

~ Office Space in Downtown Winnipeg ~



428 PORTAGE AVENUE, WINNIPEG, MB

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Services provided by Brett Chartier Personal Real Estate Corporation


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Overview

PROPERTY DETAILS

AREA AVAILABLE (+/-)	Unit 211:	599 sq. ft.
	Unit 300:	613 sq. ft.
	Unit 401:	630 sq. ft.
	Unit 405:	503 sq. ft.
	Unit 412:	420 sq. ft.
	Unit 500:	571 sq. ft.
	Unit 504:	1,325 sq. ft.
	Unit 604*:	778 sq. ft.
	Unit 608*:	881 sq. ft.

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

NET RENTAL RATE \$11.00 per sq. ft.

ADDITIONAL RENT \$13.53 per sq. ft.

AVAILABILITY Immediately



PROPERTY HIGHLIGHTS

- Directly connected to the Portage Place and former Bay redevelopments for Skywalk access
- Adjacent to major Winnipeg Transit bus stops
- Walking distance to the SHED district 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 to 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

70

WALKER'S PARADISE



BIKE SCORE

84

VERY BIKEABLE



TRANSIT SCORE

88

EXCELLENT TRANSIT



Canadian Museum
for Human Rights

Wawanesa
Building

Investors
Group Building

Air Canada
Building

For Gary
Hotel

RBC Convention
Centre

1 Lombard
Avenue

360 Main
Street

Canada Life
Centre

Manitoba
Hydro Building

201 Portage
Avenue

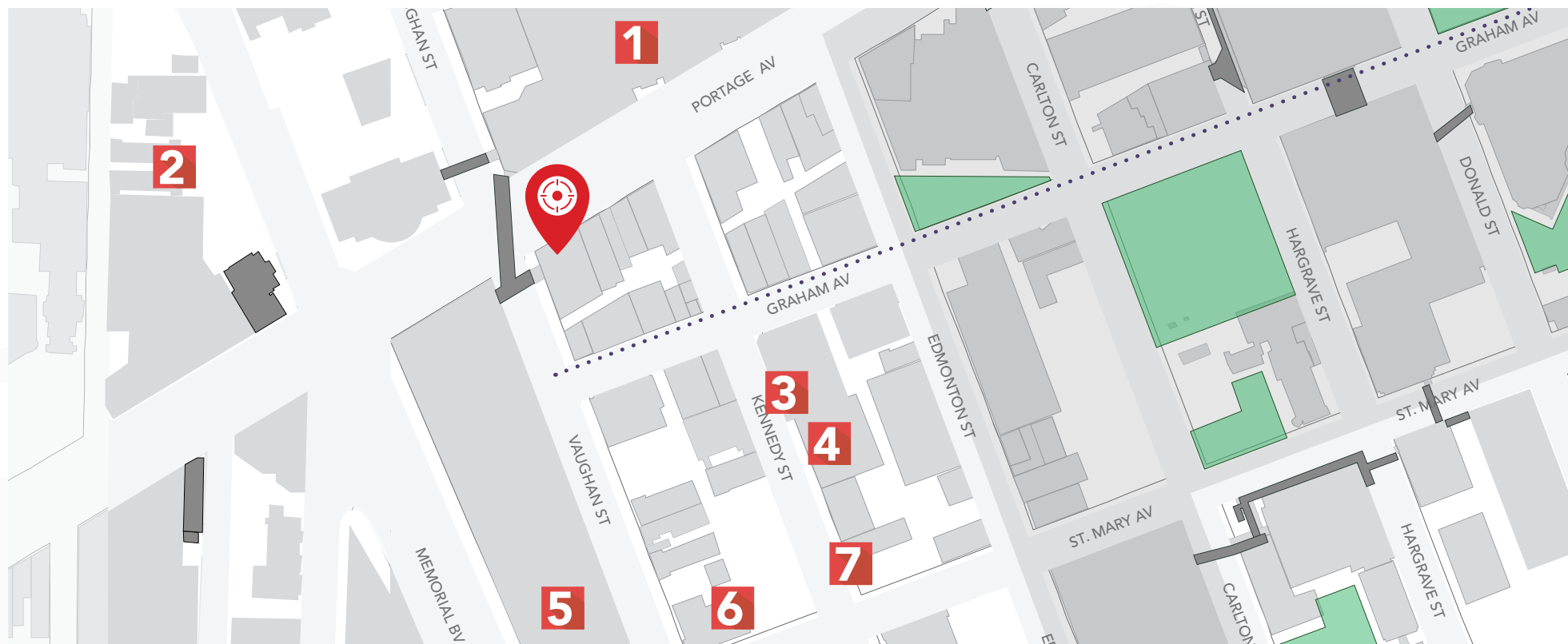
The Forks

Portage Place
Mall

SITE



Nearby Parking Amenities



#	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

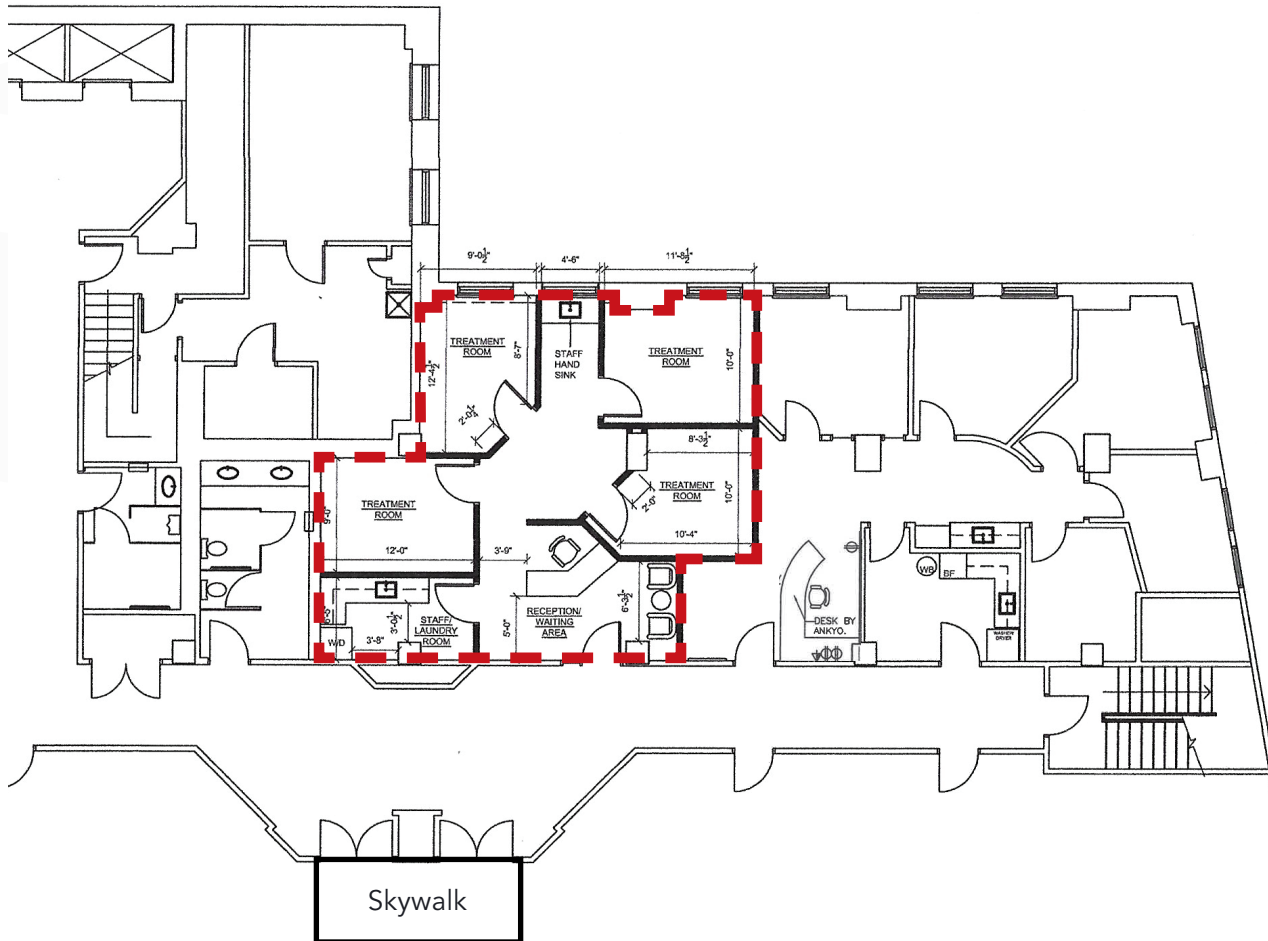
**Subject to availability*

Floor Plan

SUITE 211 - 599 SQ. FT. (+/-)

