

~ Developed Move-In Ready Office Space ~



**FOR SUBLEASE**

**Capital**

COMMERCIAL REAL ESTATE  
SERVICES INC.

# The Fortune Building

**210 MAIN STREET, WINNIPEG, MB**

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing  
(204) 985-1356  
[presley.bordian@capitalgrp.ca](mailto:presley.bordian@capitalgrp.ca)

TREVOR CLAY, Broker, Principal  
(204) 985-1365  
[trevor.clay@capitalgrp.ca](mailto:trevor.clay@capitalgrp.ca)

[capitalgrp.ca](http://capitalgrp.ca)

Services provided by Trevor Clay Personal Real Estate Corporation



# Property Details

**AREA AVAILABLE (+/-)** Unit 210-212: 3,461 sq. ft.

---

**HEADLEASE EXPIRY** September 29, 2026

---

<b>GROSS RENTAL RATE</b>	Present - September 30, 2024	\$22.00 per sq. ft./month plus GST
	October 1, 2024 - September 30, 2025	\$23.00 per sq. ft./month plus GST
	October 1, 2025 - September 29, 2026	\$25.00 per sq. ft./month plus GST

---

**PARKING** Two reserved stalls at \$150.00/month per stall plus GST

---

## HIGHLIGHTS

- Fully renovated, move-in ready office space
- Significant building upgrades including new elevators, building systems, universal washrooms, common areas, and more while maintaining a heritage feel
- Amenities include main floor cafe, roof top patio and bike storage
- On-site security
- Located a block away from Portage and Main

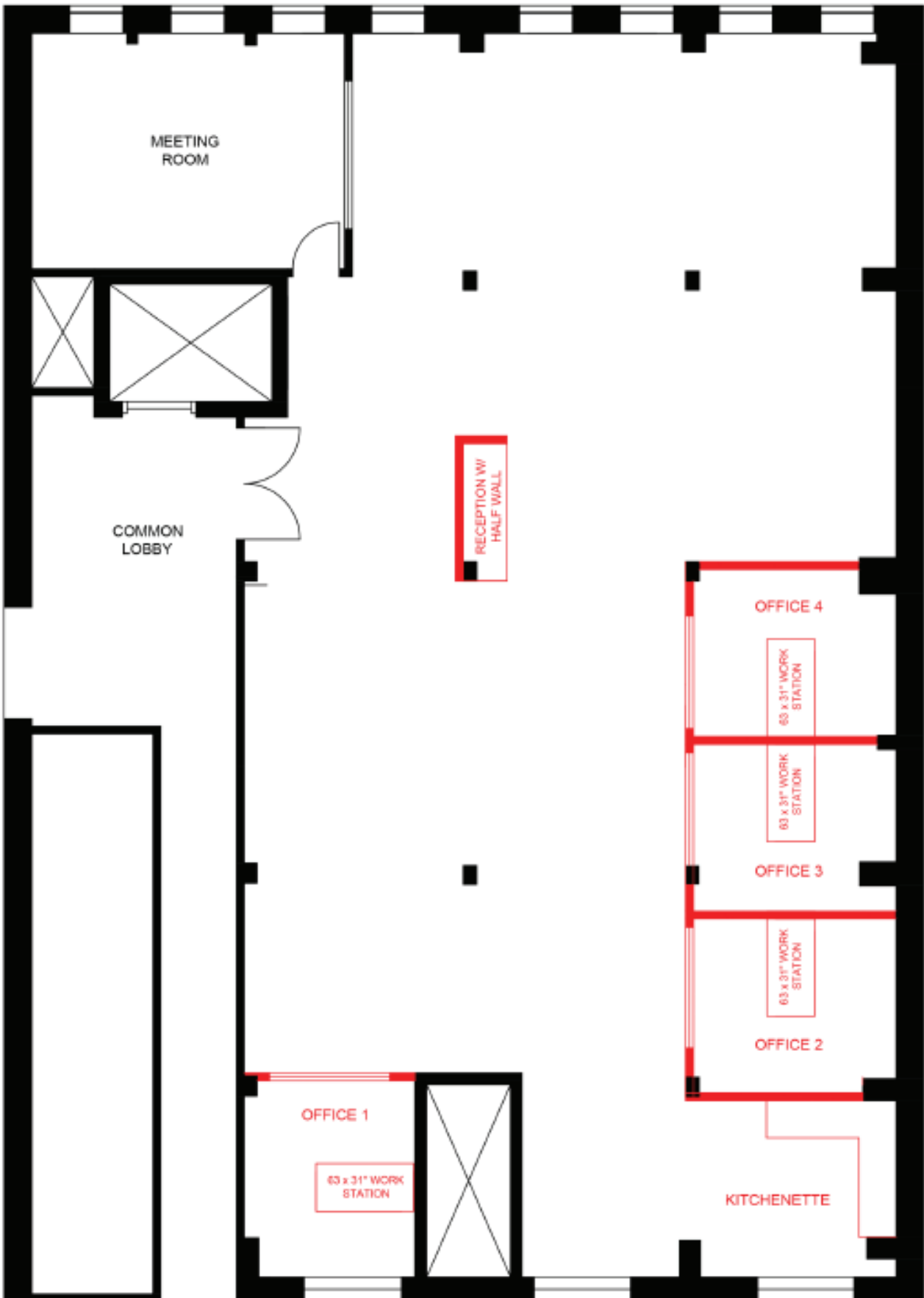




# Interior Photos



# Floor Plan





# Area Amenities

1. Canadian Museum for Human Rights
2. The Forks
3. Blue Cross Park
4. Canada Life Centre
5. RBC Convention Centre
6. Children's Museum
7. Millennium Library
8. Winnipeg Square
9. True North Square
10. Portage Place
11. Clay Oven
12. Earls Kitchen + Bar
13. The Keg Steakhouse
14. 529 Uptown
15. Le Petitt Chef
16. 300 Main
17. Portage and Main
18. Manitoba Hydro
19. Fort Gary Hotel
20. Humphry Inn & Suites
21. Radisson Hotel

- RED:** Theatres and Attractions  
**BLUE:** Restaurants  
**GREEN:** Office Towers  
**ORANGE:** Hotels



WALK SCORE

**54**



BIKE SCORE

**30**



TRANSIT SCORE

**50**





## Contact

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing

(204) 985-1356

[presley.bordian@capitalgrp.ca](mailto:presley.bordian@capitalgrp.ca)

TREVOR CLAY, Broker, Principal

(204) 985-1365

[trevor.clay@capitalgrp.ca](mailto:trevor.clay@capitalgrp.ca)

*Services provided by Trevor Clay Personal Real Estate Corporation*

## **CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.**

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

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.