

~ Office Space with Turnkey & Design-Build Options 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

	Main Floor	530 sq. ft.
	2nd Floor	356-599 sq. ft.
	3rd Floor	613-1,164 sq. ft.
	4th Floor	452-700 sq. ft.
AREA AVAILABLE (+/-)	5th Floor	636-2,180 sq. ft.
	6th Floor	770-1,478 sq. ft.

*Units 503 & 504 can be combined for a total of 2,180 sq. ft.
& 604 & 608 can be combined to a total of 1,478 sq. ft.

*Contact agent for more details

NET RENTAL RATE \$11.00 per sq. ft.

ADDITIONAL RENT \$13.53 per sq. ft.

FINANCIAL HIGHLIGHTS

- Financial incentives available for qualified offers
- Turnkey and design-build options available for qualified offers

PROPERTY HIGHLIGHTS

- Indoor heated parking available
- Directly connected to the Portage Place and former Bay redevelopments for Skywalk access
- On-site property management services and on-site security guard (weekdays 9am-9pm; weekends 9am-6pm)
- Tenant amenities include a tenant lounge and boardroom
- Heritage building located in Winnipeg's business and entertainment hub

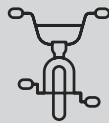




WALK SCORE

70

WALKER'S PARADISE



BIKE SCORE

84

VERY BIKEABLE



TRANSIT SCORE

88

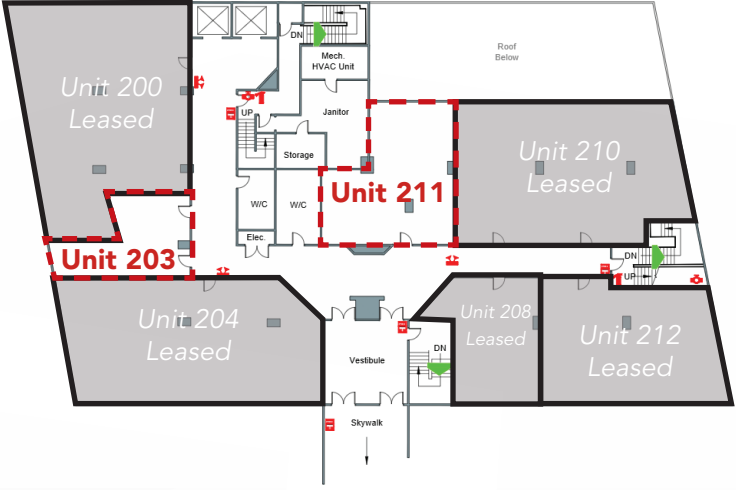
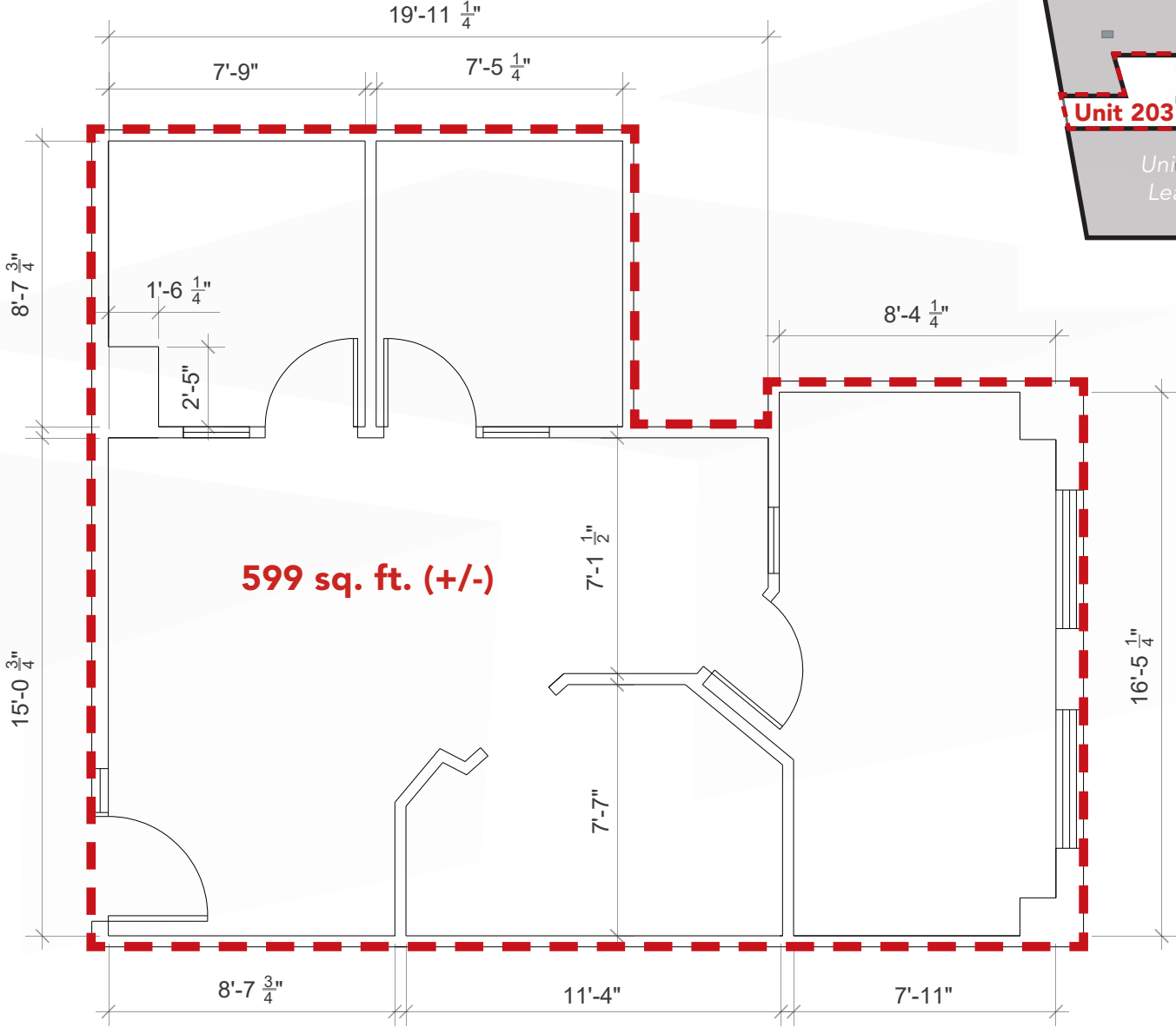
EXCELLENT TRANSIT