UNIT HIGHLIGHTS

- Move-in ready
- 3 private offices, reception area, and storage
- Skywalk access and exposure

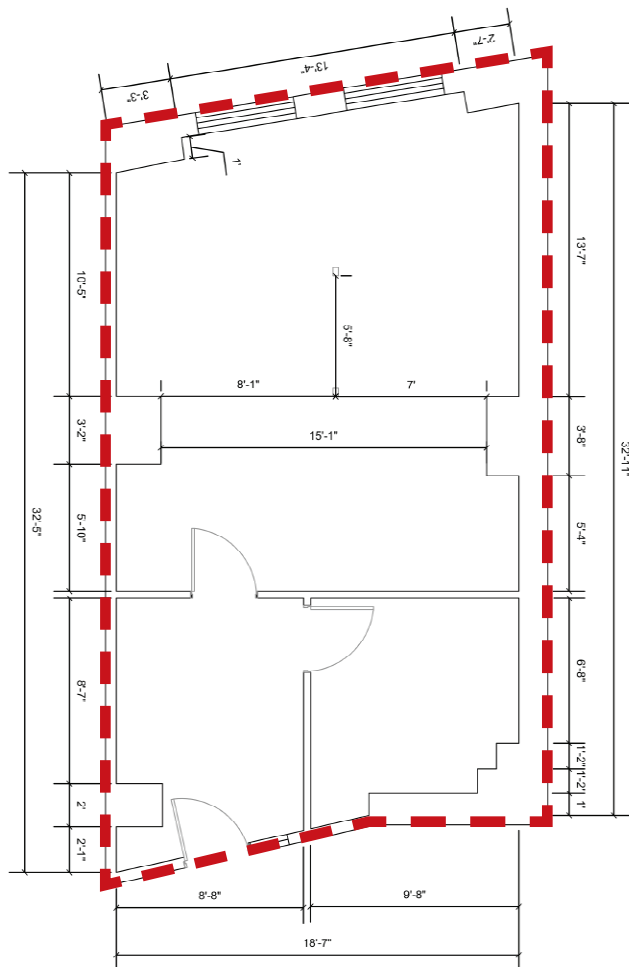


Floor Plan

UNIT 300 - 613 SQ. FT. (+/-)

UNIT HIGHLIGHTS

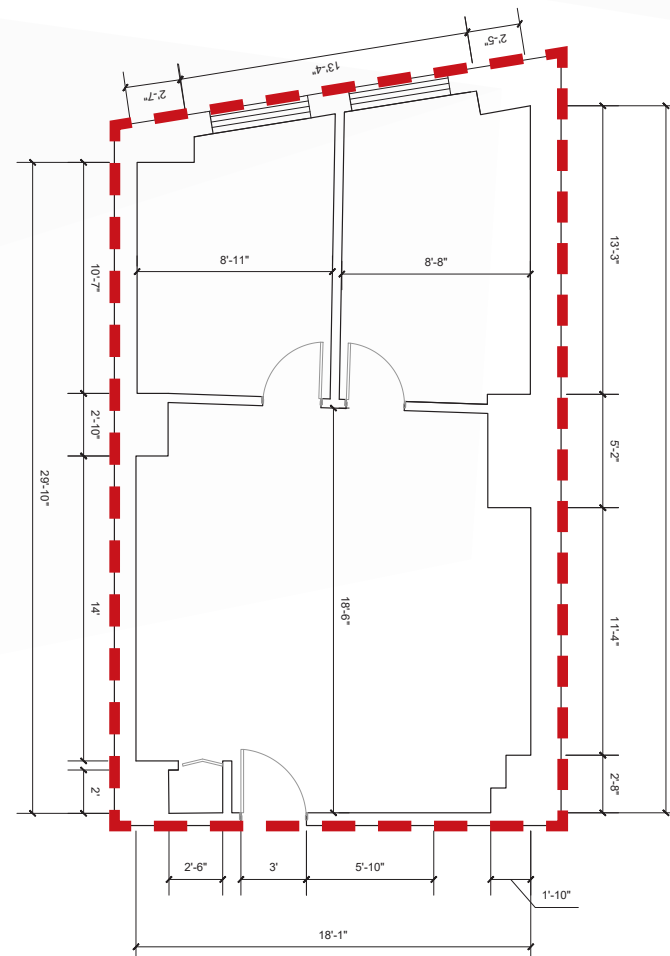
- North-facing with natural light
- Large Open workspace and 1 storage room



