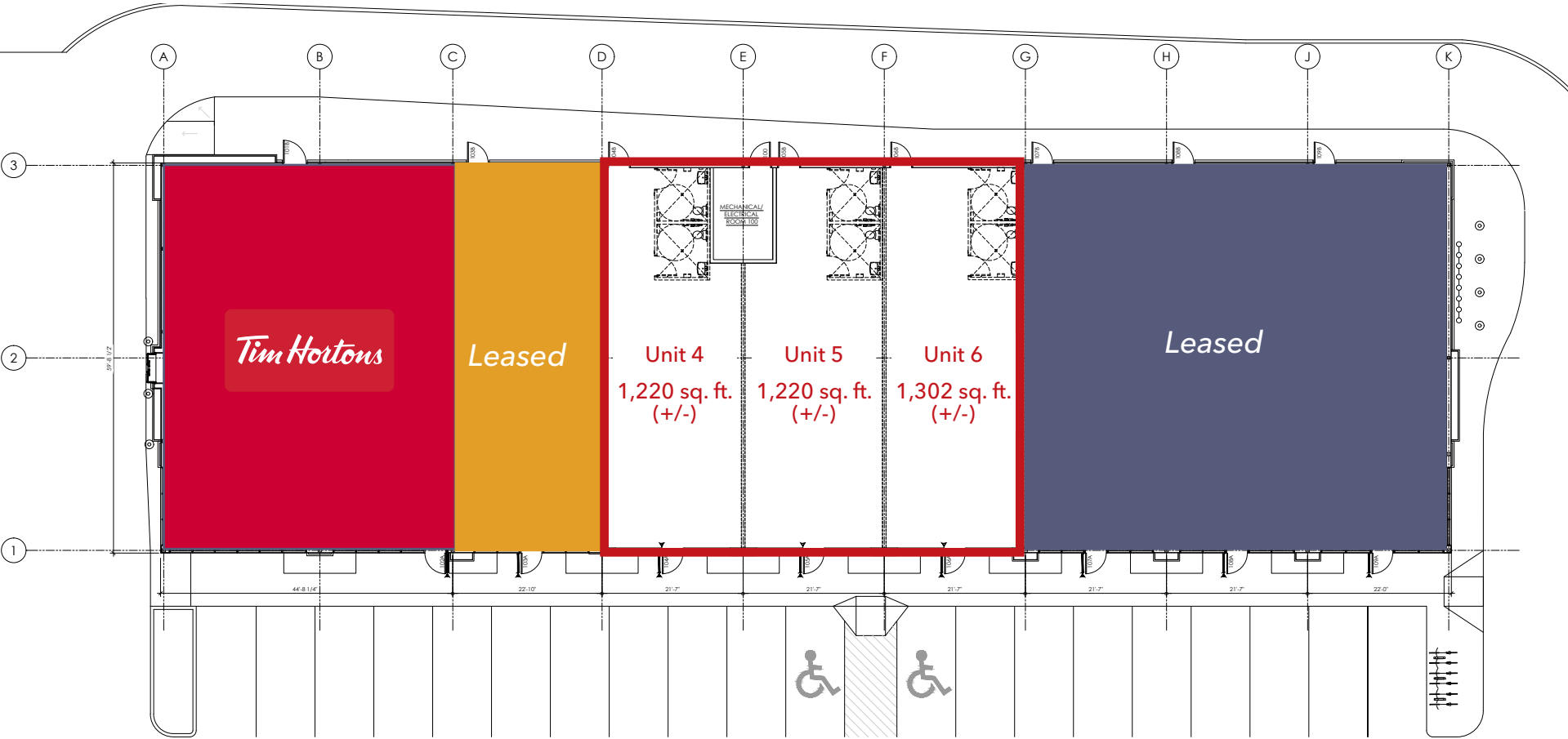
CRU 4

UNITS STARTING AT 855 sq. ft. (+/-)



CRU 5 - Construction Completed

UNITS STARTING AT 1,220 sq. ft. (+/-)



Winnipeg Market Overview

Economic Highlights



\$49.7B economy which is forecasted to grow by 1.1% in 2025 and average 2.4% annually through 2029



2.6% growth in retail sales in 2024 with an additional 6.1% growth expected in 2025



