

FOR LEASE



428 PORTAGE AVENUE, WINNIPEG, MB

~ Office Space in Downtown Winnipeg ~



428 Portage Avenue

Property Details

AREA AVAILABLE (+/-)	Unit 211:	599 sq. ft.	Unit 500:	571 sq. ft.
	Unit 300:	613 sq. ft.	Unit 504:	1,325 sq. ft.
	Unit 401:	630 sq. ft.	*Unit 604:	778 sq. ft.
	Unit 405:	503 sq. ft.	*Unit 608:	881 sq. ft.
	Unit 412:	420 sq. ft.		
		*Units 604 and 608 can be combined to a total of 1,659 sq. ft.		

AVAILABILITY Immediately

NET RENTAL RATE \$11.00 per sq. ft.

ADDITIONAL RENT (EST. 2024) \$13.53 per sq. ft. *including CAM, taxes and mgmt fees*



Highlights

- Directly connected to Portage Place Mall for Skywalk access
- Adjacent to major Winnipeg Transit bus stops
- Walking distance to entertainment and amenities including Canada Life Centre, True North Square, Millennium Library and Winnipeg Art Gallery
- Ample parkade and street parking
- On-site property management services and on-site security guard Monday – Saturday



- Heritage building located in Winnipeg's business and entertainment hub
- Flexible office space alternative for businesses with remote work option
- Access to newly renovated shared boardroom and tenant-only lounge
- Financial incentive opportunities available