UNIT 401 - 630 SQ. FT. (+/-)

UNIT HIGHLIGHTS

- 2 private offices, storage room, and reception area
- North-facing windows in two private offices

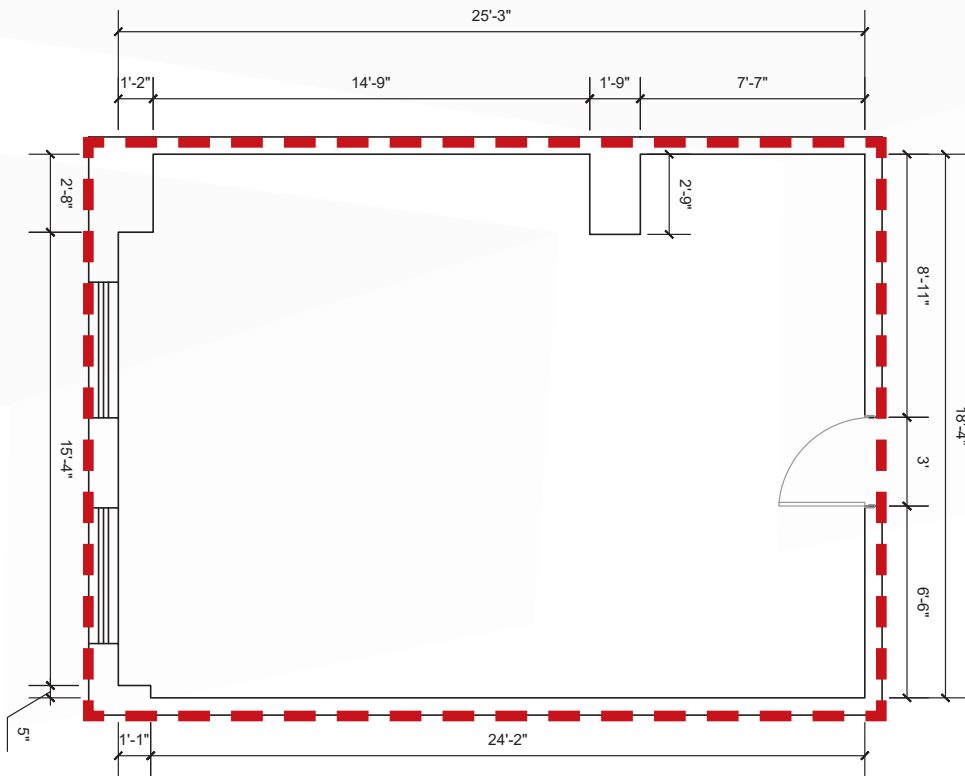


Floor Plan

UNIT 405 - 503 SQ. FT. (+/-)

