

DOWNTOWN OFFICE SPACE FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.



428 PORTAGE AVENUE, WINNIPEG, MB



PROPERTY OVERVIEW

PROPERTY DETAILS

AREA AVAILABLE (+/-)	Unit 203:	356 sq. ft.
	Unit 211:	599 sq. ft.
	Unit 300B:	613 sq. ft.
	Unit 402:	1,791 sq. ft.
	Unit 405:	465 sq. ft.
	Unit 412:	452 sq. ft.
	Unit 500:	636 sq. ft.
	Unit 503:	855 sq. ft.
	Unit 509:	730 sq. ft.
	Unit 604:	778 sq. ft.
	Unit 608:	700 sq. ft.

**Units 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 \$14.18 per sq. ft. (est. 2026)

FINANCIAL HIGHLIGHTS

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

PROPERTY HIGHLIGHTS

- 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
Walker's Paradise
100



BIKE SCORE
Very Bikeable
85



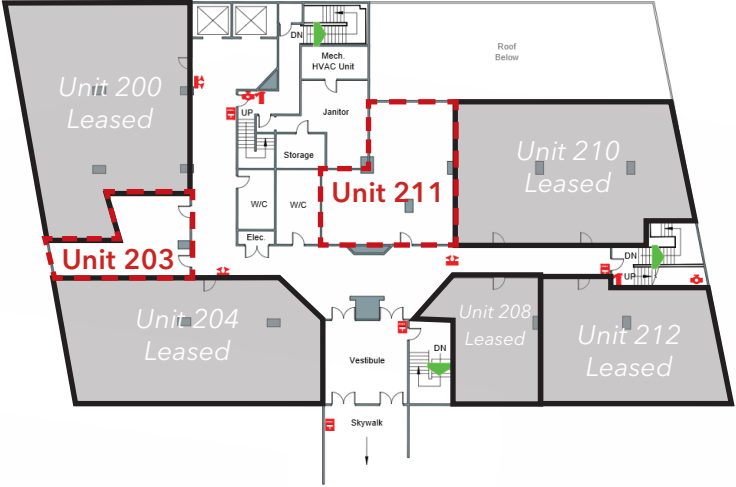
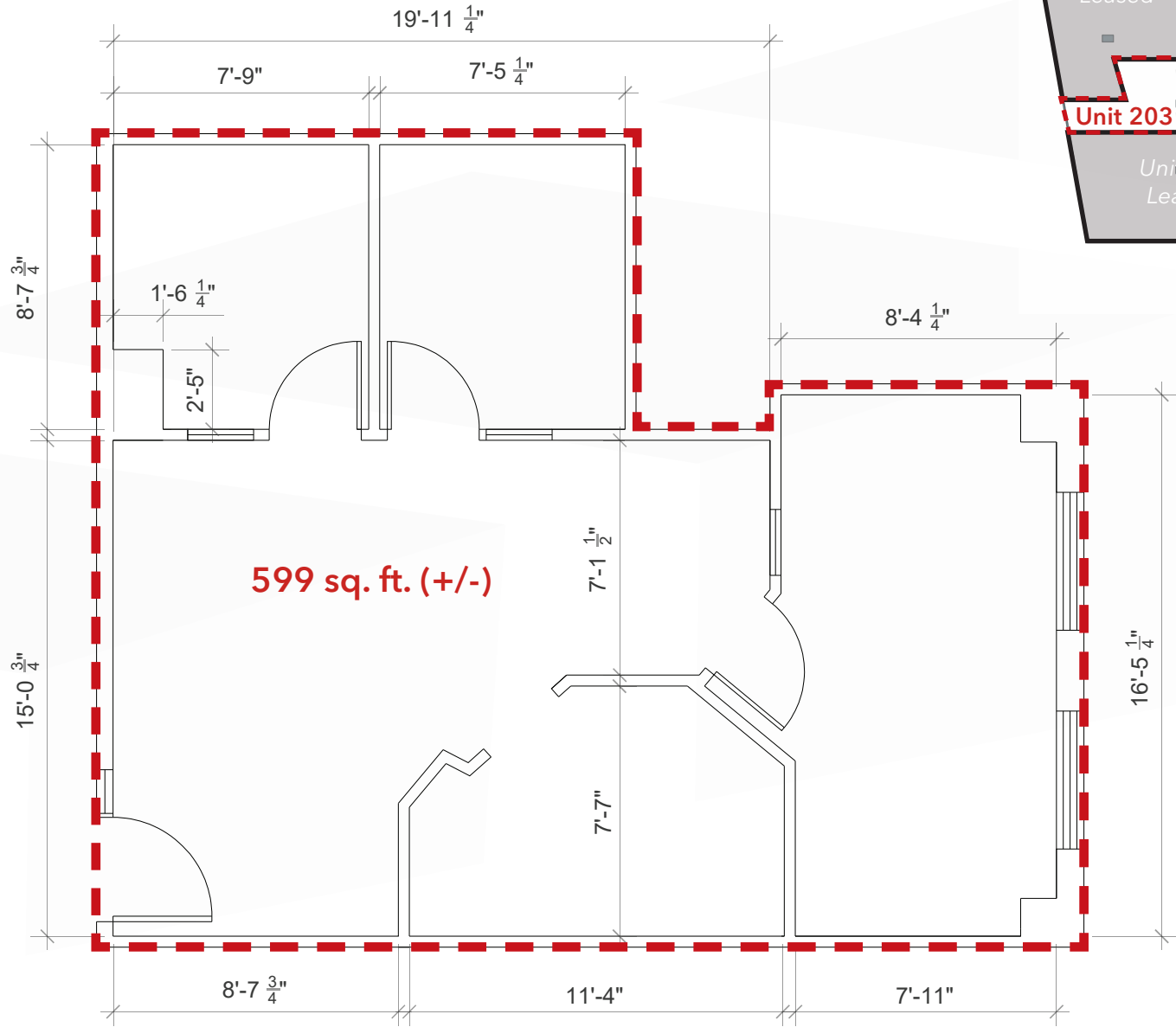
TRANSIT SCORE
Excellent Transit
78