WALK SCORE

94

WALKER'S PARADISE



BIKE SCORE

85

VERY BIKEABLE



TRANSIT SCORE

88

EXCELLENT TRANSIT





201 Portage

1 Lombard

360 Main

Canadian Museum for Human Rights

Centrepont

Shaw Park

Manitoba Hydro Building

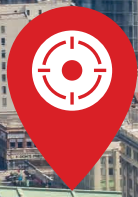
True North Square

Air Canada Building

Canada Life Centre

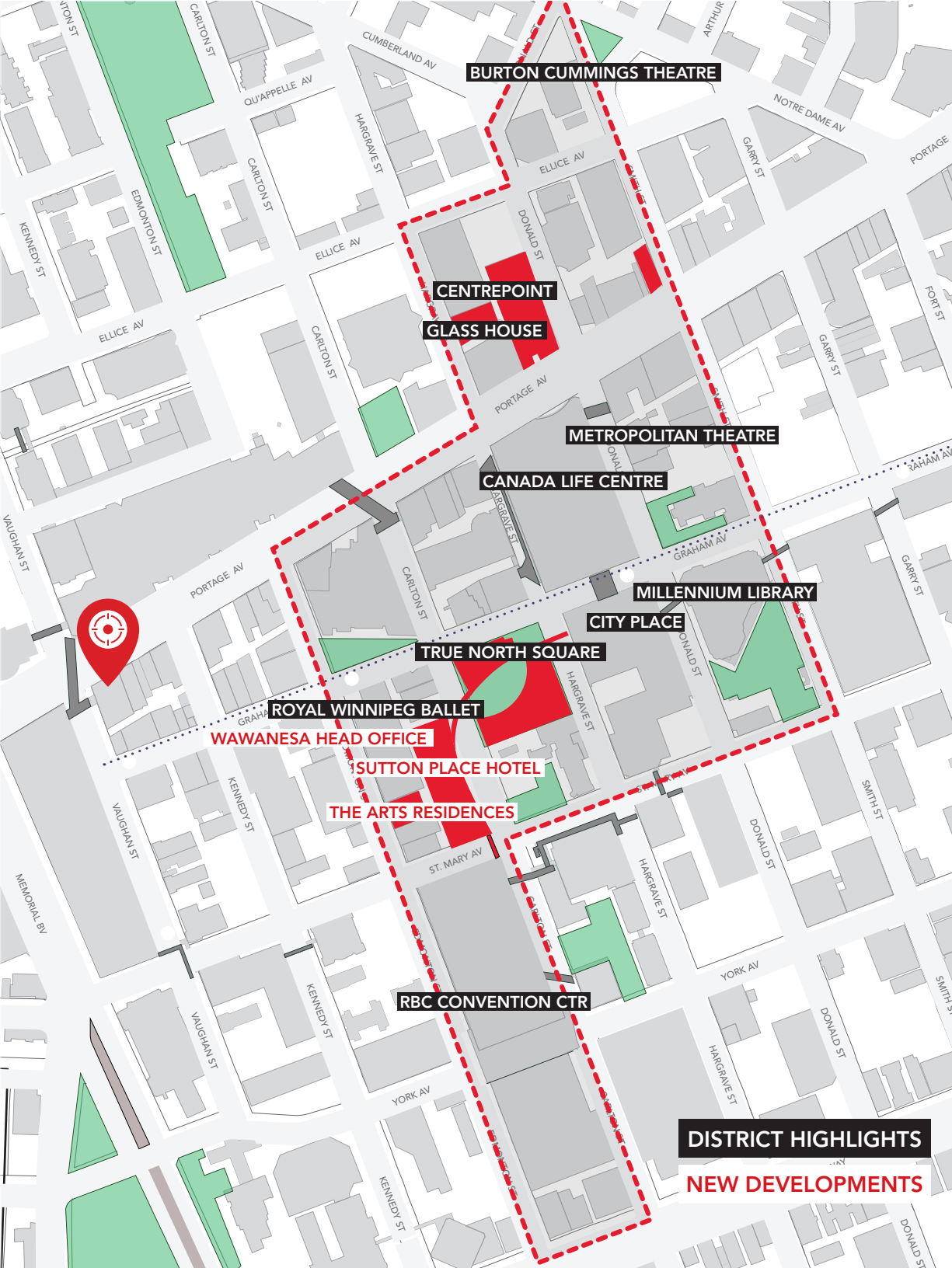
Investors Group Building

RBC Convention Centre



Winnipeg Art Gallery

University of Winnipeg



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

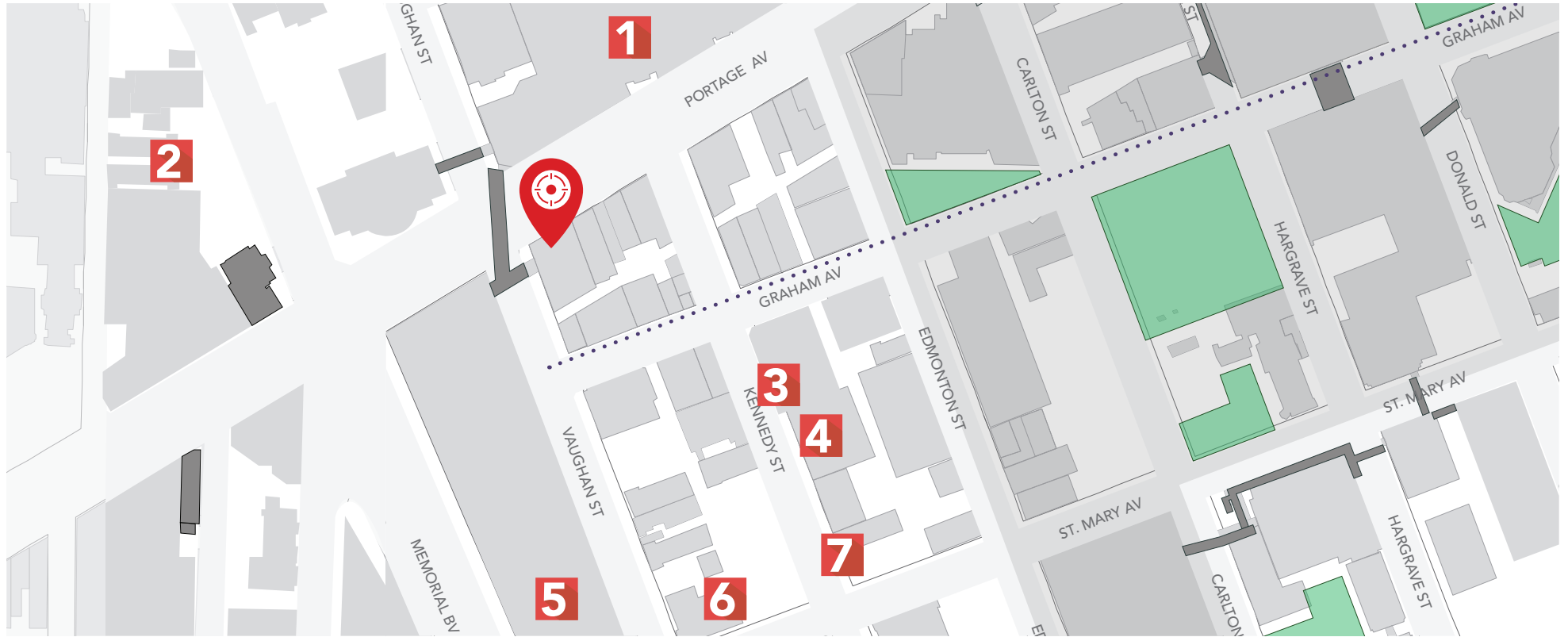
DISTRICT HIGHLIGHTS

NEW DEVELOPMENTS



428 Portage Avenue

Nearby Parking Opportunities



#	Parkade	Address	Total Stalls	Rates (\$ per month)
1	Portage Place Parkade	393 Portage Avenue	1,000 stalls*	\$225.00
2	Rice Centre Parkade - Lot #16	491 Portage Avenue	388 stalls*	\$155.00
3	Winnipeg Clinic - Lot #326	240 Kennedy Street	24 stalls*	\$190.00
4	Medical Arts - Lot #371	223 Kennedy Street	434 stalls*	\$175.00
5	Bay Parkade - Lot #204	450 Portage Avenue	750 stalls*	\$170.00
6	Winnipeg Clinic - Lot #325	425 St. Mary Avenue	58 stalls*	\$190.00
7	444 St. Mary Parkade - Lot #85	180 Kennedy Street	363 stalls*	\$215.00