AREA HIGHLIGHTS

- 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

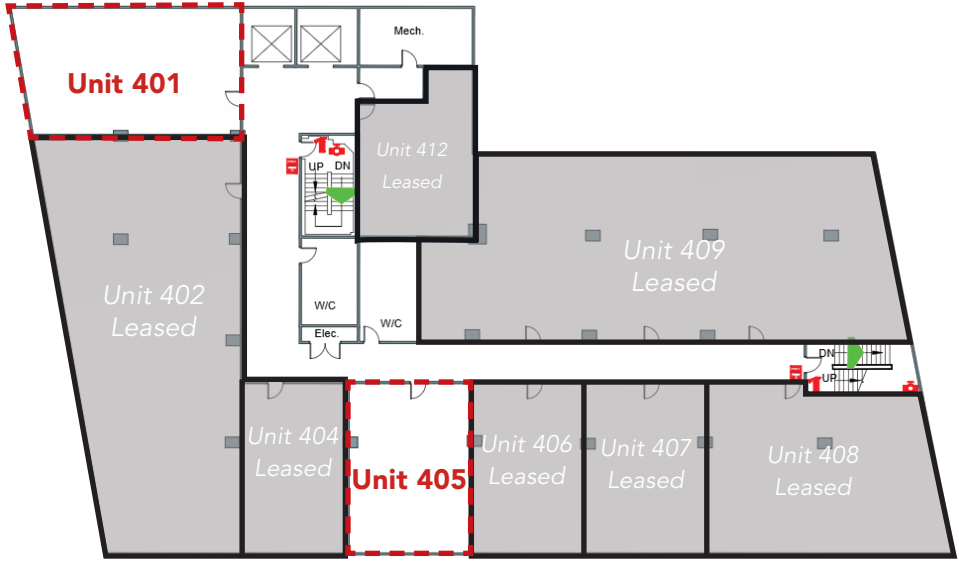
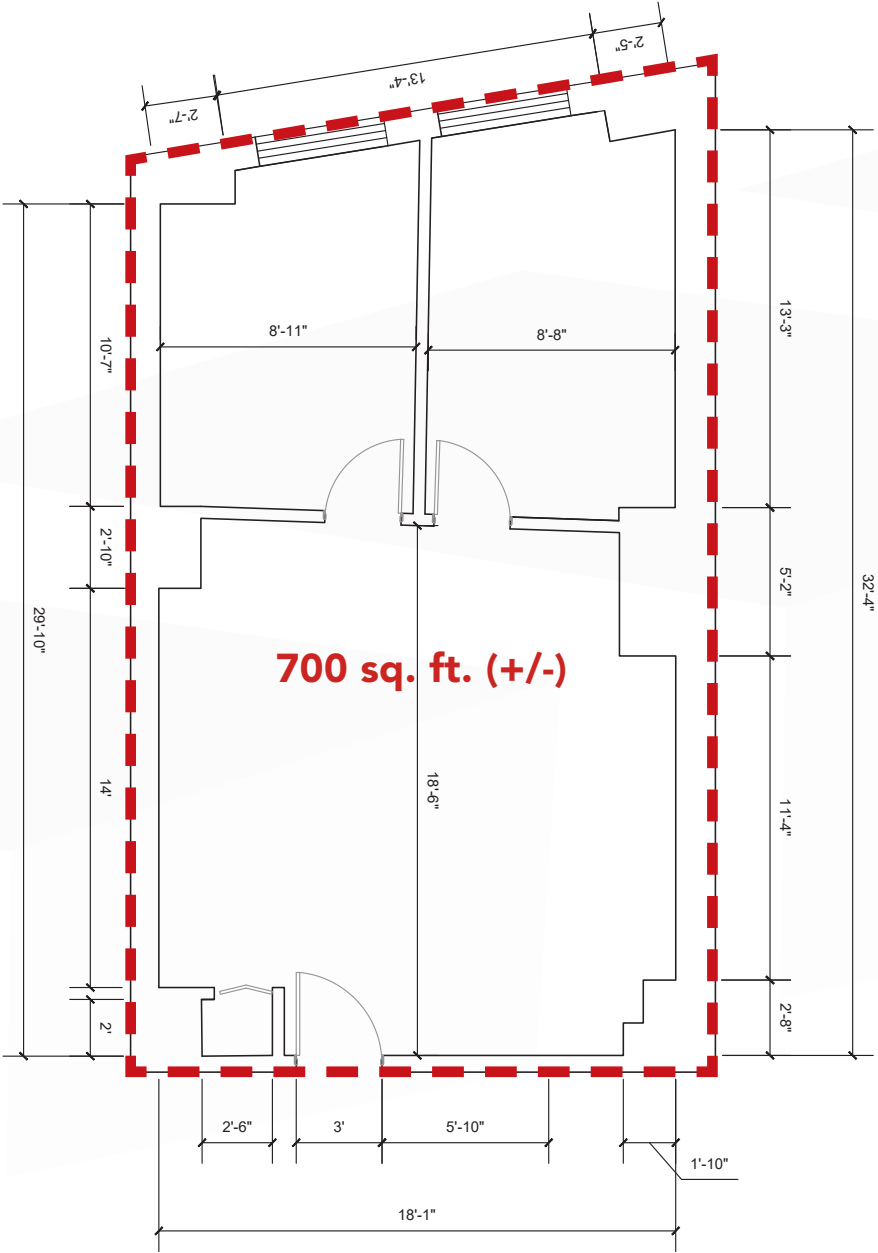
Floor Plan