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

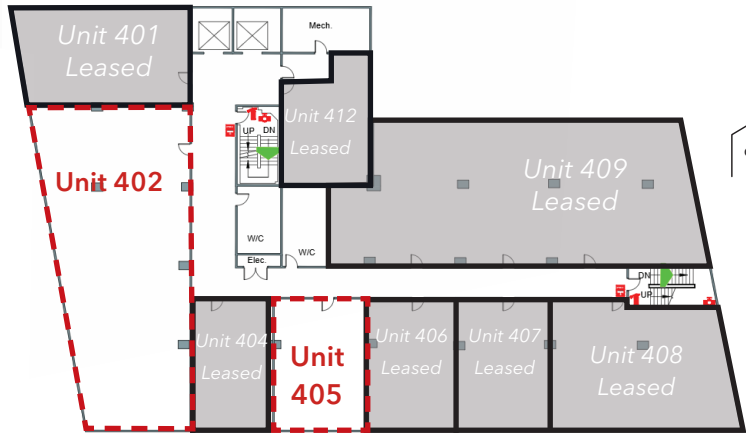
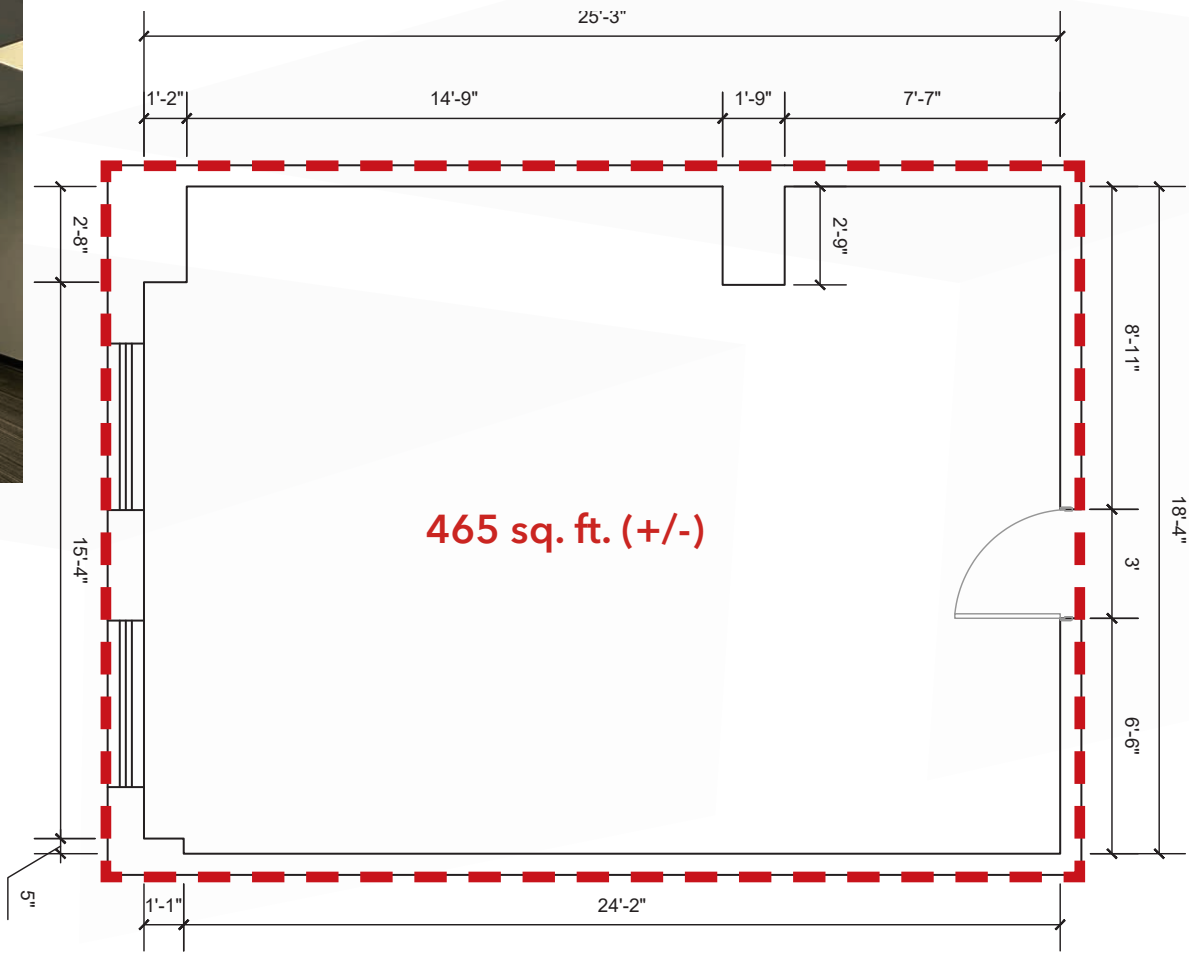
FLOOR PLAN

