

FOR LEASE

The Rice Centre

491 PORTAGE AVENUE, WINNIPEG, MB

~ Developed Office Space For Lease ~



CONTACT

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Services provided by Brett Chartier Personal Real Estate Corporation

capitalgrp.ca

The Rice Centre



PROPERTY DETAILS

BUILDING TYPE Office with Main Floor Retail

BUILDING AREA (+/-) 140,000 sq. ft.

NUMBER OF FLOORS 9

PARKING 383-stall attached parkade

SECURITY The Rice Centre provides manned security post located in the main floor of the office tower Monday-Friday 8:00am-5:30pm. Consistent patrols of the common areas and parkade are made throughout security hours.

MECHANICAL 21 heating and cooling zones per floor by way of dual system, 12 additional zones of perimeter heating. HVAC system is controlled by a direct digital control system with pneumatic zone control

RAPID TRANSIT Building attached to the Balmoral Rapid Transit Hub Station

PROPERTY MANAGEMENT Capital Property Management Inc.

AVAILABILITY Immediately

AVAILABILITY DETAILS

3RD FLOOR 8,830 sq. ft.
4TH FLOOR 8,785 sq. ft. (direct access to parkade)
TOTAL CONTIGUOUS SPACE 17,615 sq. ft.

ASKING NET RENTAL RATE Starting at \$12.00 per sq. ft.

ADDITIONAL RENT \$11.57 per sq. ft. (est. 2024) (plus mgmt fee of 5% of gross rent)