SUITE 211 - MOVE-IN READY



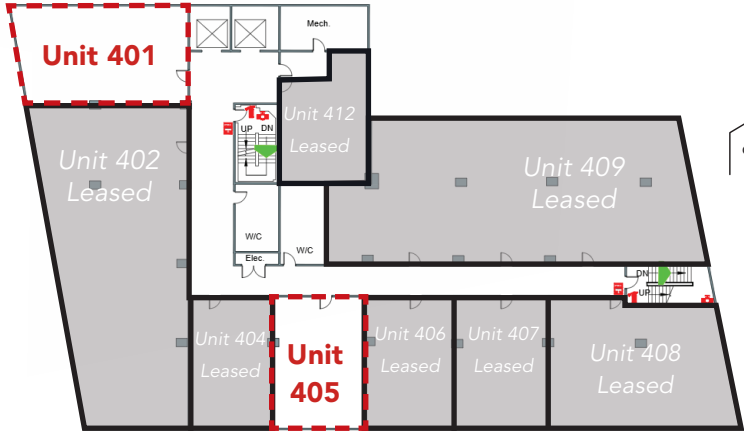
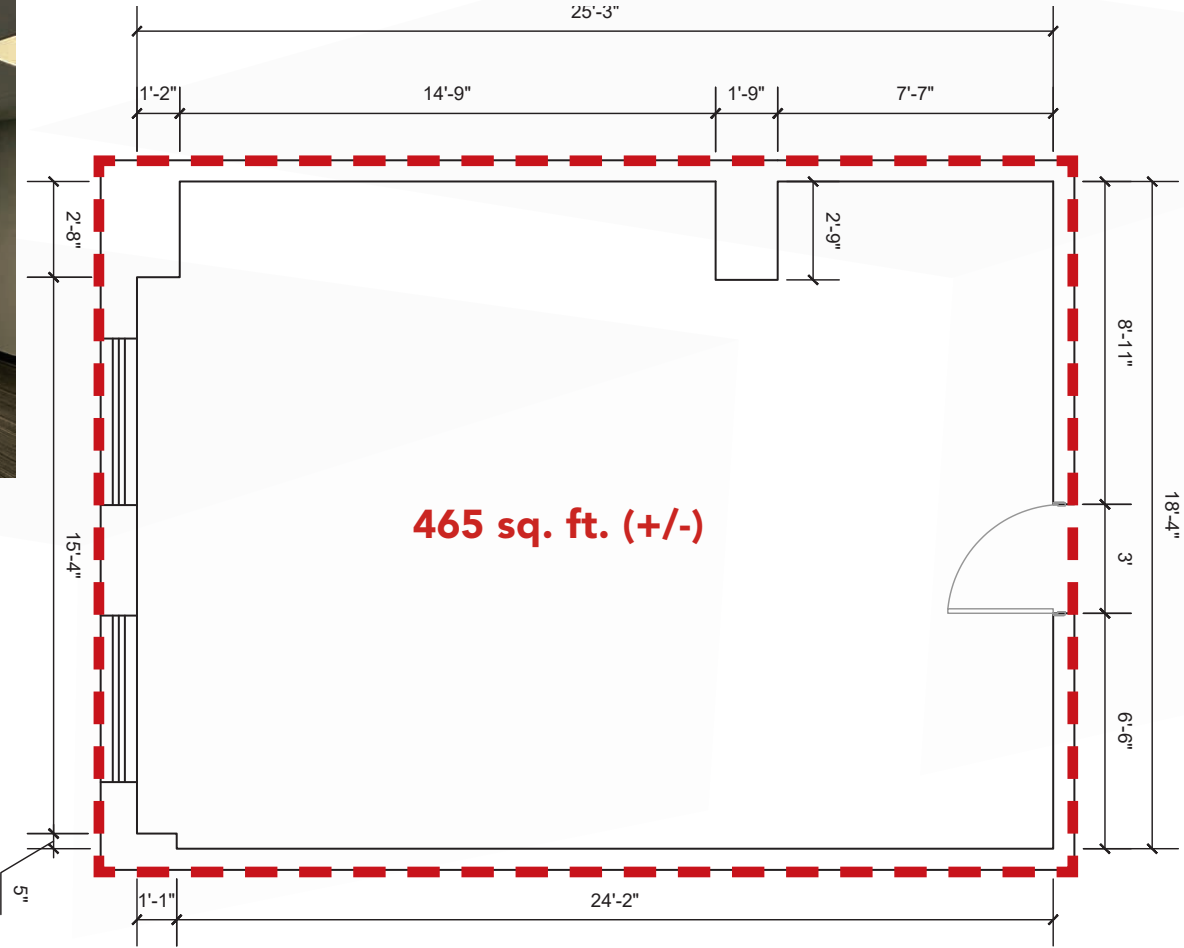
Floor Plan

