

FOR LEASE

503 Portage Avenue WINNIPEG, MB
RESTAURANT OPPORTUNITY AT HIGH-PROFILE CORNER



CONTACT

Rennie Zegalski

Principal

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Services provided by Rennie Zegalski Personal Real Estate Corporation

PROPERTY DETAILS

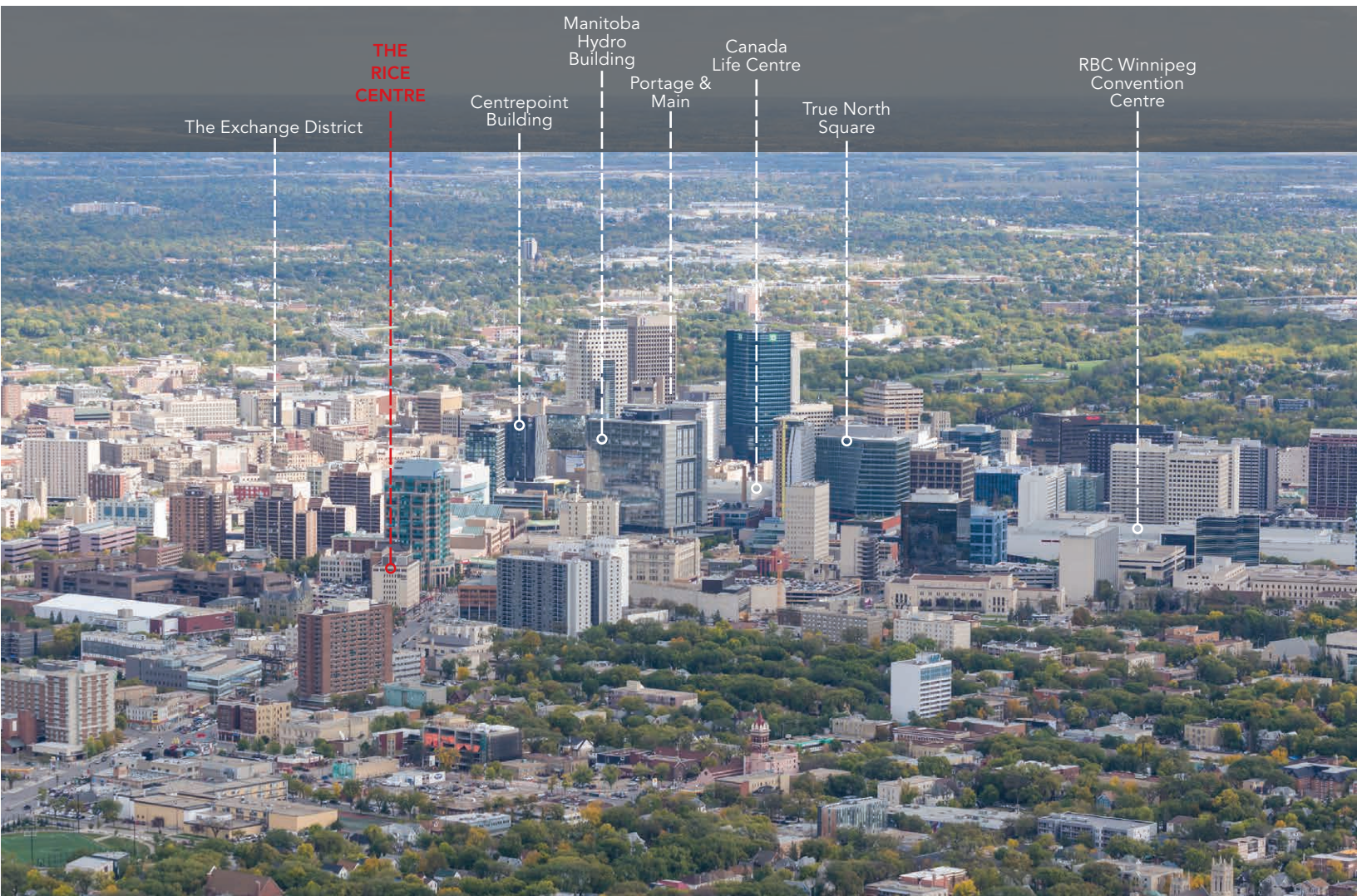
BUILDING AREA (+/-)	140,000 sq. ft.	
NUMBER OF STOREYS	9	
PARKING	383 stall parkade	
AREA AVAILABLE (+/-)	As-is space	2,265 sq. ft.
	Unit 1 (503 Portage)	1,150 sq. ft.
	Unit 2 (503 Portage)	1,115 sq. ft.
ZONING	C2 - Commercial	
RENTAL RATE	\$25.00 per sq. ft. net	
ADDITIONAL RENT	\$7.05 per sq. ft. (est. 2024) (plus management fee of 5% of gross rent)	
POSSESSION	Immediately	
SECURITY	The Rice Centre provides a manned security post located in the office tower's main floor lobby Monday to Friday 8am-9pm and Saturday 9am-5pm. Consistent patrols through the common areas and parkade and made throughout Security Hours.	
RAPID TRANSIT	Building is attached to the Balmoral Rapid Transit Hub Station	
HVAC	7.5 ton RTU	
ELECTRICAL	200 Amp, 84 breaker panel	
WASHROOMS	2 existing, handicap accessible	
UTILITIES	<ul style="list-style-type: none">• Separately metered gas and electricity• Shared water and gas for perimeter heat and electricity for exterior lights	
HIGHLIGHTS	<ul style="list-style-type: none">• Former fully equipped restaurant space• Located across from The University of Winnipeg and near CBC Studios• Average daily traffic count of 49,000 vehicles on Portage Avenue & Balmoral Street (2018 City of Winnipeg Traffic Flow Map)• Attached parkade with additional street parking available on Portage Avenue• Excellent access to public transportation	



