

~ Main Floor Retail Space for Lease ~



FOR LEASE

The Sterling Building

283 PORTAGE AVENUE, WINNIPEG, MB

Mario Posillipo, Senior Advisor, Sales & Leasing
(204) 985-1373
mario.posillipo@capitalgrp.ca

Rennie Zegalski, Principal
(204) 985-1368
rennie.zegalski@capitalgrp.ca
Services provided by Rennie Zegalski Personal Real Estate Corporation

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SERVICES INC.

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Property Overview

PROPERTY DETAILS

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

AREA AVAILABLE (+/-) CRU 1: 1,500-2,774 sq. ft.
CRU2: 787 sq. ft.

NET RENTAL RATE Contact Agent

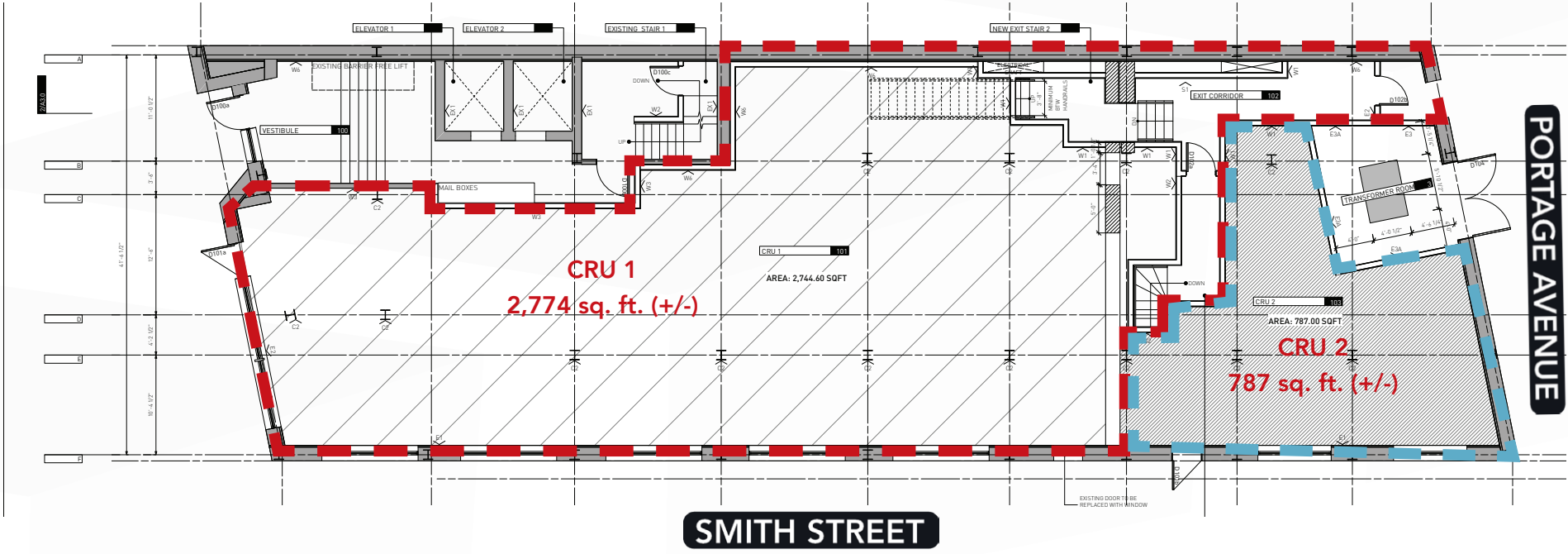
ADDITIONAL RENT \$7.85 per sq. ft. (2024)