*Subject to availability





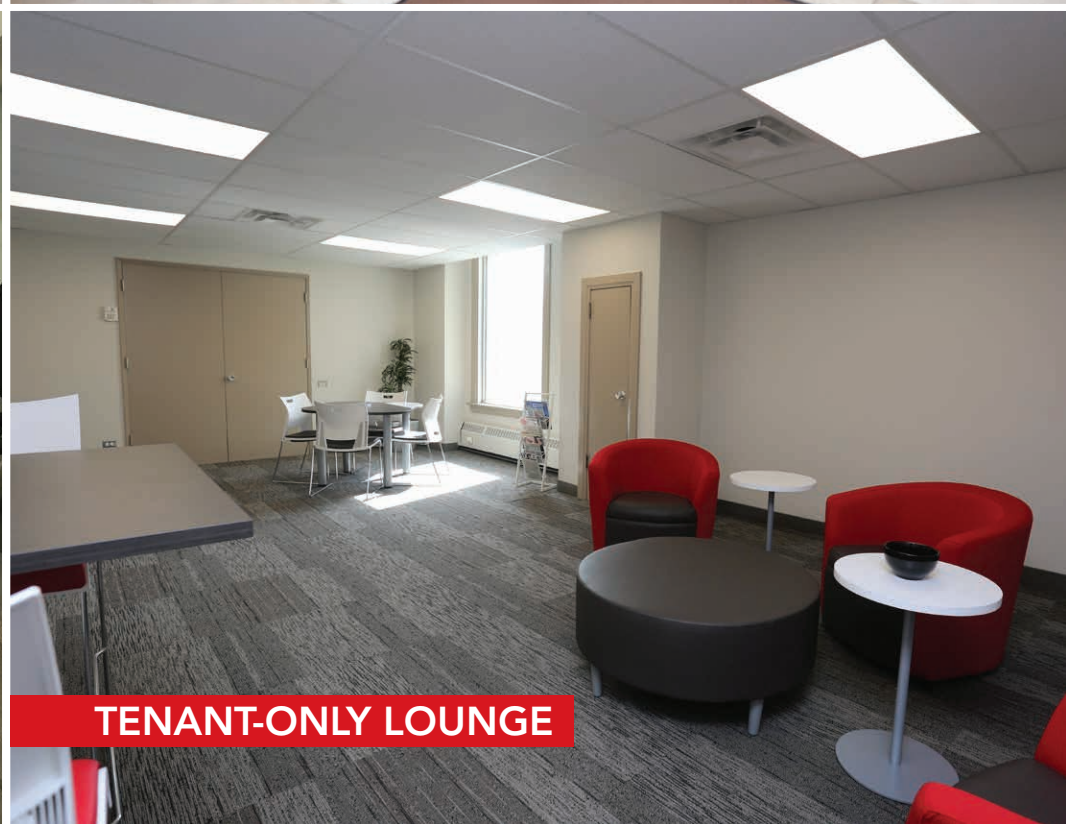
LOBBY & SECURITY DESK



MAIN FLOOR ENTRANCE

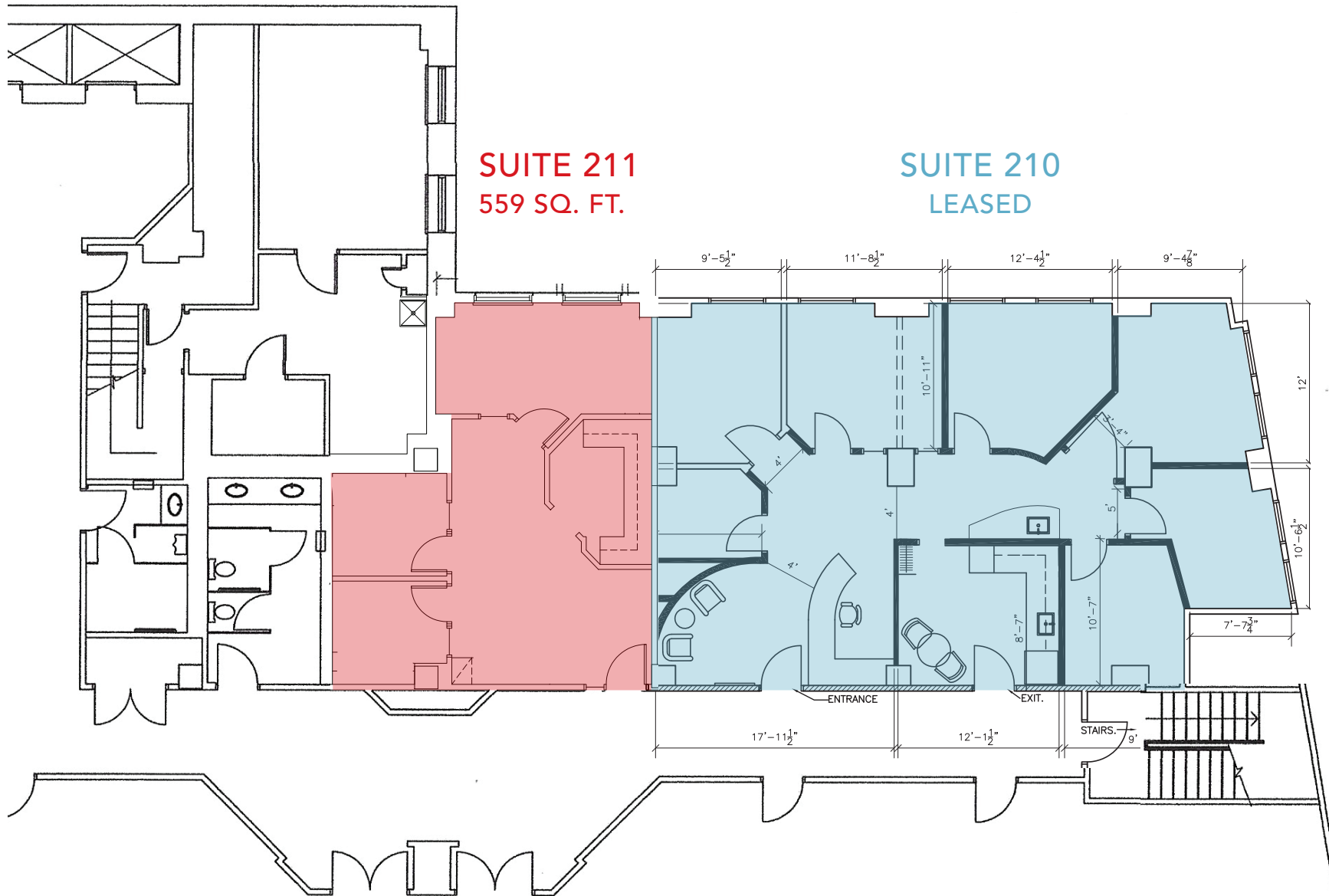


SHARED BOARDROOM



TENANT-ONLY LOUNGE

