

CLASS 'A' DOWNTOWN OFFICE SPACE FOR SUBLEASE

Centrepoint

311 PORTAGE AVENUE, WINNIPEG MB



311 Portage Avenue



Property Details

PROPERTY TYPE	Class A Downtown Office
LOCATION	Northwest corner of Portage Avenue and Donald Street, directly across from Canada Life Centre
YEAR BUILT	2015
SUITE AVAILABLE	Full 3rd Floor
AREA AVAILABLE (+/-)	13,186 rentable sq. ft.
SUBLANDLORD	Stantec Inc.
RENTAL RATE	Contact Listing Agents
ADDITIONAL RENT (EST.2021)	\$18.33 per sq. ft.
PARKING RATIO	2 stalls per 1,000 sq. ft.
PARKING TYPE	5 storey, 400 stall parkade attached
HEADLEASE EXPIRY	March 31, 2025
SECURITY	24/7 guarded security
BUILDING HOURS	24 hours with secured off-hours access

311 Portage Avenue

Location Overview



- Access to downtown skywalk from Canada Life Centre and Manitoba Hydro Building
- Transit at your doorstep
- Restaurants and cafes in the immediate vicinity include: Brown's Social House, the Merchant Kitchen, Tim Horton's, Moxie's Grill & Bar, and the Tippy Cow



DAYTIME POPULATION

97,540

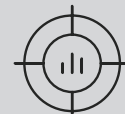
15-MINUTE WALK TIME



POP. GROWTH RATE

5.6%

annual grow (2020-2025)
15-MINUTE WALK TIME



MEDIAN AGE

35.7

15-MINUTE WALK TIME



WALK SCORE

92

WALKER'S PARADISE



BIKE SCORE

90

BIKER'S PARADISE



TRANSIT SCORE

89

EXCELLENT TRANSIT

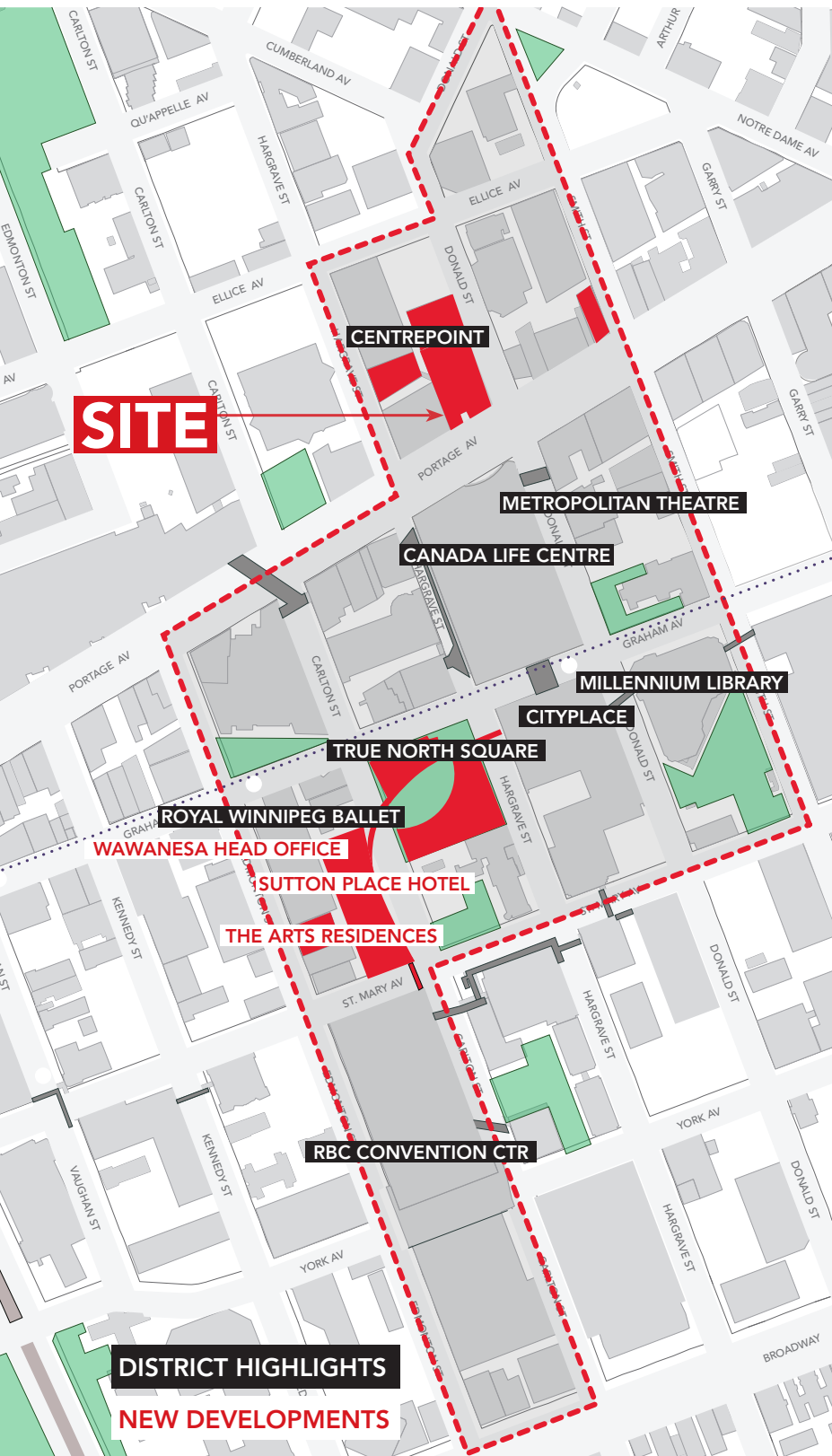
311 Portage Avenue

Downtown Winnipeg



311 Portage Avenue

The SHED District



11

city blocks

1

professional & entertainment
sports venue

4

hotels including the new
Alt Hotel and the 288-room
Sutton Place Hotel now
under construction

20+

restaurants including
Merchant Kitchen, Gusto
North and Rudy's

1.5k

new residential units
completed since 2018 or
currently under construction
within a 15 minutes walk of
the SHED

5

entertainment venues
including the Royal
Winnipeg Ballet, Canada Life
Centre, Burton Cummings
Theatre and the MET

2

grocery stores, the new
Mattola Grocery at True
North Square and Downtown
Family Foods

1

shopping centre

311 Portage Avenue

3rd Floor - 13,249 sq. ft. (+/-)



8 Private Offices



2 Private Work Area



2 Boardrooms



2 Storage Rooms



2 Large open concept work areas



2 Printing Areas



1 Kitchenette

SUITE AMENITIES

- Bright views and plenty of natural light with two multi-storey light wells
- High-end, modern finishes throughout
- Furniture is negotiable
- Suite features developed office space, kitchenette, storage space and open work space
- Showers located in washrooms



Click for a virtual tour

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