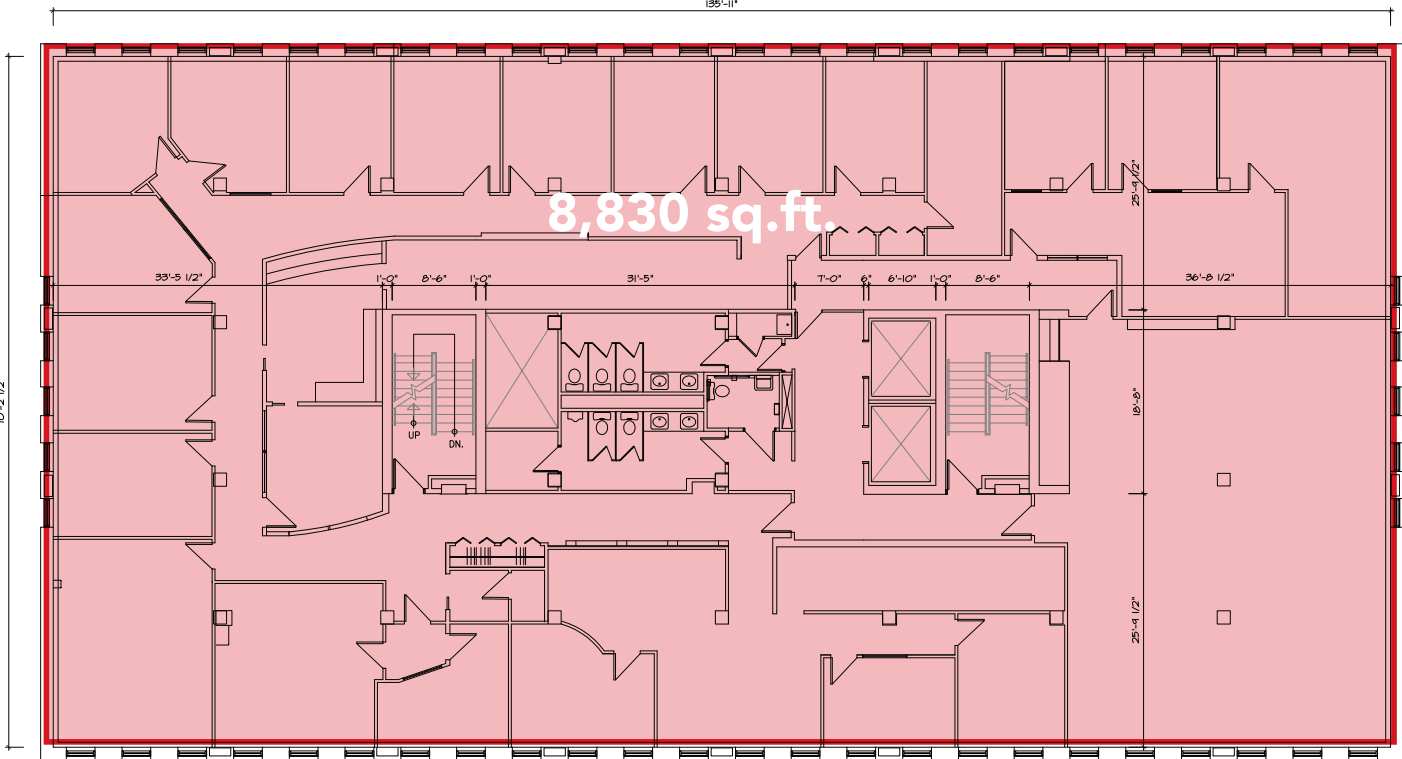
PROPERTY HIGHLIGHTS

- Fully developed office space
- Fourth floor - direct access to attached parkade
- Excellent access to public transportation