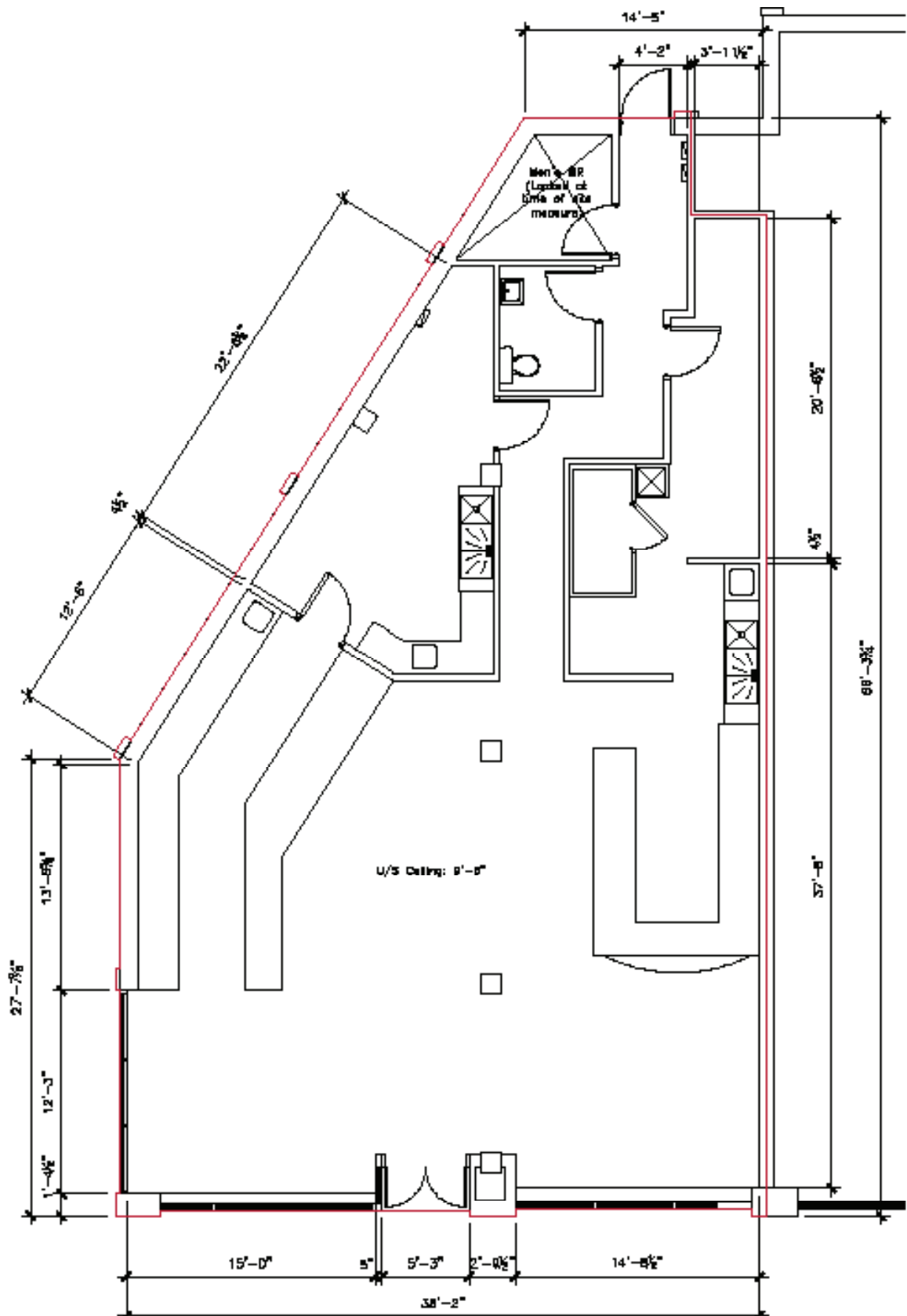
Capital is pleased to offer a prominent corner restaurant opportunity next to The University of Winnipeg. 491 Portage is a signature building in West Winnipeg and anchors the west area of Downtown Winnipeg. The University of Winnipeg has approximately 10,000 faculty, students and staff.