UNIT HIGHLIGHTS

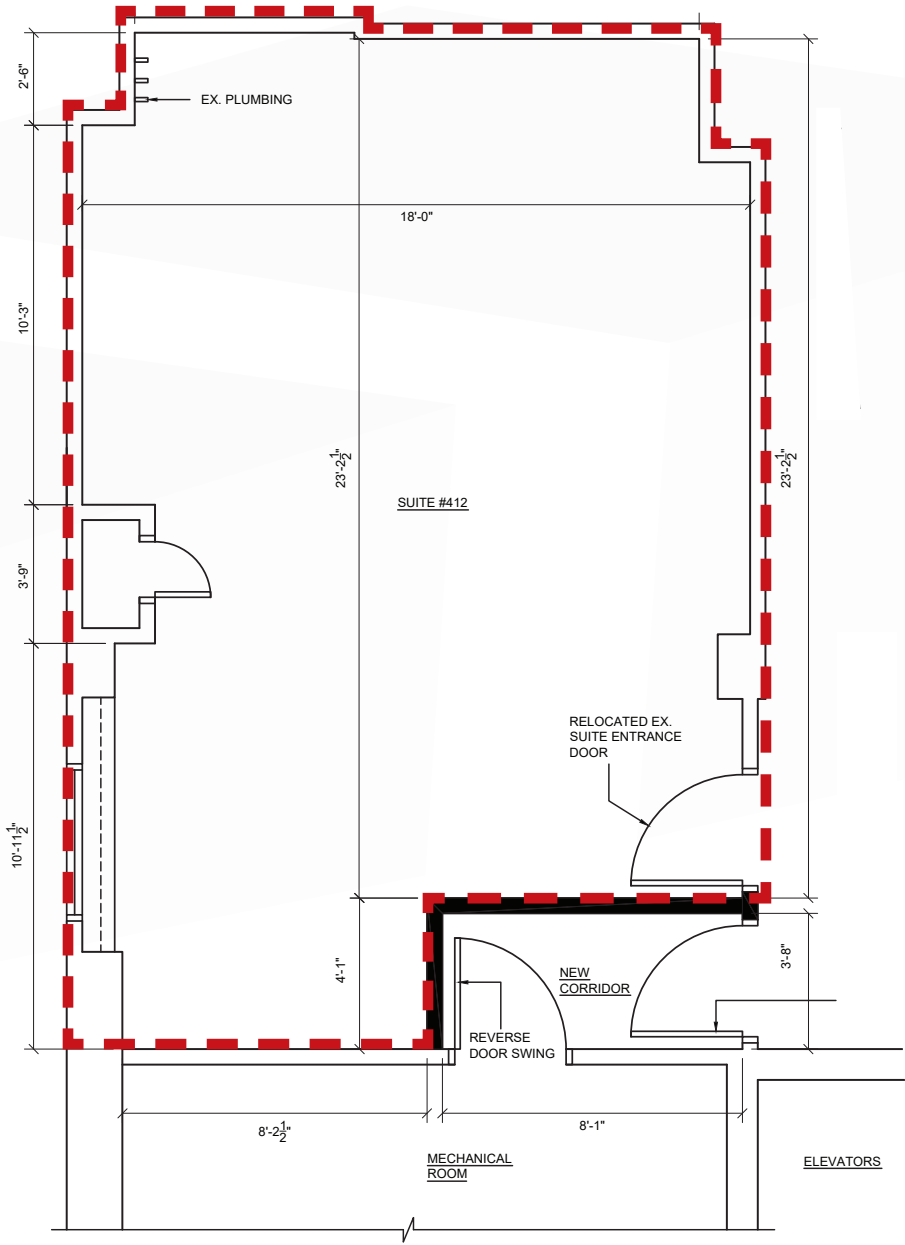
- 1 large open workspace
- West-facing with natural light



Floor Plan

UNIT 412 - 420 SQ. FT. (+/-)

