



1485 Portage Avenue, Winnipeg, Manitoba

High profile office space available **for sublease**

Up to 42,000 square feet of office space prominently located in Polo Park Shopping Centre, surrounded by great amenities sure to enhance employee experience. Easily accessible by Portage Avenue and numerous transit options.

Sean Kliewer

Senior Vice President
+1 204 926 3824
sean.kliewer@colliers.com

Jordan Bergmann

Associate Vice President
+1 204 954 1793
jordan.bergmann@colliers.com

Lauren Capri

Licensed Office Specialist
+1 204 926 3843
lauren.capri@colliers.com

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Area Overview

1485 Portage Avenue provides the best employee experience for office users; numerous food options and retail shops are easily accessible. The area is complete with upscale restaurants and a hotel with spa connected by an extended parking lot at Polo Park Shopping Centre.

Safeway and Save-On Foods are a short distance away, providing occupiers a quick and easy grocery stop for essentials on their way home.

The unit is 42,000 subdividable square feet, allowing users the opportunity to custom fit their office space to their desired use.

AREA DEMOGRAPHICS (2KM)

2021 Average household income (2km)	\$120,456.62
2021 Average age	39.8
2031 Projected population	33,757



Located on major route



Service and retail dense location



42,000 square feet



Ample parking on site



Numerous transit options



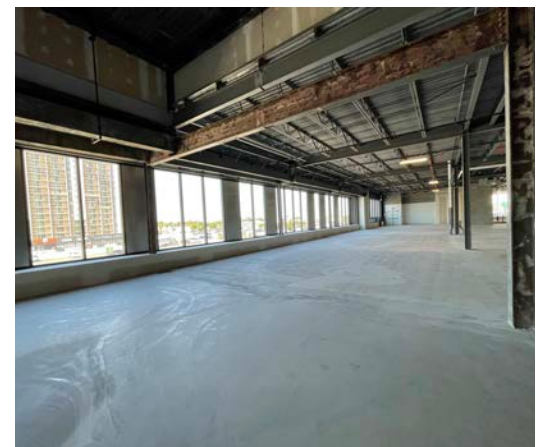
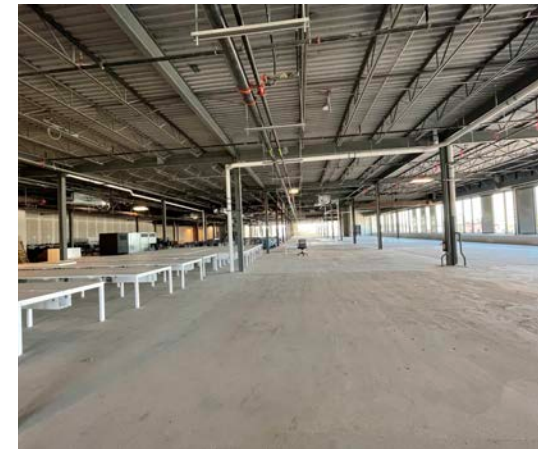
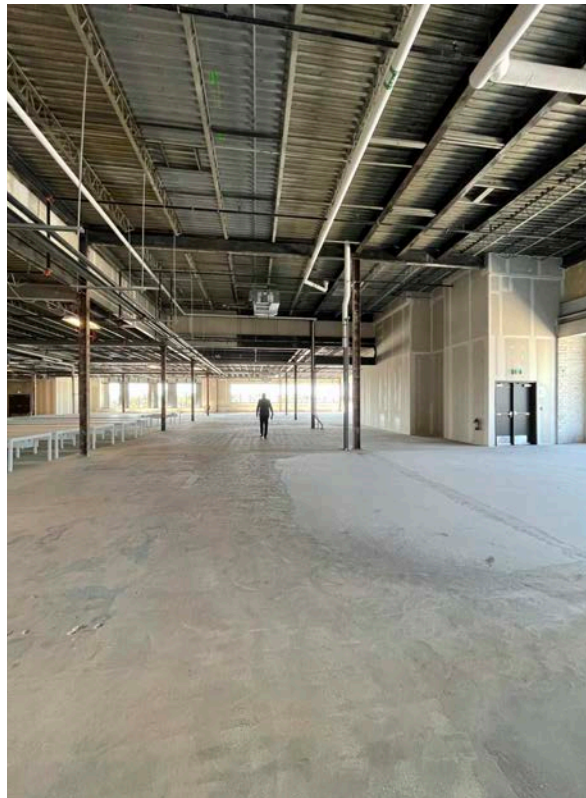
Connected to Polo Park