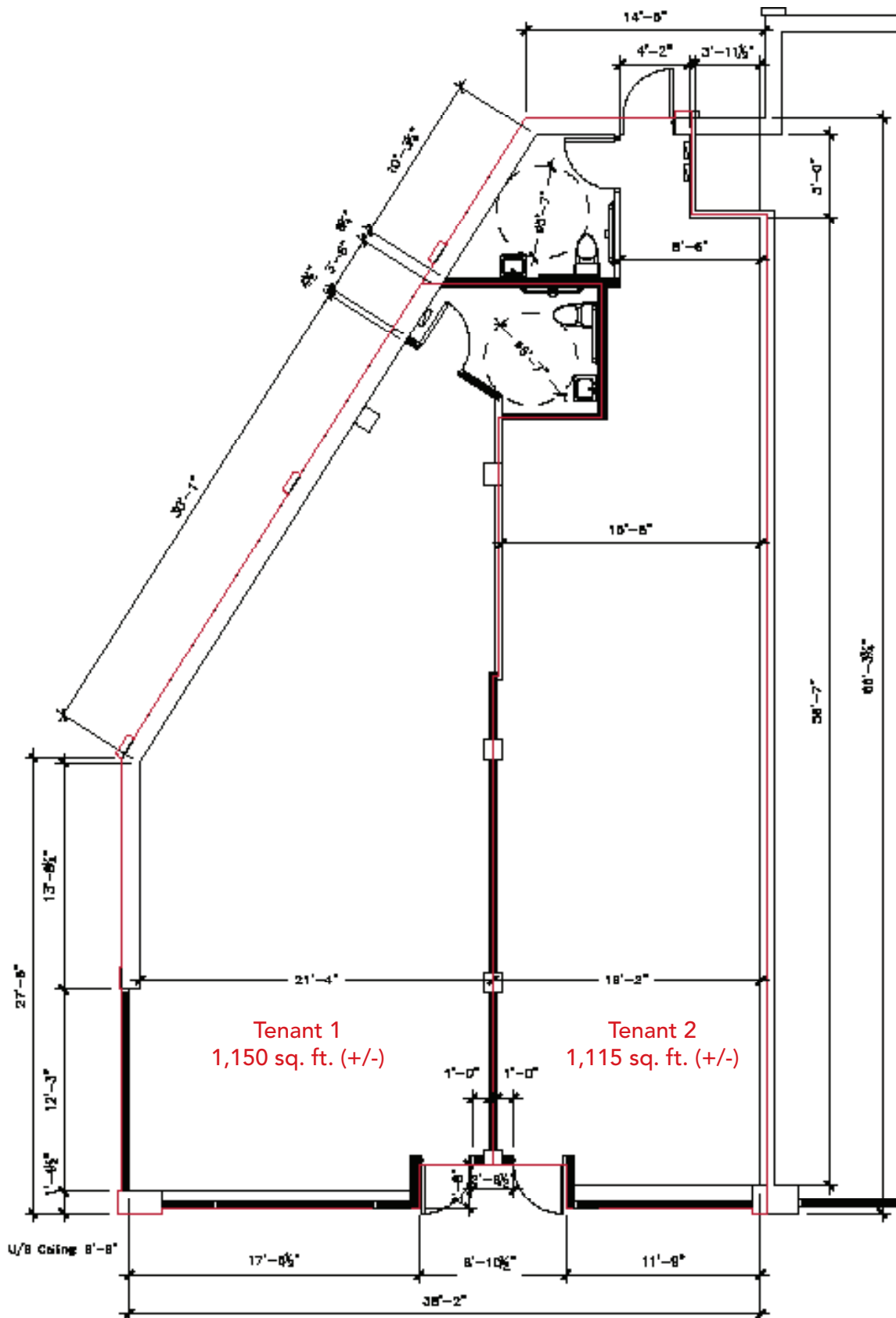
503 Portage Avenue Winnipeg, MB



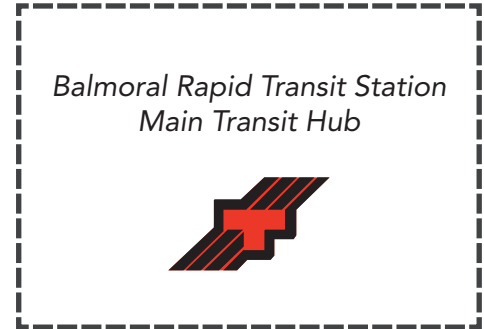
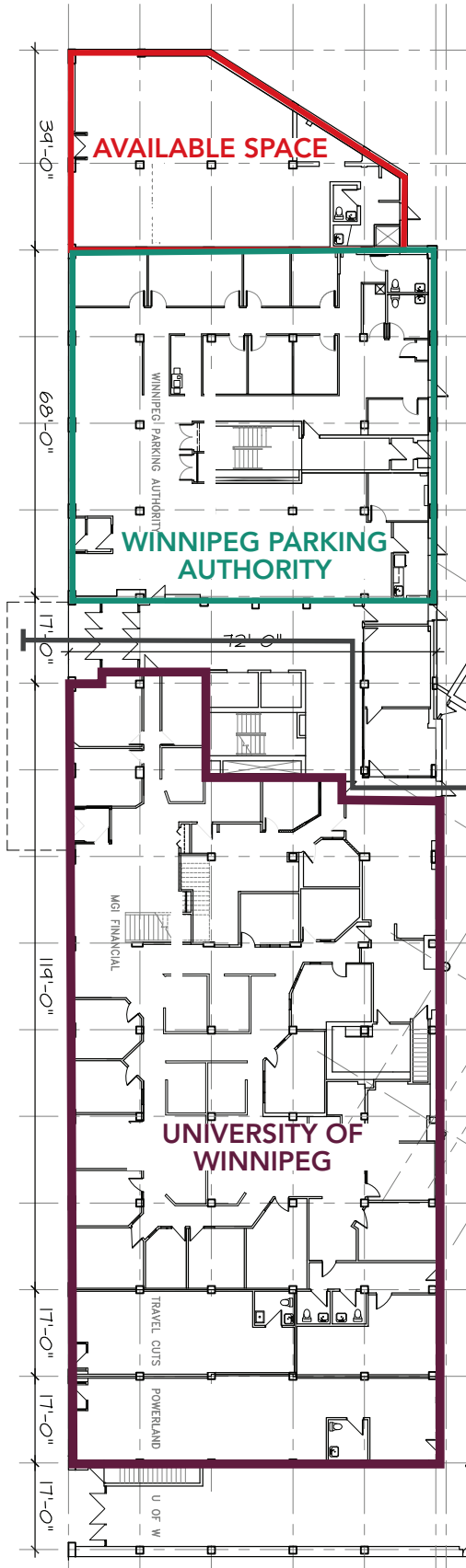
"AS-IS" FLOOR PLAN



POTENTIAL "DEMISING OPTION" FLOOR PLAN



BALMORAL STREET



Main Entrance to
491 Portage Avenue

PORTAGE AVENUE



LOCATION ANALYSIS



WALK SCORE

93

WALKER'S PARADISE



BIKE SCORE

90

BIKER'S PARADISE



TRANSIT SCORE

89

EXCELLENT TRANSIT

DEMOGRAPHIC ANALYSIS



TOTAL POPULATION

5 minute walk	3,341
10 minute walk	11,407
5 minute drive	71,581
10 minute drive	232,174



PROJECTED POPULATION (2030)

5 minute walk	4,726
10 minute walk	14,694
5 minute drive	85,049
10 minute drive	258,270



TOTAL DAYTIME POPULATION

5 minute walk	6,616
10 minute walk	20,460
5 minute drive	134,713
10 minute drive	324,846



MEDIAN AGE

5 minute walk	35.0
10 minute walk	35.2
5 minute drive	35.3
10 minute drive	36.4



TOTAL HOUSEHOLDS

5 minute walk	1,869
10 minute walk	5,818
5 minute drive	33,811
10 minute drive	99,202



PROJECTED AVG. HOUSEHOLD INCOME GROWTH (2020-2030)

5 minute walk	32.8%
10 minute walk	30.3%
5 minute drive	35.6%
10 minute drive	32.6%

503 Portage Avenue Winnipeg, MB



Rice
Centre


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

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 THE UNIVERSITY OF
WINNIPEG

Rice Centre Parking

Winnipeg Parking Authority
BALMORAL → The

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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