UNIT 401 - MOVE-IN READY



Floor Plan

UNIT 405 - MOVE-IN READY



Floor Plan

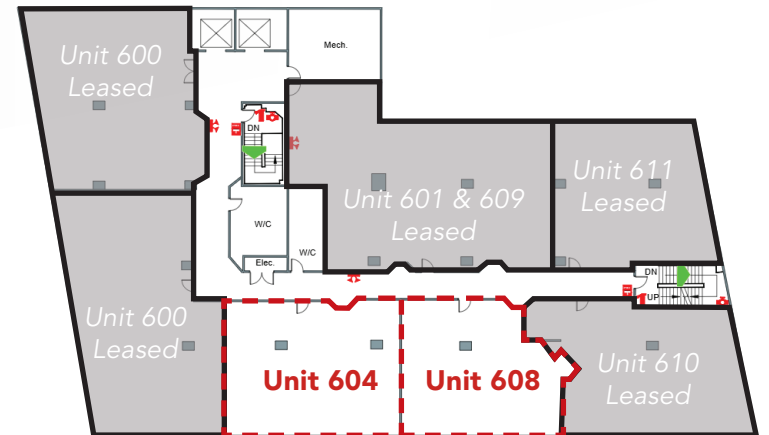
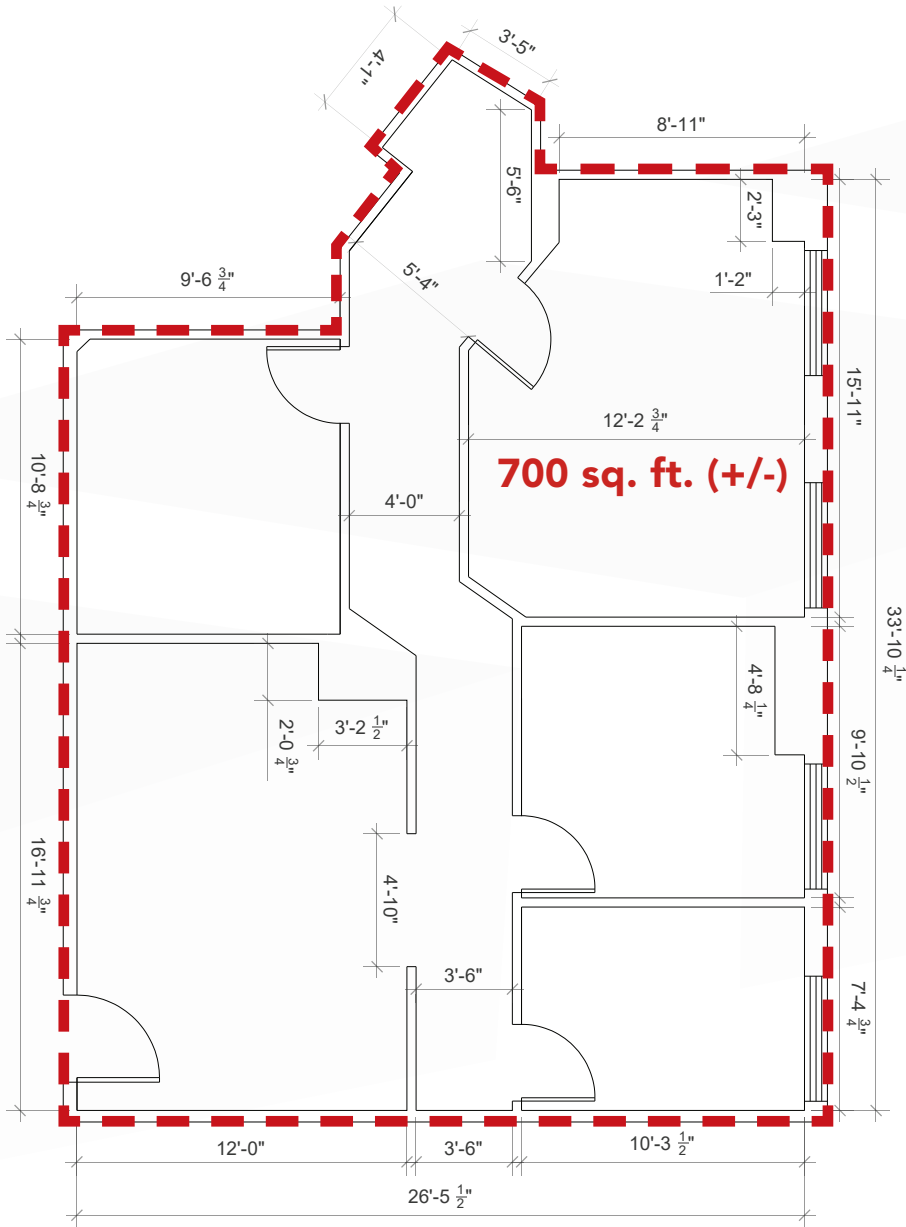
UNIT 509