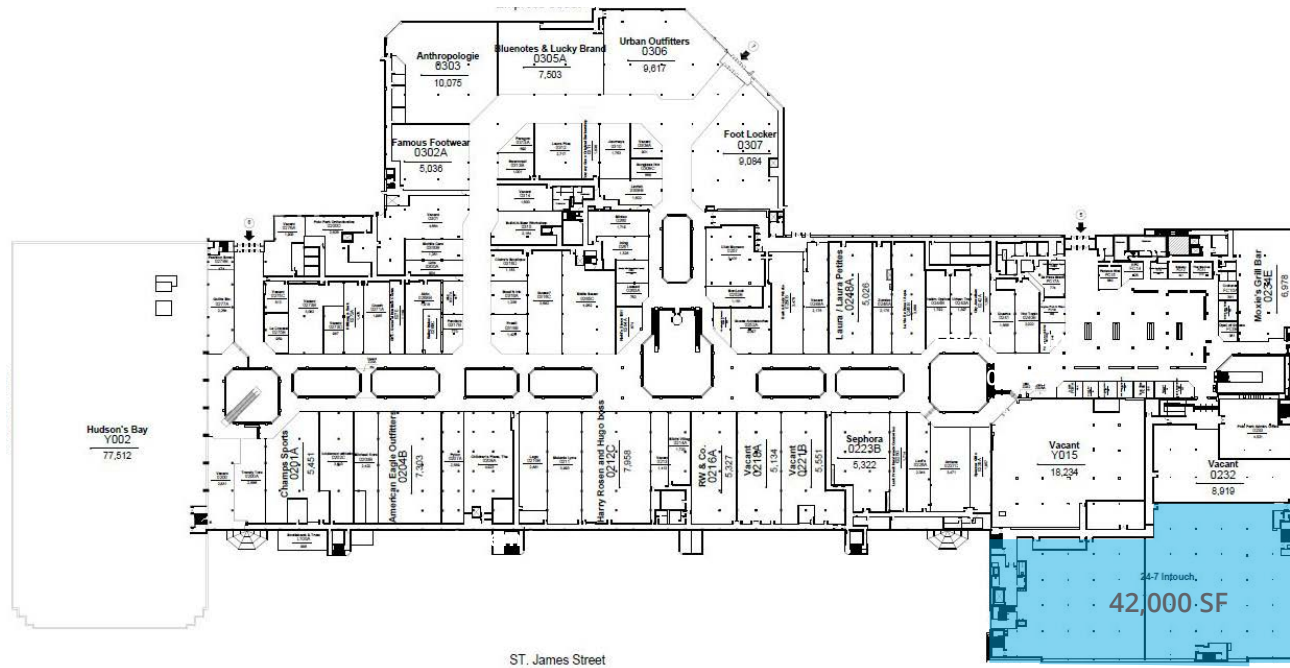
Sublease Opportunity

Civic Address	1485 Portage Avenue
Available Area	Up to 42,000 SF
Subdividable Options	Option 1 Unit A: 20,231 SF Unit B: 21,769 SF Option 2 Unit A: 21,682 SF Unit B: 20,318 SF
Location	Portage Avenue between Empress and St. James Street
Zoning	CMRRS
Year Built	1959; renovated in 2018
Transit Routes	11, 12, 77, 66, 79, 20, 78, 26, 95, 74
Express Routes	21, 22, 24, 25, 67
Premises Condition	Shell space
Features	New facade/glazing Minimum 16' clear Dedicated entrance with elevator access
Parking	Ample surface and covered parking stalls available

Sublease Expiry	September 21, 2031
Net Rent	\$17.00/SF
Operating Costs	\$4.55/SF
Realty Taxes	\$5.16/SF
HVAC	\$4.95/SF
Hydro Electricity	Tenant will pay services directly
Sublease Inducements	To be negotiated
Available	<i>Immediately</i>