UNIT 211 - MOVE-IN READY



FLOOR PLAN

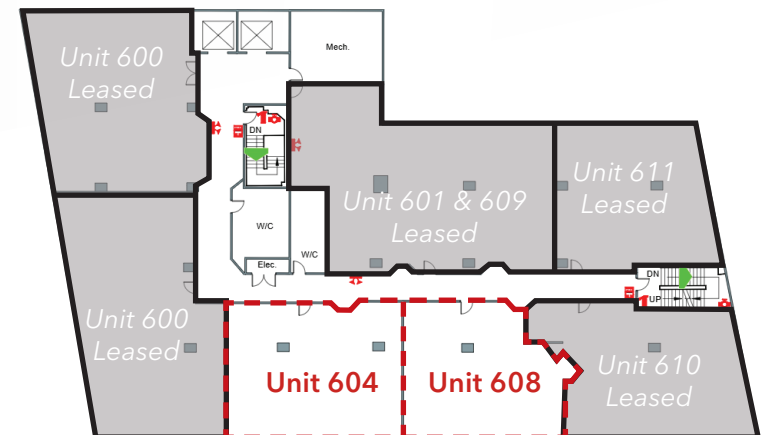
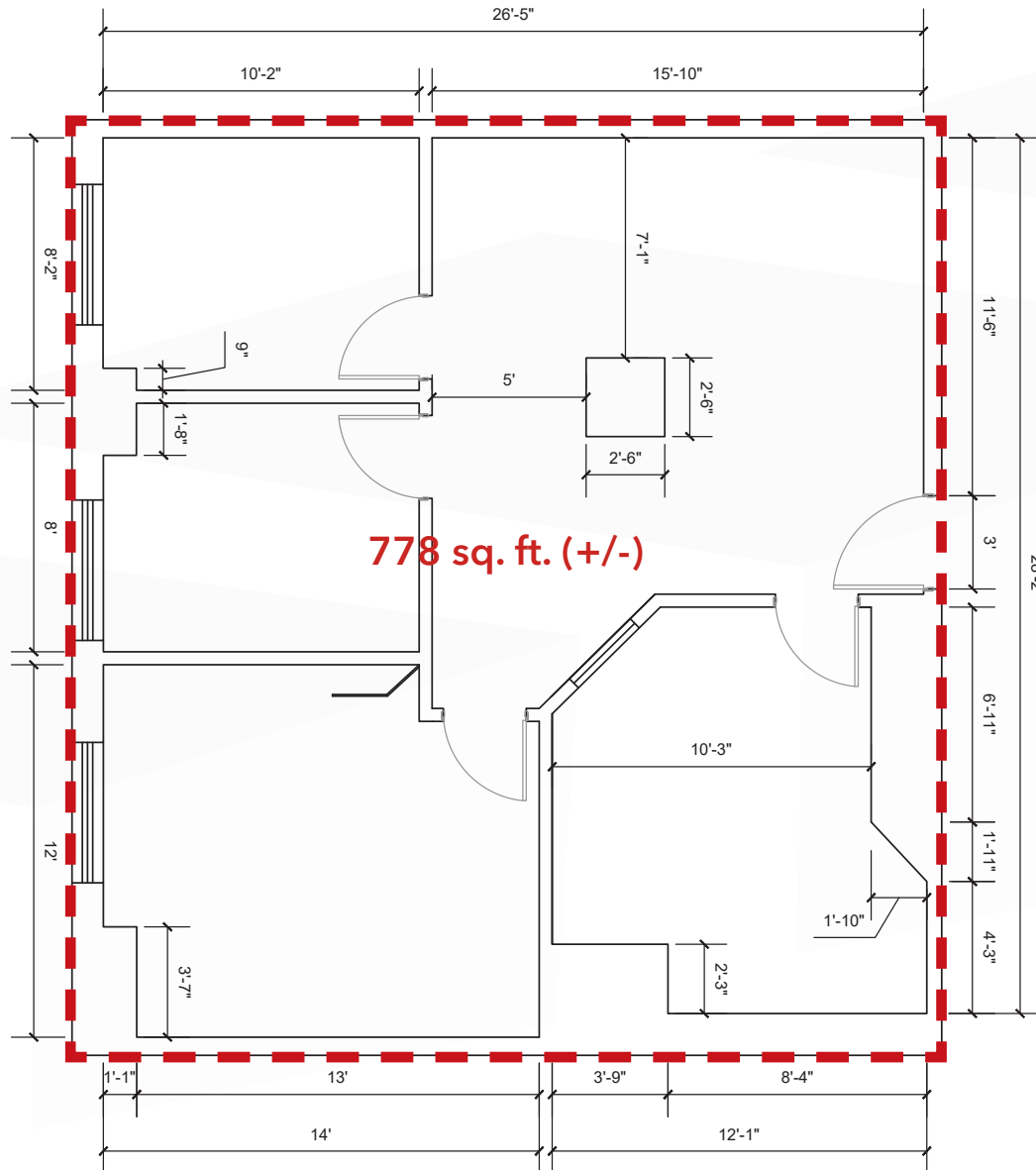
UNIT 405 - MOVE-IN READY



FLOOR PLAN

*Can be combined with Unit 608 for a total of 1,478 sq. ft.