The Rice Centre



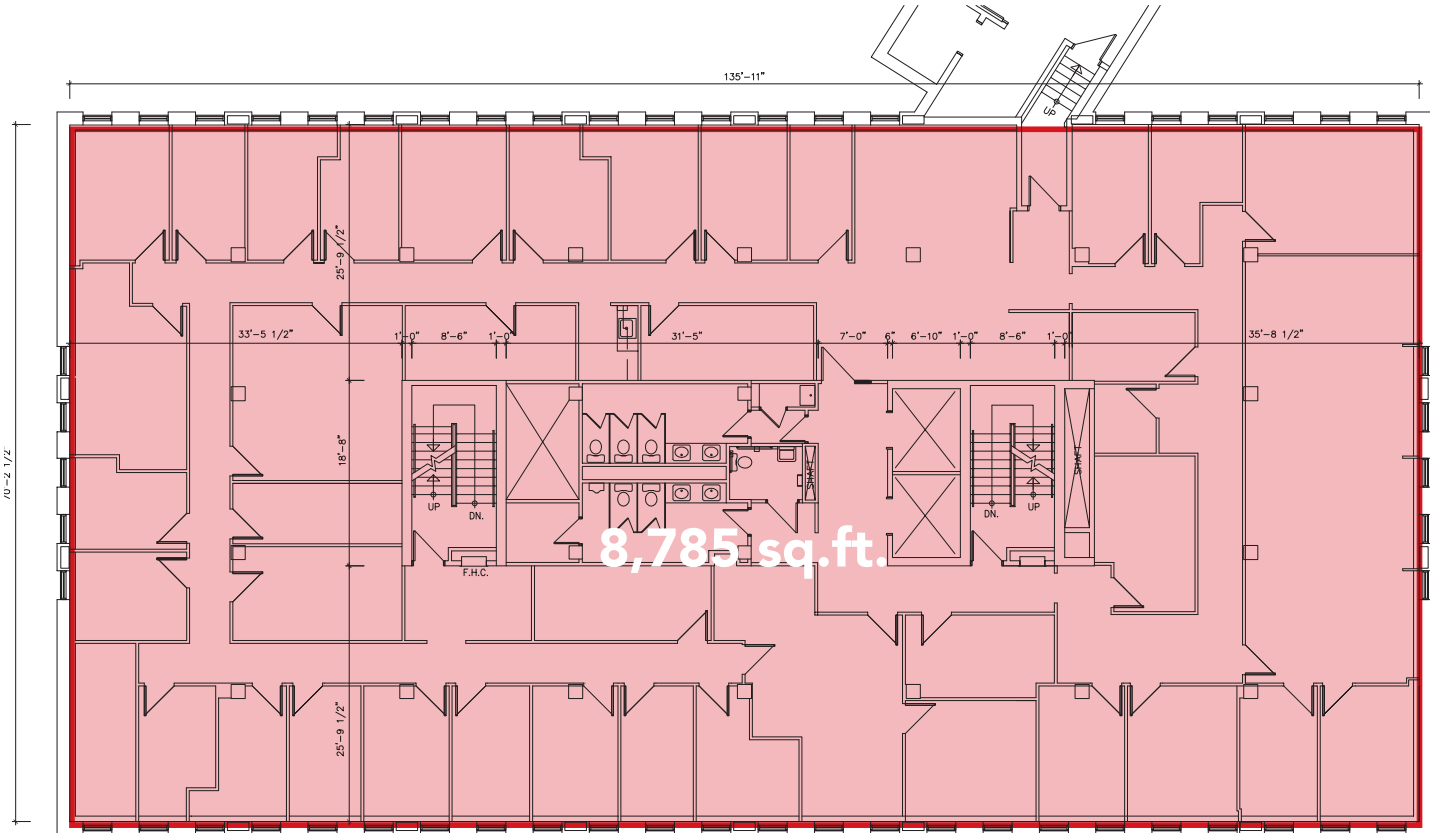
3RD FLOOR PLAN



The Rice Centre

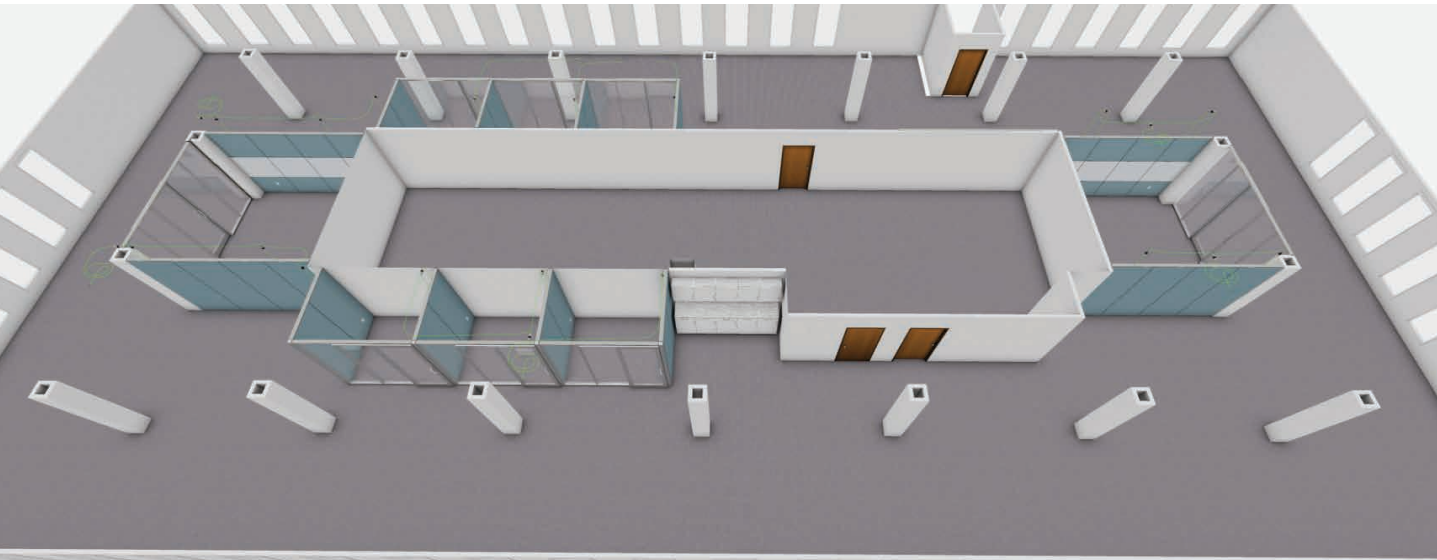


4TH FLOOR PLAN

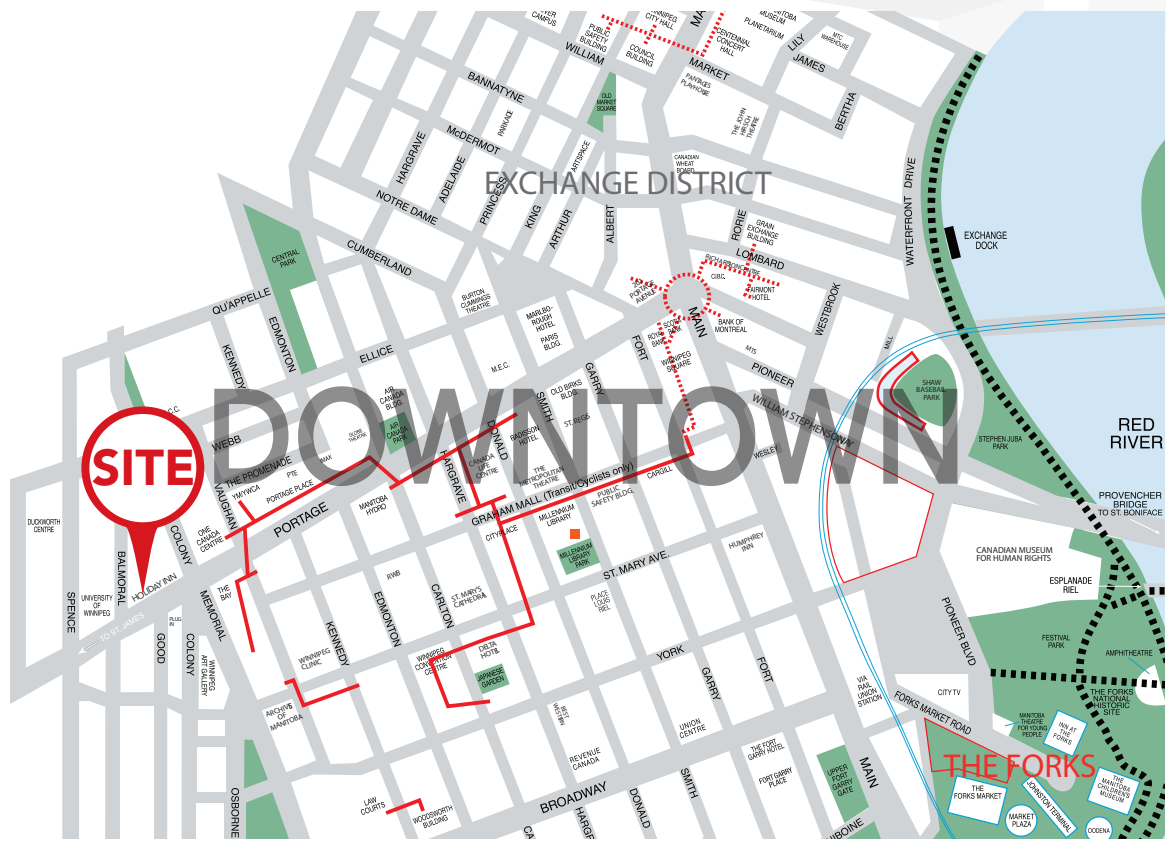


The Rice Centre

CONCEPT DRAWINGS



The Rice Centre



THE RICE CENTRE

The Exchange District

Centrepont Building