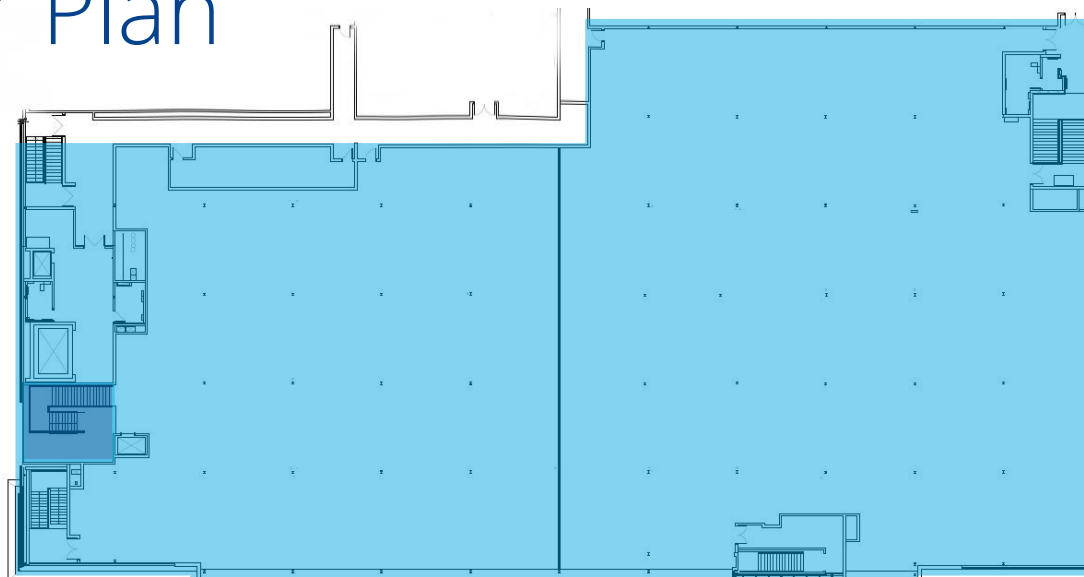
Site Plan



Highlights

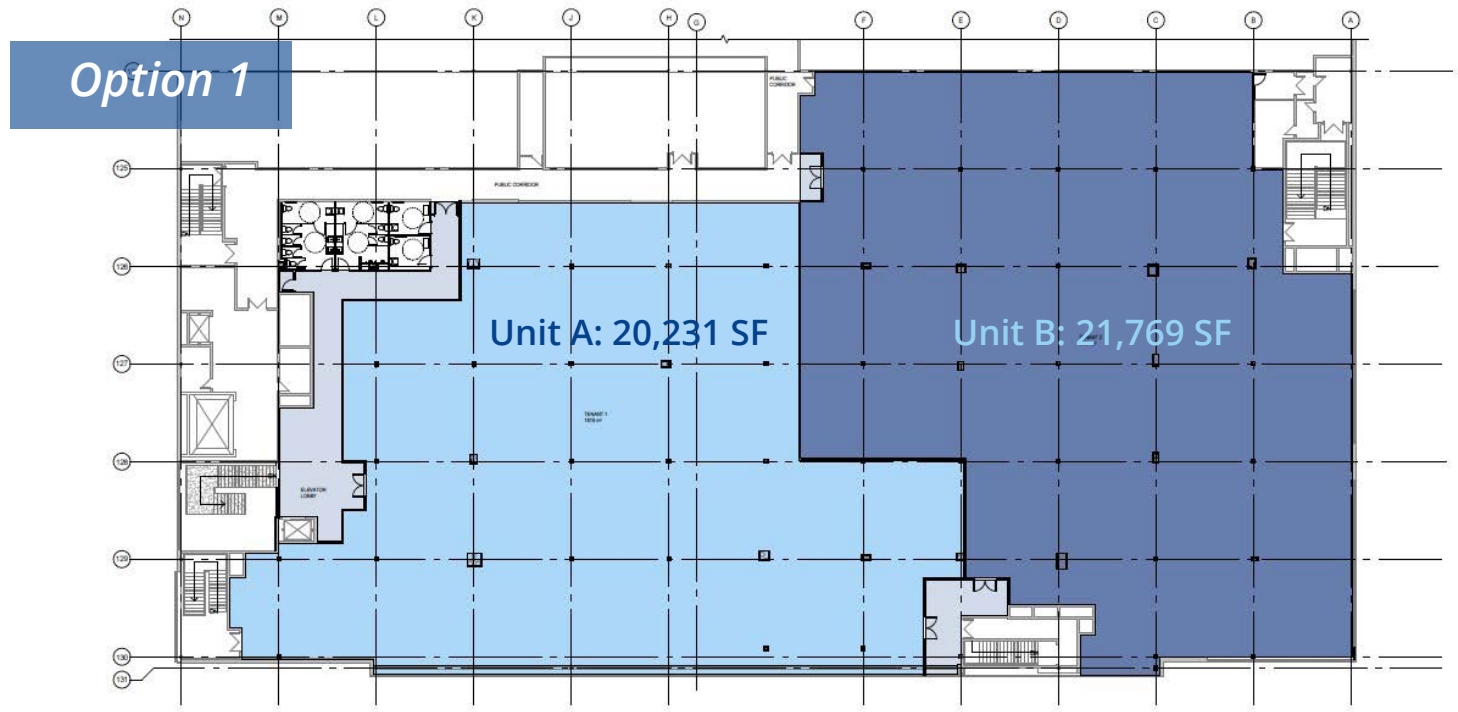
- Shell space
- Ability to subdivide space to suit custom needs
- Indoor connected
- Secured building
- Fully equipped and accessible with elevators/escalators in mall
- Ample parking available