4.3M passengers through the Richardson International Airport in 2024



3.5M tourists visited Winnipeg in 2024 bringing in \$3.5B

Population & Labour Force



955,000 people in Winnipeg's CMA and expected to exceed 1M by 2035



6.1% unemployment rate, expected to fall to 5.8% in 2026 and 4.9% in 2029



\$104,001 average household income for the Winnipeg CMA



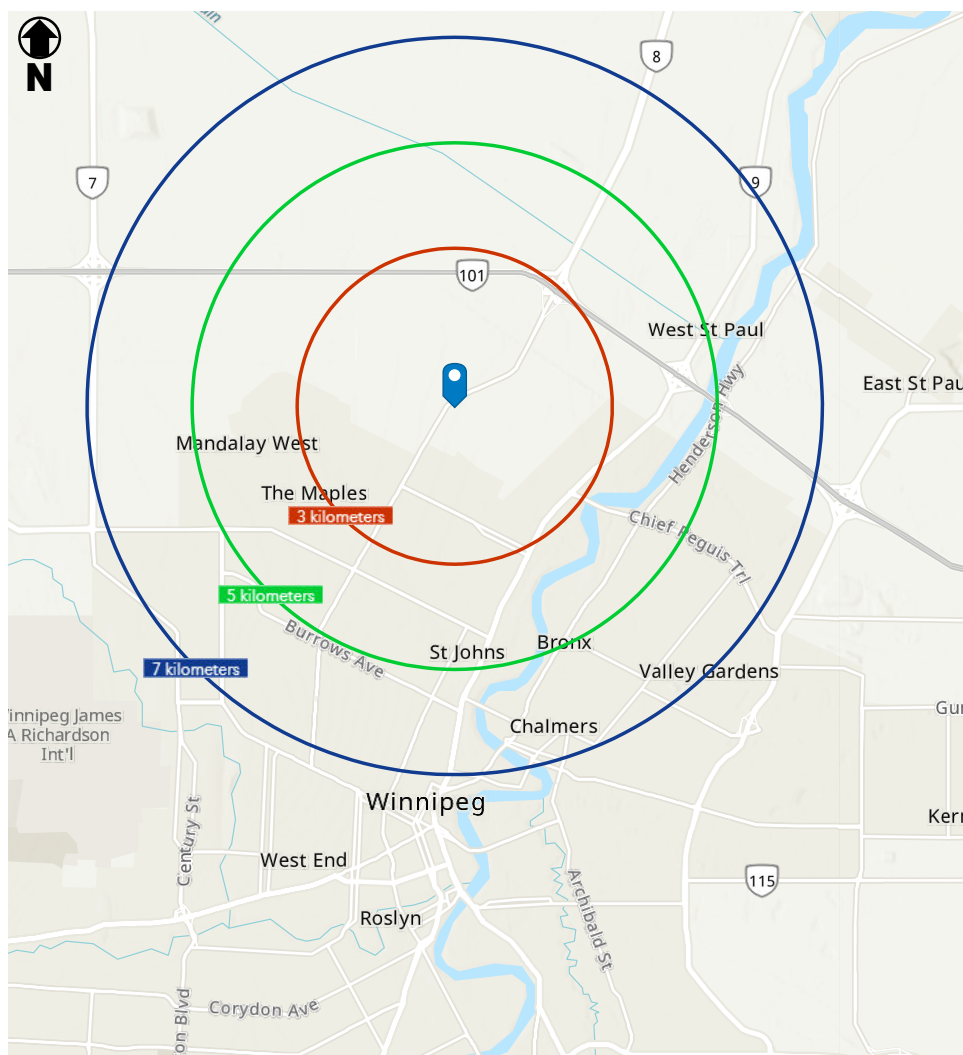
22,335 International migrants to Manitoba in 2024

KEY ECONOMIC INDICATORS

WINNIPEG	2022	2023	2024	2025	2026	2027	2028	2029
Real GDP at basic prices	48,355	49,192	49,712	50,279	51,386	52,590	53,873	55,253
(% change)	3.5	1.7	1.1	1.1	2.2	2.3	2.4	2.6
Total Employment (000s)	472	482	496	502	505	512	519	526
(% change)	4.2	2.1	2.9	1.2	0.6	1.3	1.4	1.4
Unemployment Rate (%)	4.7	4.9	5.5	6.1	5.8	5.4	5.1	4.9
Household Income per capita (\$)	50,975	53,387	55,250	56,011	57,261	59,149	60,844	62,482
(% change)	1.0	4.7	3.5	1.4	2.2	3.3	2.9	2.7
Population (000s)	893	926	955	966	968	971	978	989
(% change)	3.1	3.7	3.1	1.2	0.2	0.3	0.8	1.0
Total Housing Starts	5,870	5,454	5,151	5,634	6,350	6,500	6,480	6,550
Retail Sales (\$ millions)	16,326	16,757	17,191	18,235	18,908	19,691	20,459	21,256
(% change)	8.7	2.6	2.6	6.1	3.7	4.1	3.9	3.9
Consumer price index (2002=1.000)	1.525	1.583	1.601	1.642	1.670	1.704	1.738	1.771
(% change)	7.8	3.8	1.2	2.5	1.7	2.0	2.0	1.9

Source: Signal49, Major Cities Insights, Winnipeg, January 2026

Demographic Analysis



Total Population

	3km	5km	7km
2025	46,978	138,044	240,572
2030	50,421	143,957	249,981
Growth Rate (2025-2030)	1.42%	0.84%	0.77%



Total Households

	3km	5km	7km
2025	15,816	49,235	86,737
2030	16,927	51,300	90,190
Growth Rate (2025-2030)	7.02%	4.19%	3.98%



Avg. Household Income

	3km	5km	7km
2025	\$110,538	\$107,503	\$106,066
2030	\$128,460	\$125,139	\$123,014
Per Capita (2025)	\$37,215	\$38,342	\$37,241



Avg. Household Spending

	3km	5km	7km
Avg. Spent/Yr.	\$107,749	\$105,049	\$104,416
Food	\$13,403	\$13,099	\$13,054
Shelter	\$22,796	\$21,687	\$21,357
Recreation	\$4,527	\$4,844	\$4,992



POLARIS PLACE

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