

~ Office Space with Excellent Frontage on Portage Avenue ~



FOR LEASE

1111 Portage Avenue

WINNIPEG, MB

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Overview

PROPERTY DETAILS

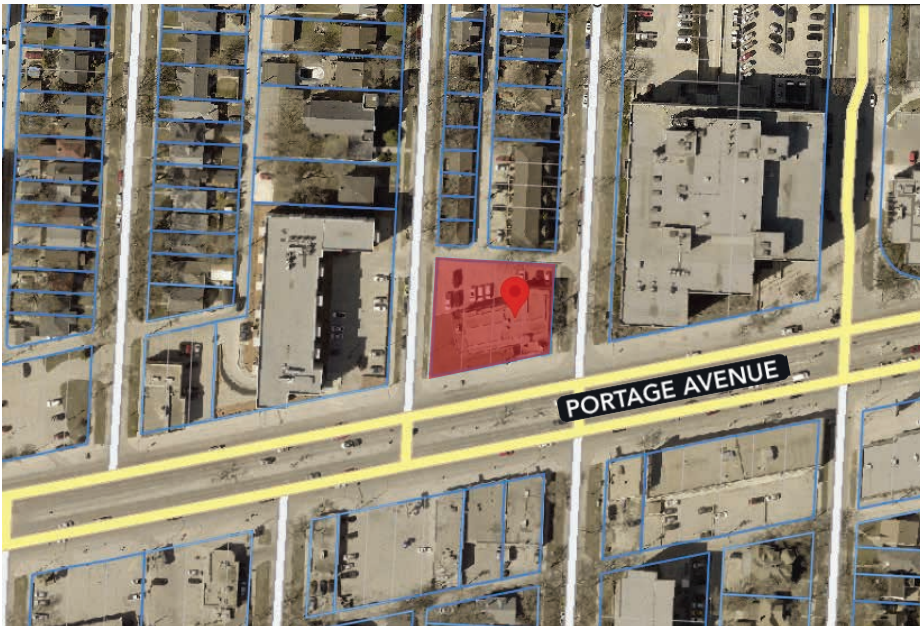
BUILDING AREA (+/-) 10,107 sq. ft.

AREA AVAILABLE (+/-) Suite 2: 2,572 sq. ft. Main Floor
Suite B: 2,091 sq. ft. Lower Level

NET RENTAL RATE \$18.00 per sq. ft.

ADDITIONAL RENT \$15.80 (est. 2024)

ZONING C2



PROPERTY HIGHLIGHTS

- Brand new redevelopment
- Located on major traffic route on Portage Avenue
- On-site parking stalls
- Close proximity to Polo Park Mall
- Easy access to Winnipeg Transit bus routes