- UNIT HIGHLIGHTS**
- Finished and move-in ready
 - Large open workspace/office



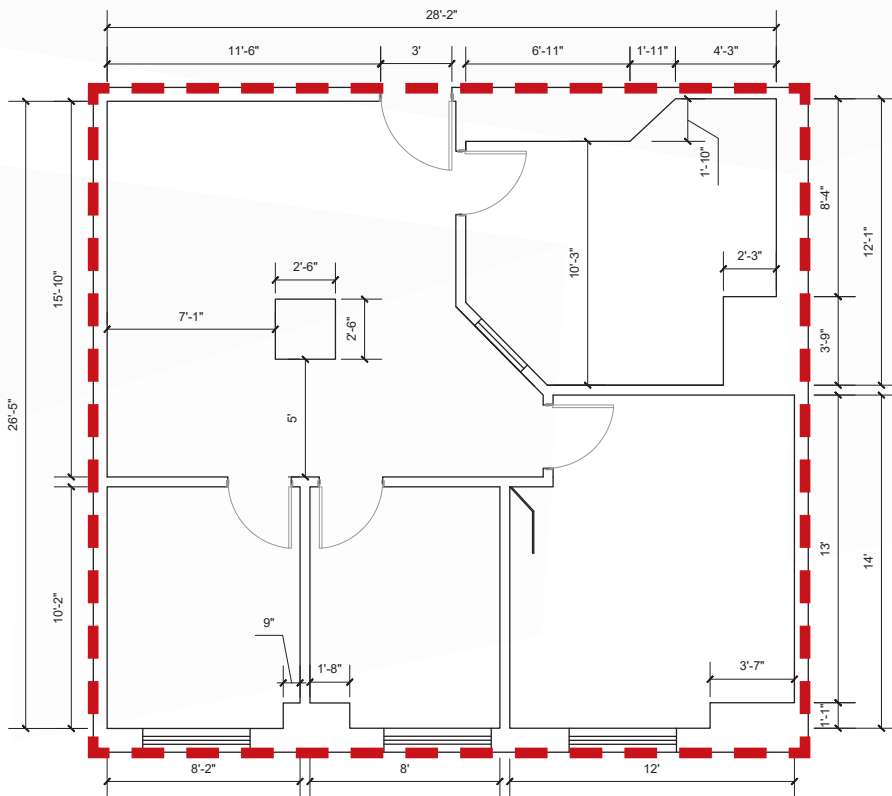
Floor Plan

*Units 604 & 608 can be combined to a total of 1,659 sq. ft. (+/-)

UNIT 604 - 778 SQ. FT. (+/-)

UNIT HIGHLIGHTS

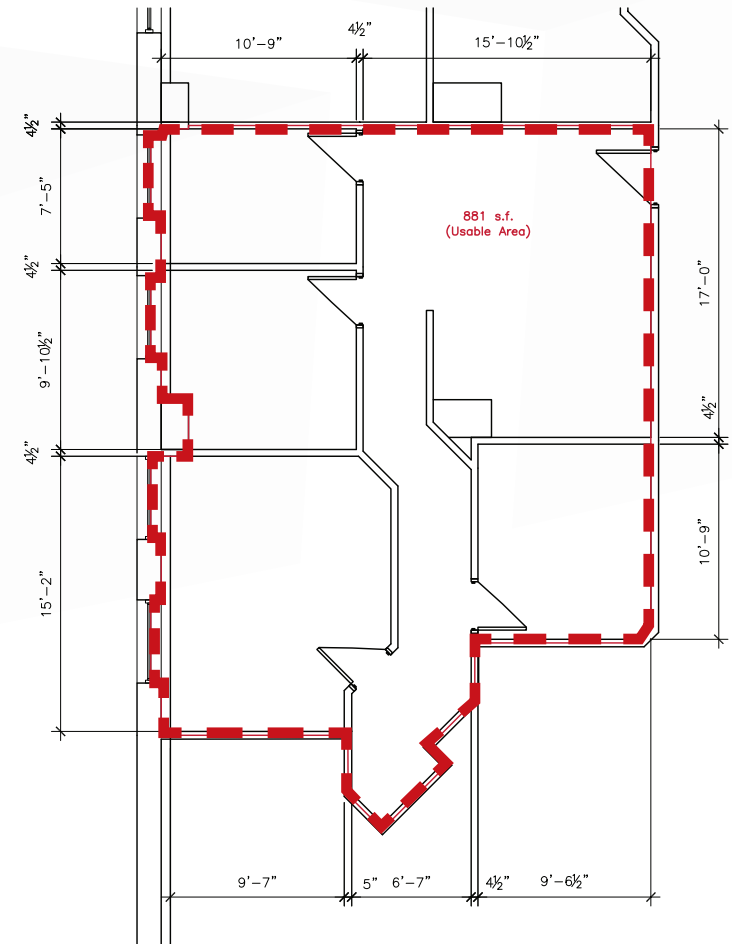
- 3 private offices, reception area, and boardroom



UNIT 608 - 881 SQ. FT. (+/-)

UNIT HIGHLIGHTS

- 4 private offices and reception area
- West-facing windows in 3 private offices



Contact

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