Floor Plan

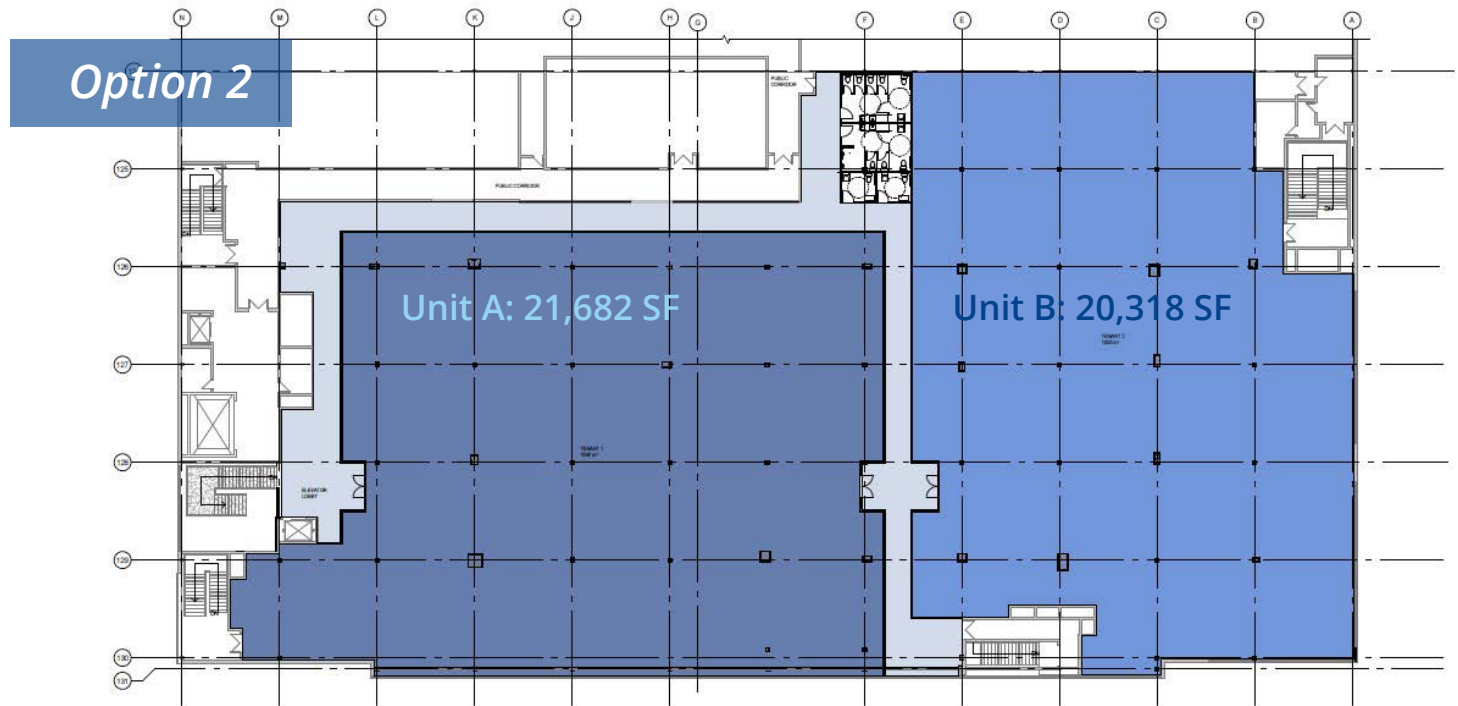


42,000
square feet
available

Possible Demising Options



OPTION 1 - TWO TENANT
1-150



OPTION 2 - TWO TENANT
1-150

Greater Area Amenities

Convenient second floor location in Polo Park Shopping Centre, anchored by EQ3, Hudson's Bay Company, and H&M.