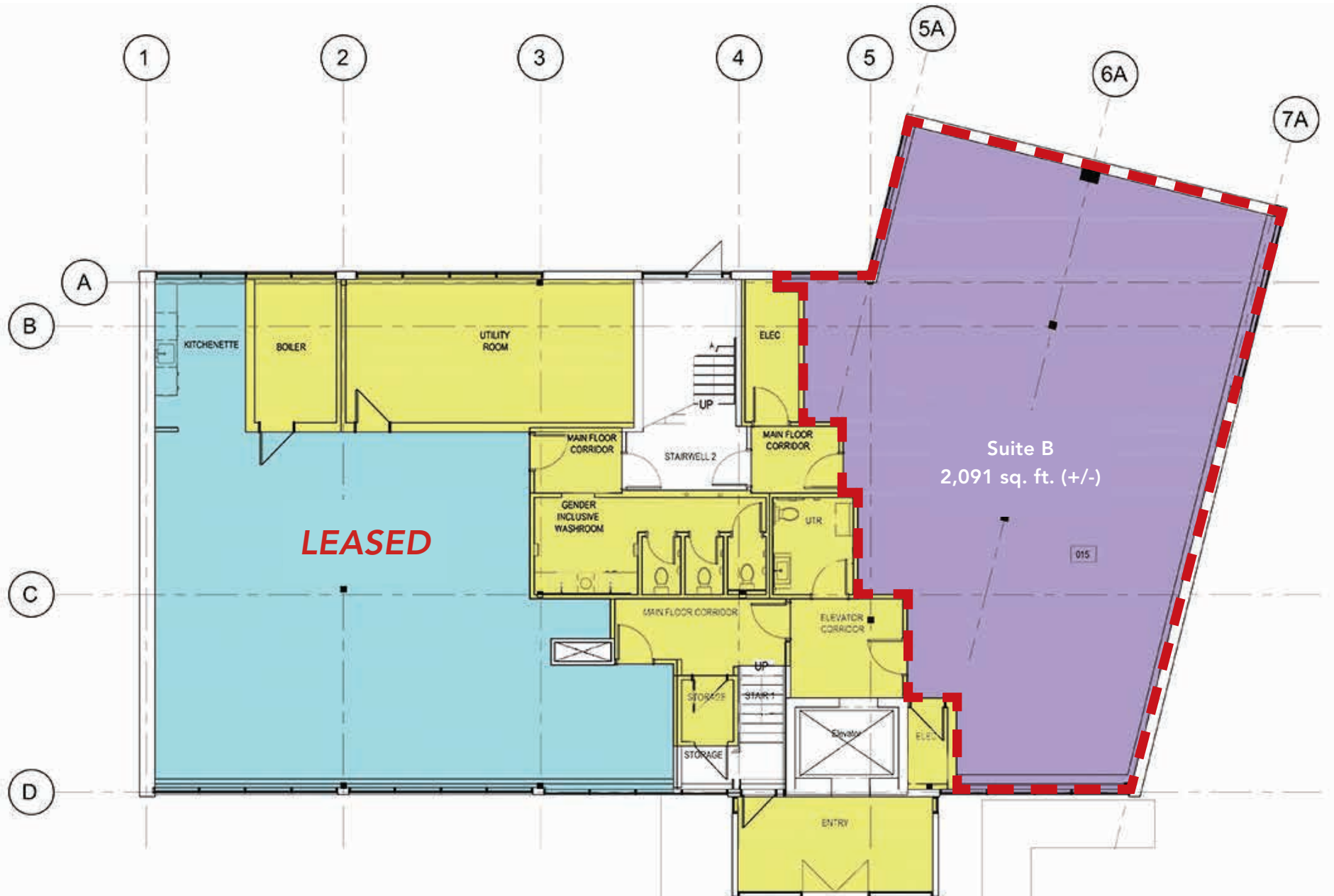
Floor Plan

MAIN FLOOR



Floor Plan

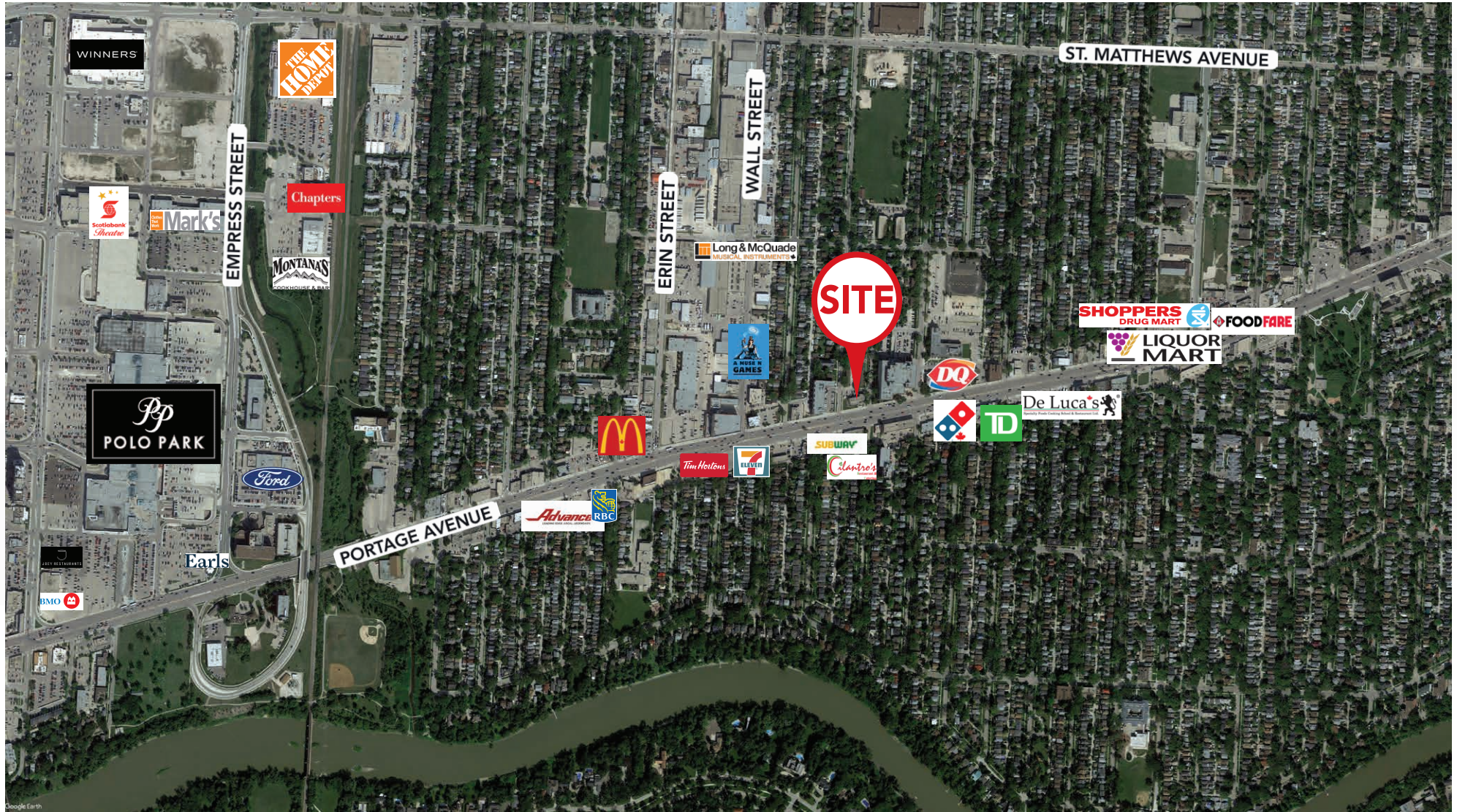
LOWER FLOOR



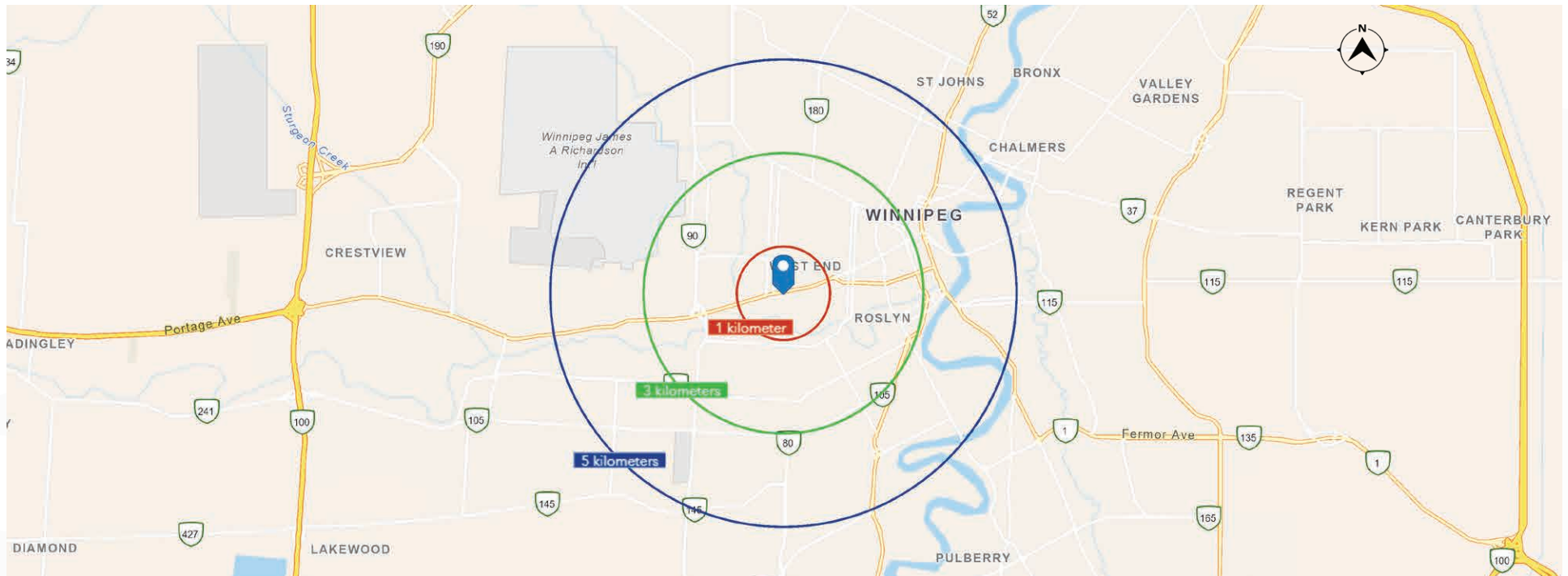
Conceptual Renderings



Retail Aerial



Demographic Analysis



POPULATION

1KM 3KM 5KM

Total Population (2024) **13,131** **118,537** **221,778**

Total Population (projected for 2027) **13,089** **126,843** **236,321**



INCOME

1KM 3KM 5KM

Avg. Household Income (2024) **\$110,705** **\$88,426** **\$90,318**

Avg. Household Income (projected 2027) **\$128,801** **\$100,956** **\$103,470**



MEDIAN AGE

1KM 3KM 5KM

Median Age (2024) **37.4** **37.0** **37.8**



HOUSEHOLDS

1KM 3KM 5KM

Total Households (2024) **5,311** **52,998** **94,760**





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