Floor Plan

UNIT 608

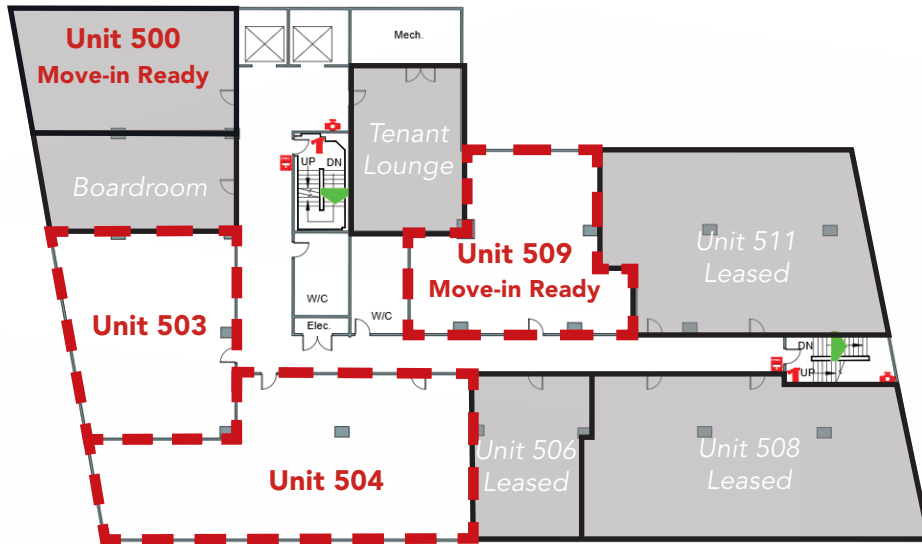
*Can be combined with Unit 604 for a total of 1,478 sq. ft.



Continuous Space Options

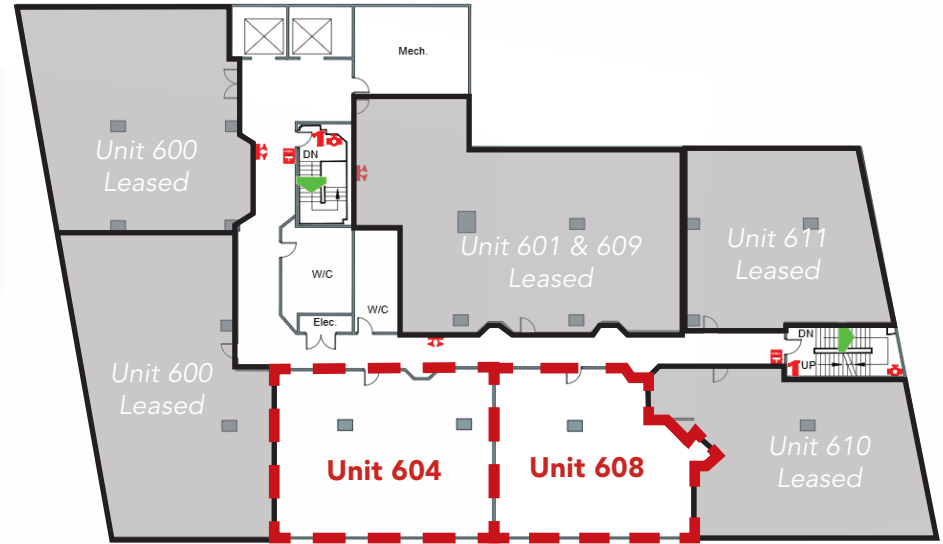
5TH FLOOR

*Units 503 & 504 can be combined for a total of 2,180 sq. ft.



6TH FLOOR

*Can be combined with Unit 604 for a total of 1,478 sq. ft.





1 Lombard Avenue

201 Portage Avenue

360 Main Street

Canadian Museum for Human Rights

Air Canada Building

Canada Life Centre

The Forks

Portage Place Mall

Manitoba Hydro Building

For Gary Hotel

Wawanesa Building

RBC Convention Centre

Investors Group Building

SITE

Contact

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