428 Portage Avenue



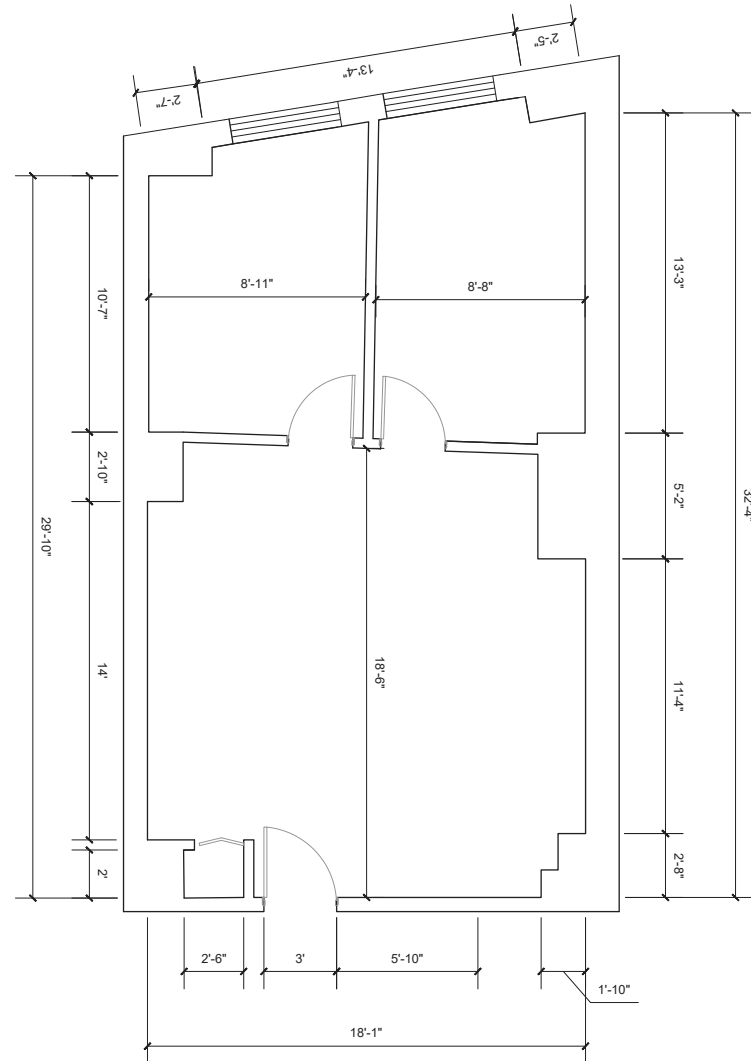
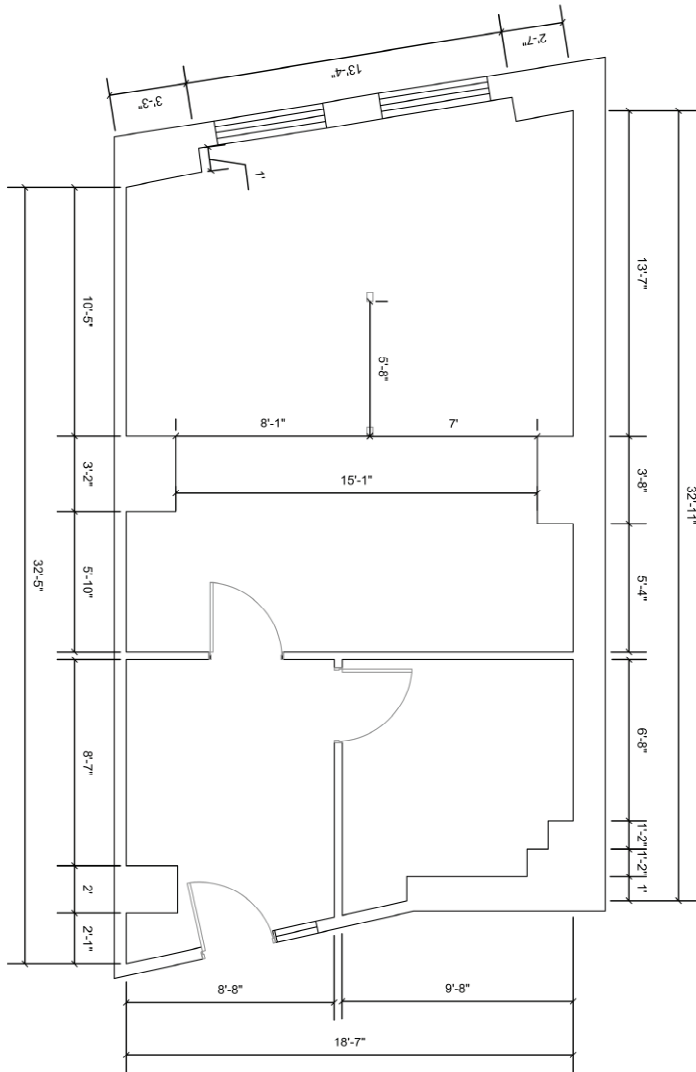
428 Portage Avenue



COMMERCIAL REAL ESTATE
SERVICES INC.

SUITE 300
613 SQ. FT.