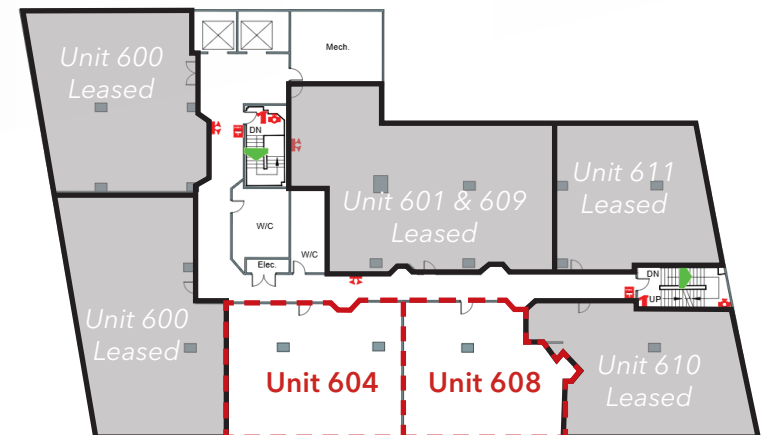
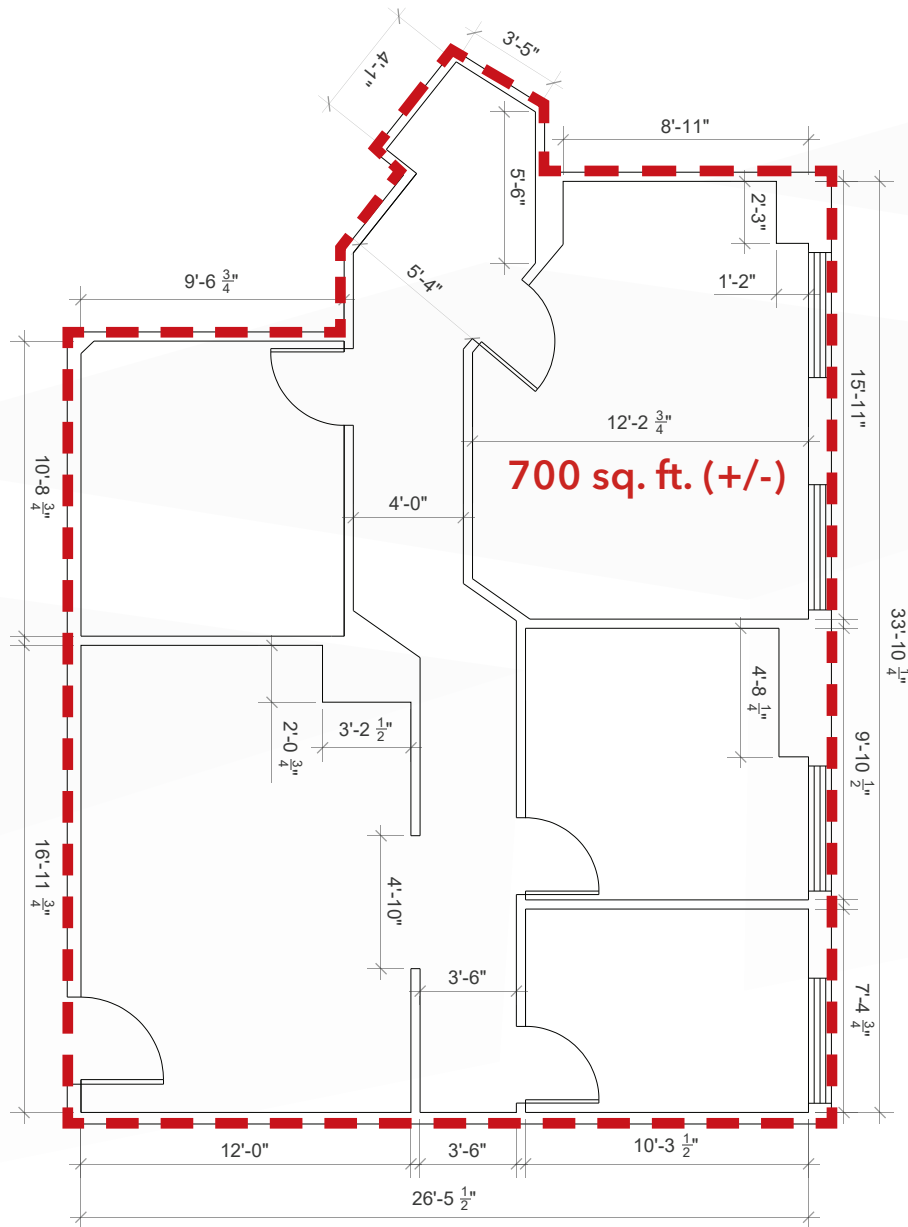
UNIT 604 - MOVE-IN READY



FLOOR PLAN

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

UNIT 608 - MOVE-IN READY



CONTIGUOUS SPACE OPTION

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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