Manitoba Hydro Building

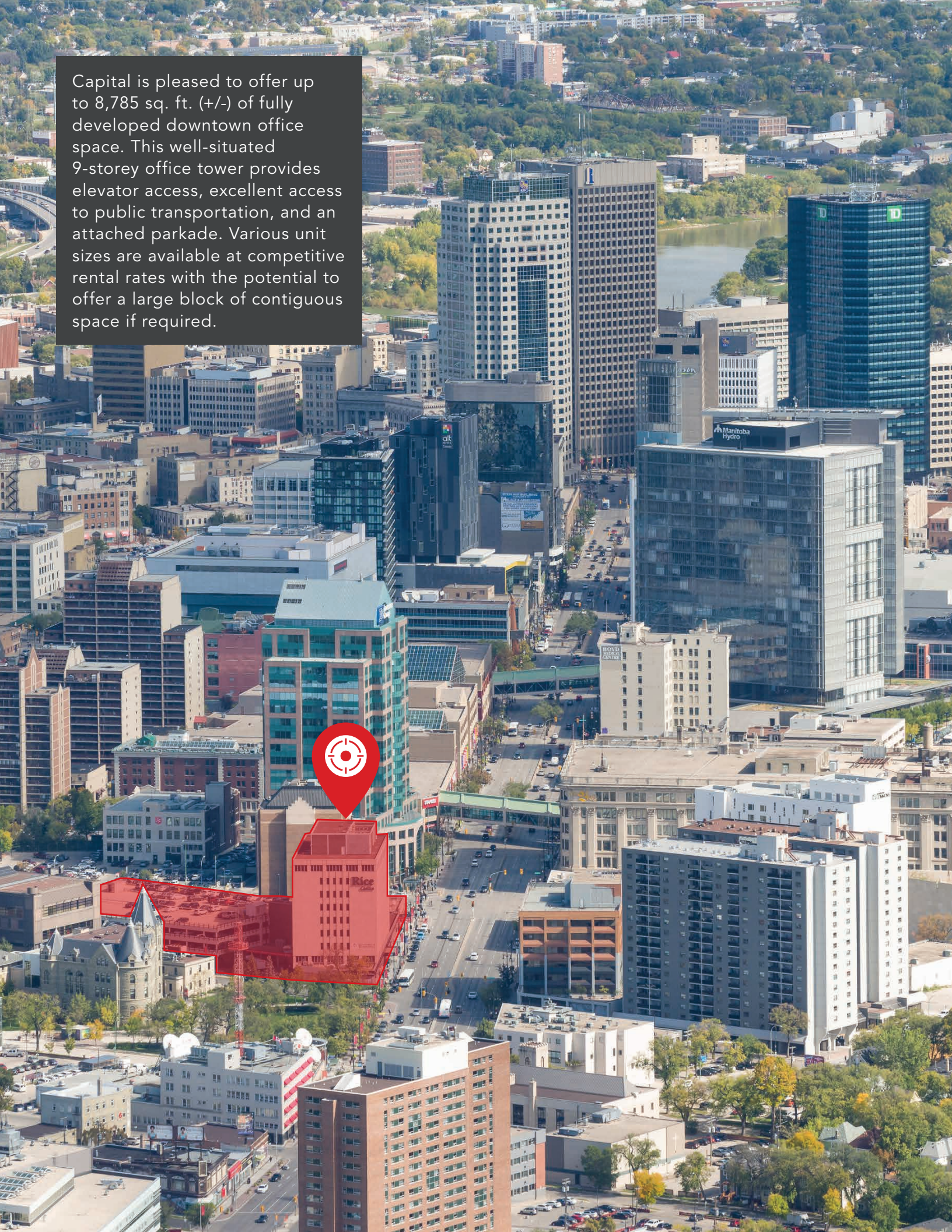
Portage & Main

Canada Life Centre

True North Square

RBC Winnipeg Convention Centre

Capital is pleased to offer up to 8,785 sq. ft. (+/-) of fully developed downtown office space. This well-situated 9-storey office tower provides elevator access, excellent access to public transportation, and an attached parkade. Various unit sizes are available at competitive rental rates with the potential to offer a large block of contiguous space if required.



Rice
Centre

THE UNIVERSITY OF
WINNIPEG

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