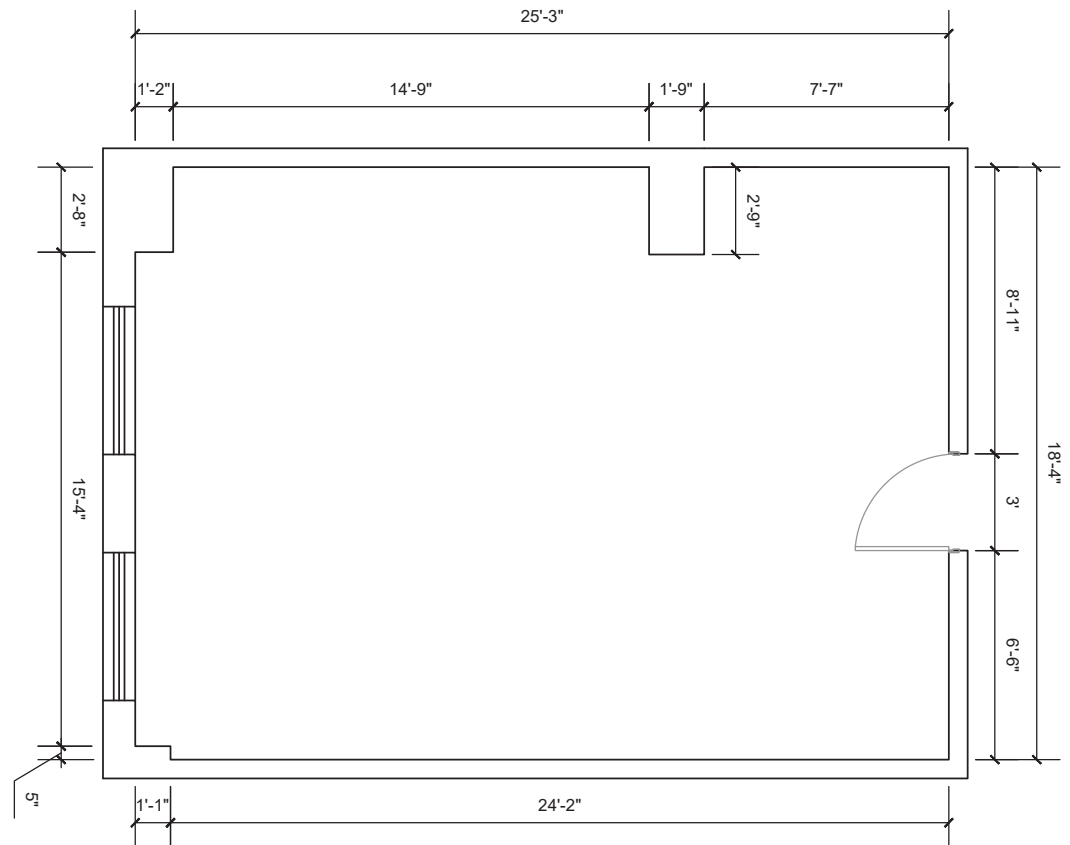
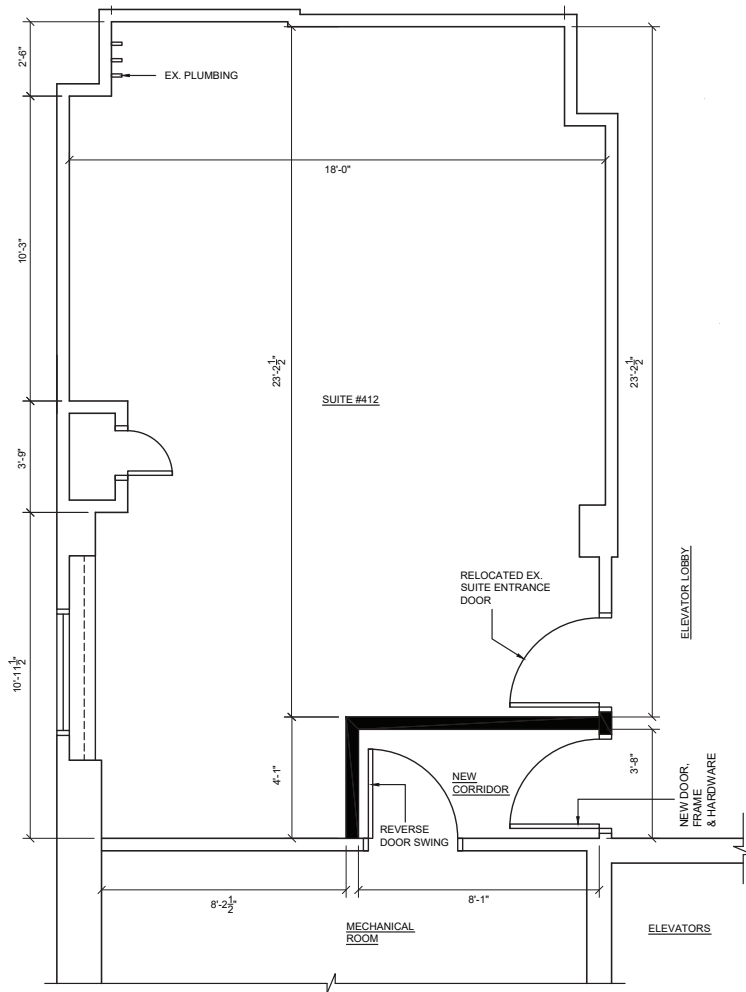
SUITE 401
630 SQ. FT.



