

FOR LEASE

570 Portage Avenue

WINNIPEG, MB


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

~ Second Floor Professional Office Space With On-Site Parking ~



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Services provided by Brett Chartier Personal Real Estate Corporation

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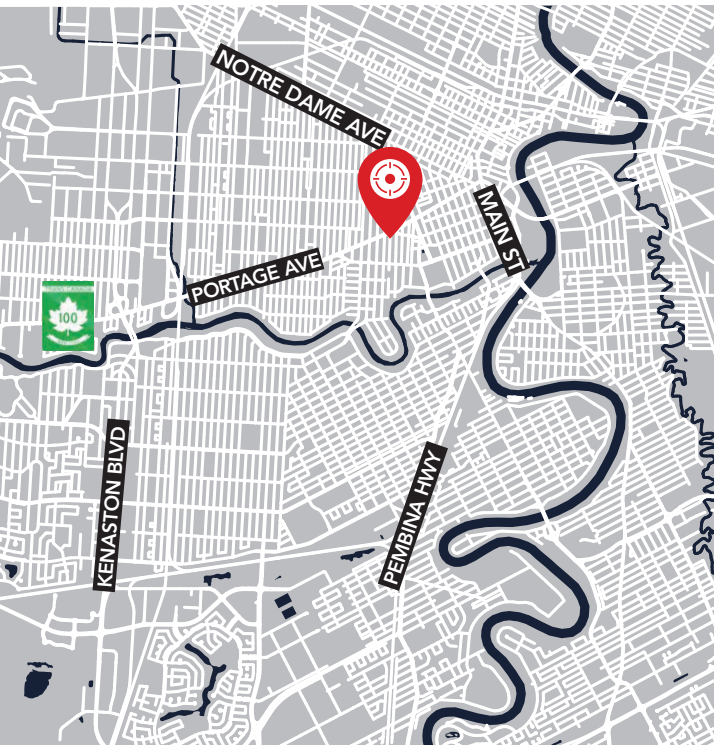

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Highlights

- Easy access to downtown via Portage Avenue and Broadway
- Surface parking available
- On-site property management
- On-site, patrolled parking lot security during regular business hours, Monday to Friday
- Significant building improvements in 2021/2022
- Easy access to public transportation
- Adjacent to the University of Winnipeg

Property Details

BUILDING AREA (+/-)	24,697 sq. ft.
AREA AVAILABLE	Suite 200: 3,215 sq. ft. Suite 201: 2,855 sq. ft. Combined: 6,070 sq. ft.
ZONING	C2 - Commercial
NET RENTAL RATE	\$14.50 per sq. ft.
ADDITIONAL RENT	\$14.00 per sq. ft. (plus mgmt fee of 5% of gross rent)
AMENITIES	On-site fitness centre, conference centre and event space available to tenants <ul style="list-style-type: none">» Building control systems complete with remote access» Card access system» Exterior windows (2021/2022)» Renovated main floor lobby and directory signage
RECENT BUILDING UPGRADES	
SELLING BROKER FEE	<i>\$1.00 (per rentable sq. ft. per annum for yrs 1-5) \$0.50 (per rentable sq. ft. per annum for yrs 6-10)</i>
LEASING INCENTIVE	6 Months Net Rent Free on Qualified 5-Year Term



Location Overview



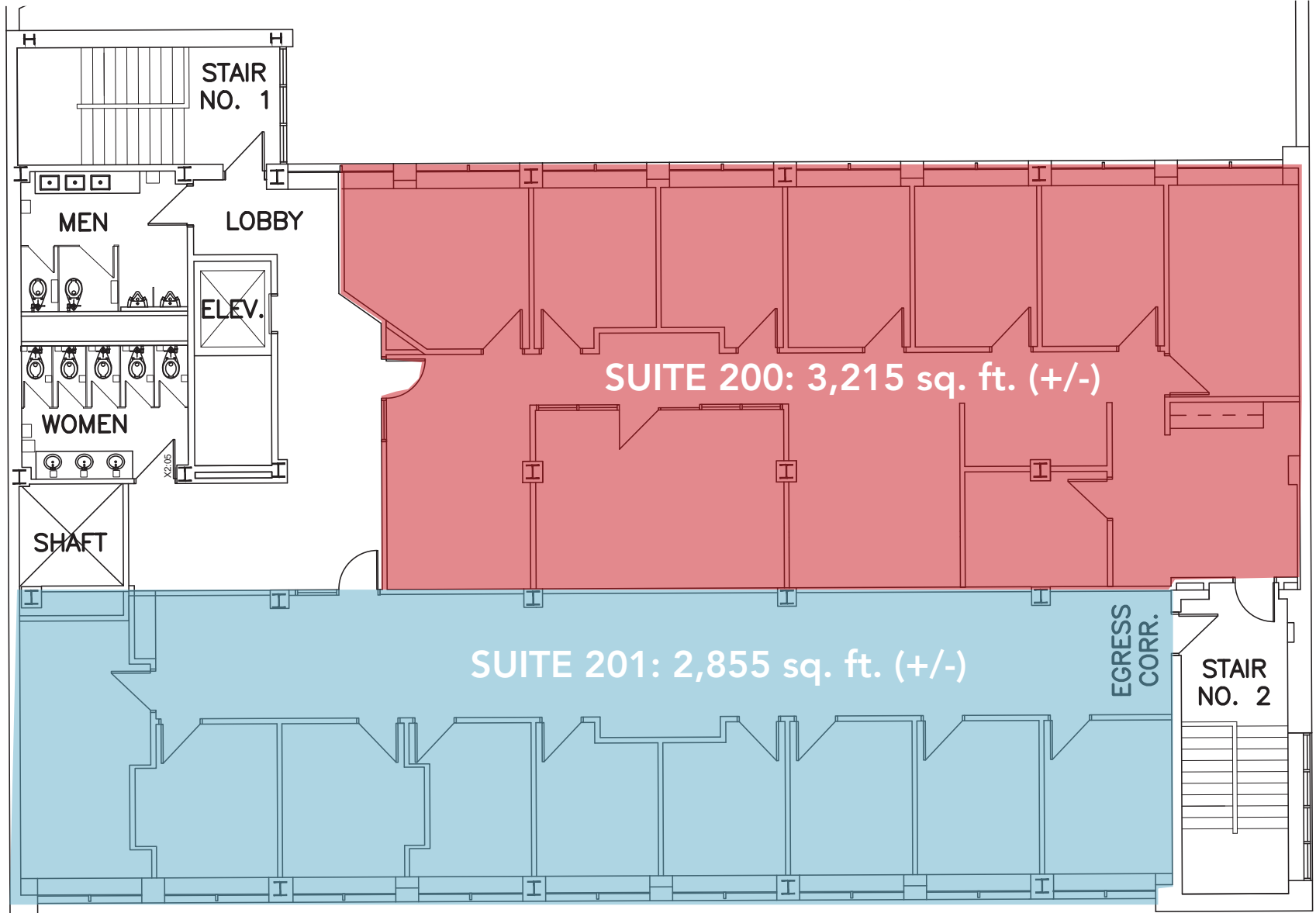
On-Site Parking Overview



Parking Details

RATIO	2 stalls/ 1,000 sq. ft.
PRICE	\$100.00/stall/month + GST
SECURITY	Day time on-site patrolled security

Second Floor Plan



Building Amenities



Conference Room



Fitness Centre



Training Centre



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Contact

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