

Main Floor Retail Space for Lease

THE STERLING BUILDING 283 PORTAGE AVENUE, WINNIPEG, MB



CONTACT

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*Services provided by Derrick Chartier
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PROPERTY DETAILS

BUILDING AREA 46,640 sq. ft. (+/-)

AREA AVAILABLE CRU 1: 2,774 sq. ft. (+/-)
CRU 2: 787 sq. ft. (+/-)

NET RENTAL RATE Contact Agent

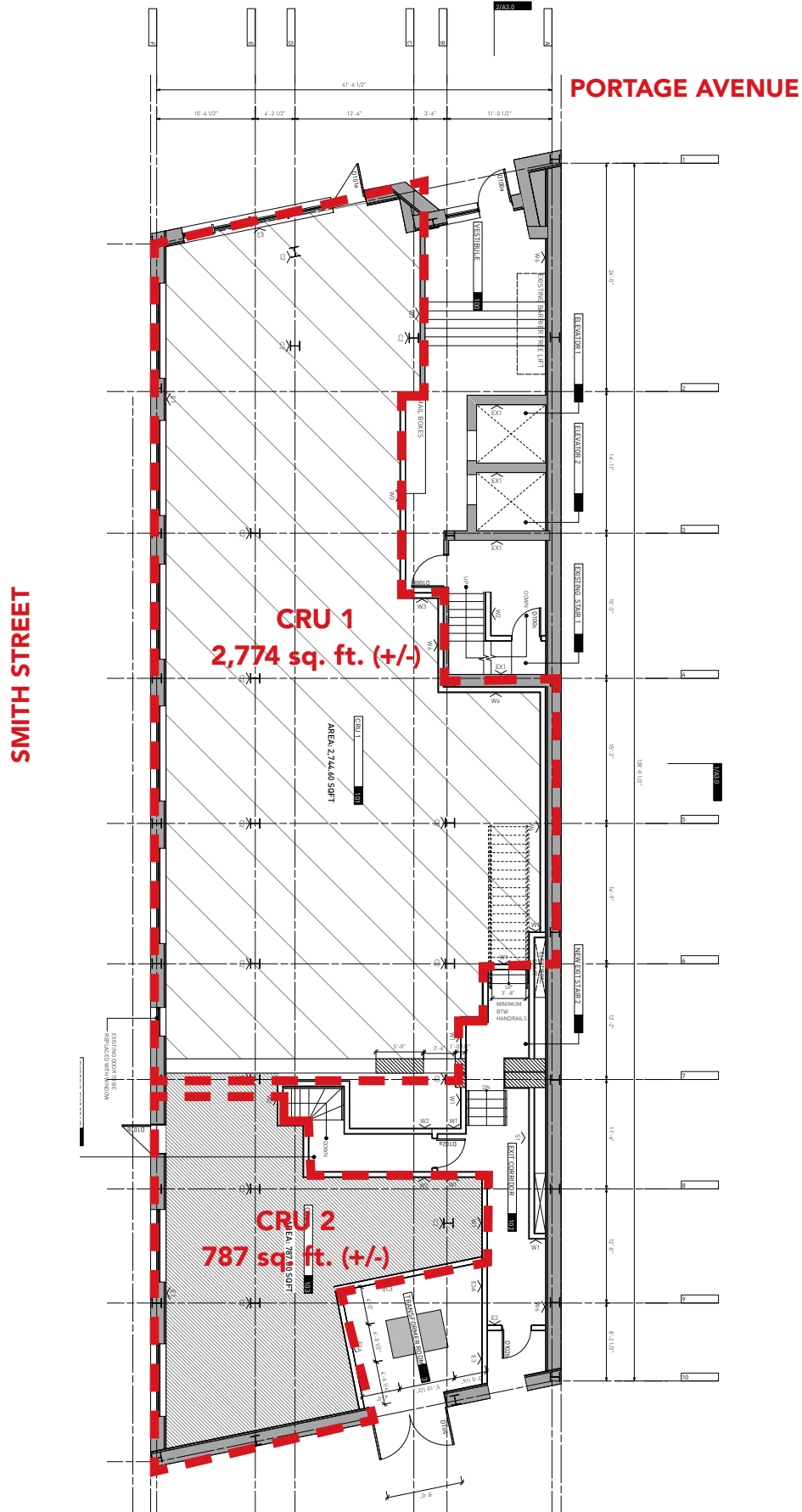
ADDITIONAL RENT \$7.85 per sq. ft. (est 2023)

PROPERTY HIGHLIGHTS

- “The Sterling Window Lofts” - 64 suite apartments
- Highly visible main floor corner unit at the northwest corner of Portage Avenue and Smith Street
- Located within the SHED District
- Well developed Heritage building located only 3 blocks from Portage & Main and 1 block from the Canada Life Centre
- The building is also in close proximity to the University of Winnipeg and the Winnipeg Art Gallery
- Parking is available at an adjacent parkade as well as street parking on Portage Avenue and Smith Street
- The space also features ample natural light through large windows
- Easy access to public transportation
- Signage opportunity available



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