428 Portage Avenue

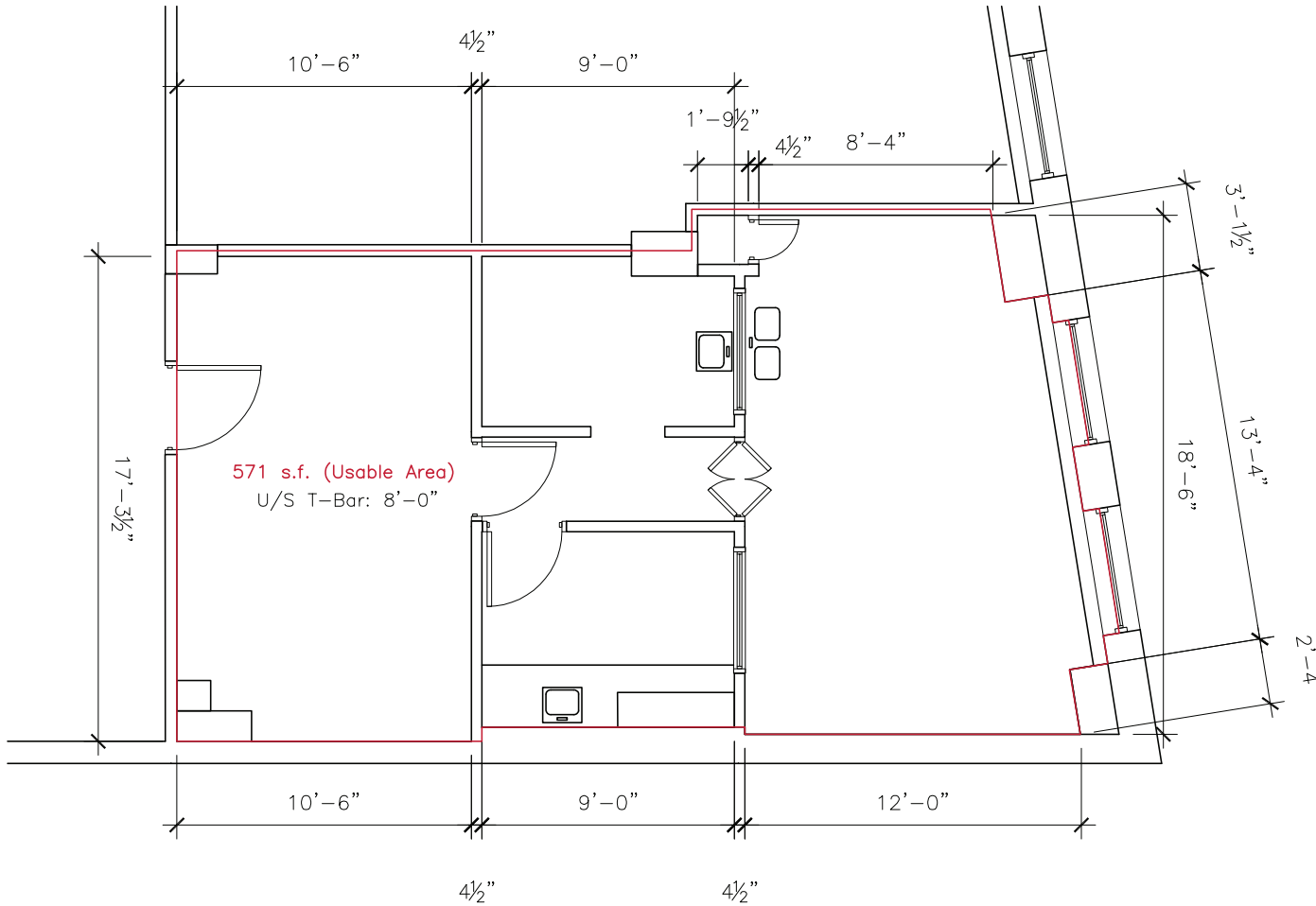
SUITE 412
420 SQ. FT.

SUITE 405
503 SQ. FT.



428 Portage Avenue

SUITE 500
571 SQ. FT.