Tenants and shoppers are surrounded by major transit routes, restaurant chains such as Joeys, Earls, and Tony Roma's. Bank of Montreal and Safeway are within walking distance.

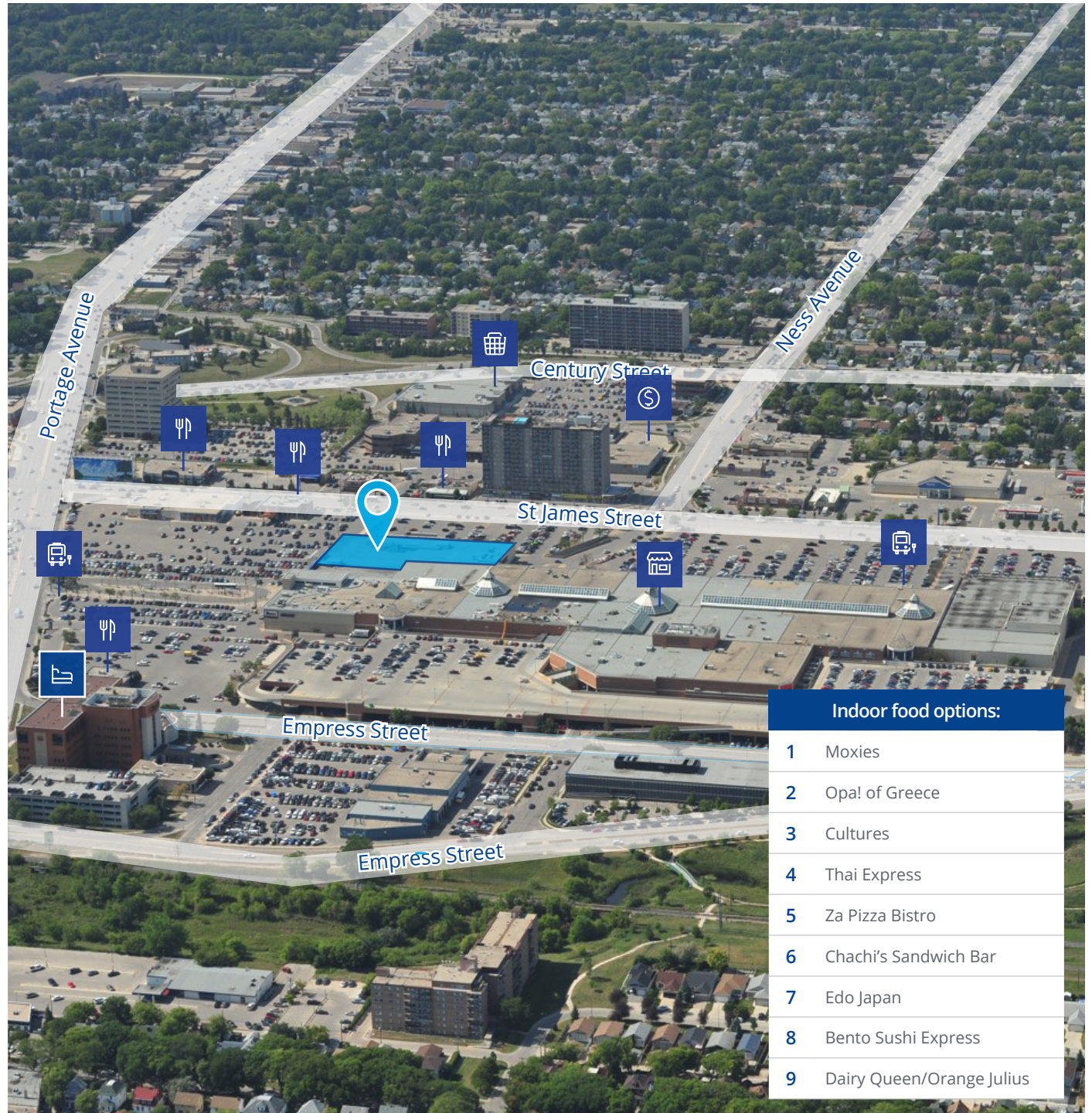
Indoor accessible amenities provide numerous food options without the need to step outdoors.

 Subject premises

 Restaurant  Grocery

 Bank  Hotel

 Transit Station  Shopping



Indoor food options:	
1	Moxies
2	Opal of Greece
3	Cultures
4	Thai Express
5	Za Pizza Bistro
6	Chachi's Sandwich Bar
7	Edo Japan
8	Bento Sushi Express
9	Dairy Queen/Orange Julius



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