PROPERTY HIGHLIGHTS

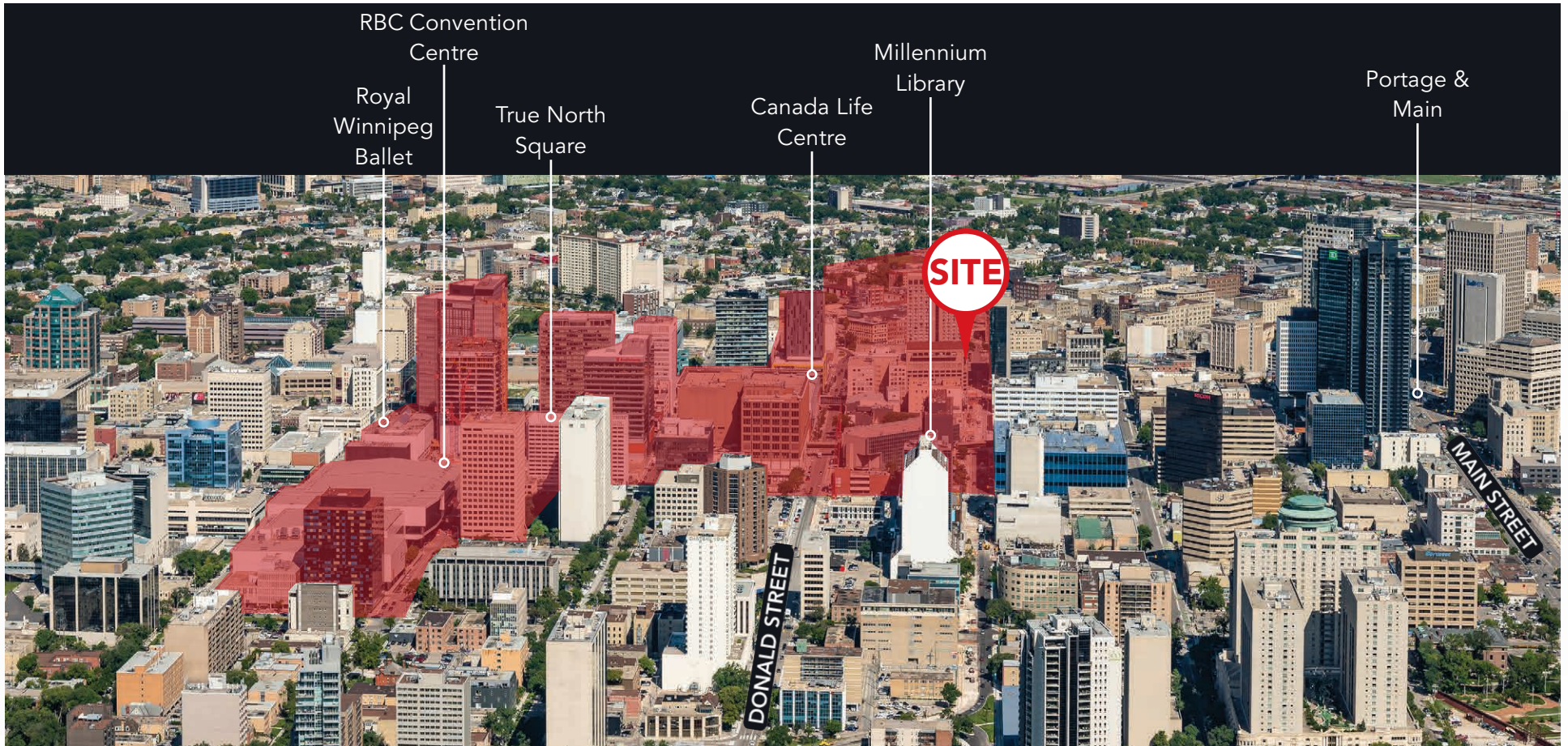
- "The Sterling Window Lofts" - 64 suite apartments
- Highly visible main floor corner unit at the northwest corner of Portage and Smith Street
- Located within the SHED District
- Well developed Heritage building located only 3 blocks from Portage & Main and 1 block from the Canada Life Centre
- Parking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



Site Plan



The SHED District



11

total city blocks within the SHED



4

hotels including the new Alt Hotel and the Sutton Place hotel now under construction



20+

restaurants including Merchant Kitchen, Gusto North, Browns Socialhouse and Rudy's



6

entertainment & sporting venues including Canada Life Centre, the MET and the Royal Winnipeg Ballet

Location Aerial





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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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