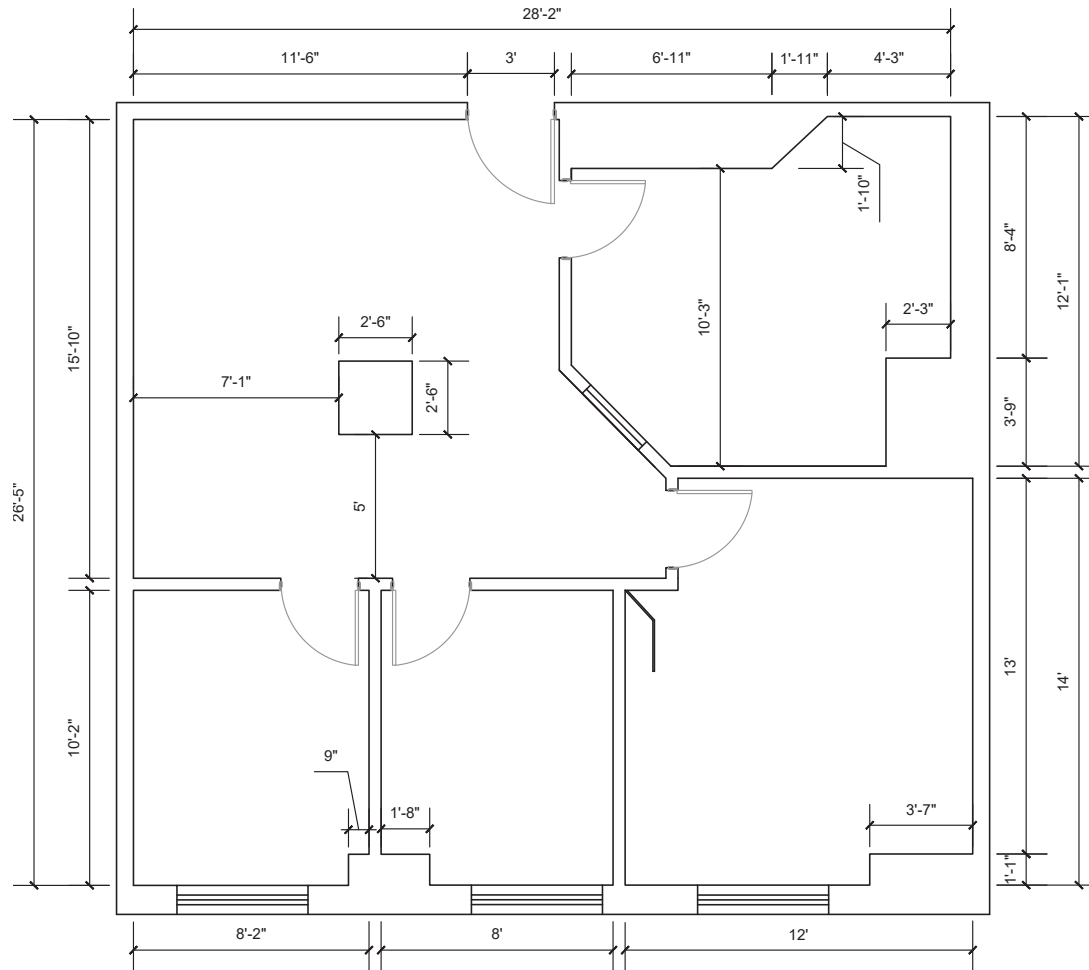


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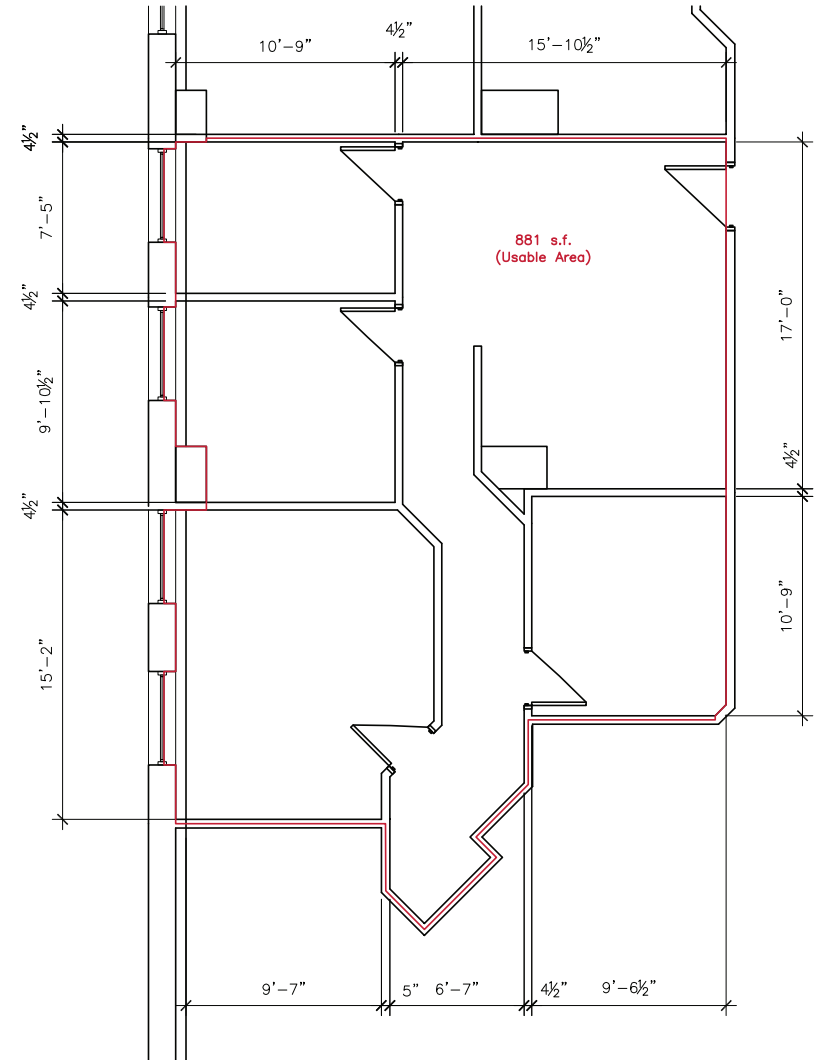


COMMERCIAL REAL ESTATE
SERVICES INC.

SUITE 604
778 SQ. FT.



SUITE 608
881 SQ. FT.



*Units 604 and 608 can be combined to a total of 1,659 sq. ft.



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