



2145 PORTAGE AVENUE WINNIPEG, MB

Property Details

AREA AVAILABLE Unit 2: 1,494 sq. ft. (+/-)

NET RENTAL RATE \$20.00 per sq. ft.

ADDITIONAL RENT \$5.50 per sq. ft. (+/-)

HEAD LEASE EXPIRY September 30, 2023

PROPERTY HIGHLIGHTS

- Frontage on Portage Avenue
- Excellent visibility and access
- Average daily traffic count of 53,500 vehicles (City of Winnipeg Traffic Flow Map)
- Ample on-site parking available
- Densely populated surrounding neighbourhood
- Signage opportunity available
- Elevator and stair access to 2nd Floor

CONTACT

Bob Antymniuk

Senior Director - Sales & Leasing

204.943.5700

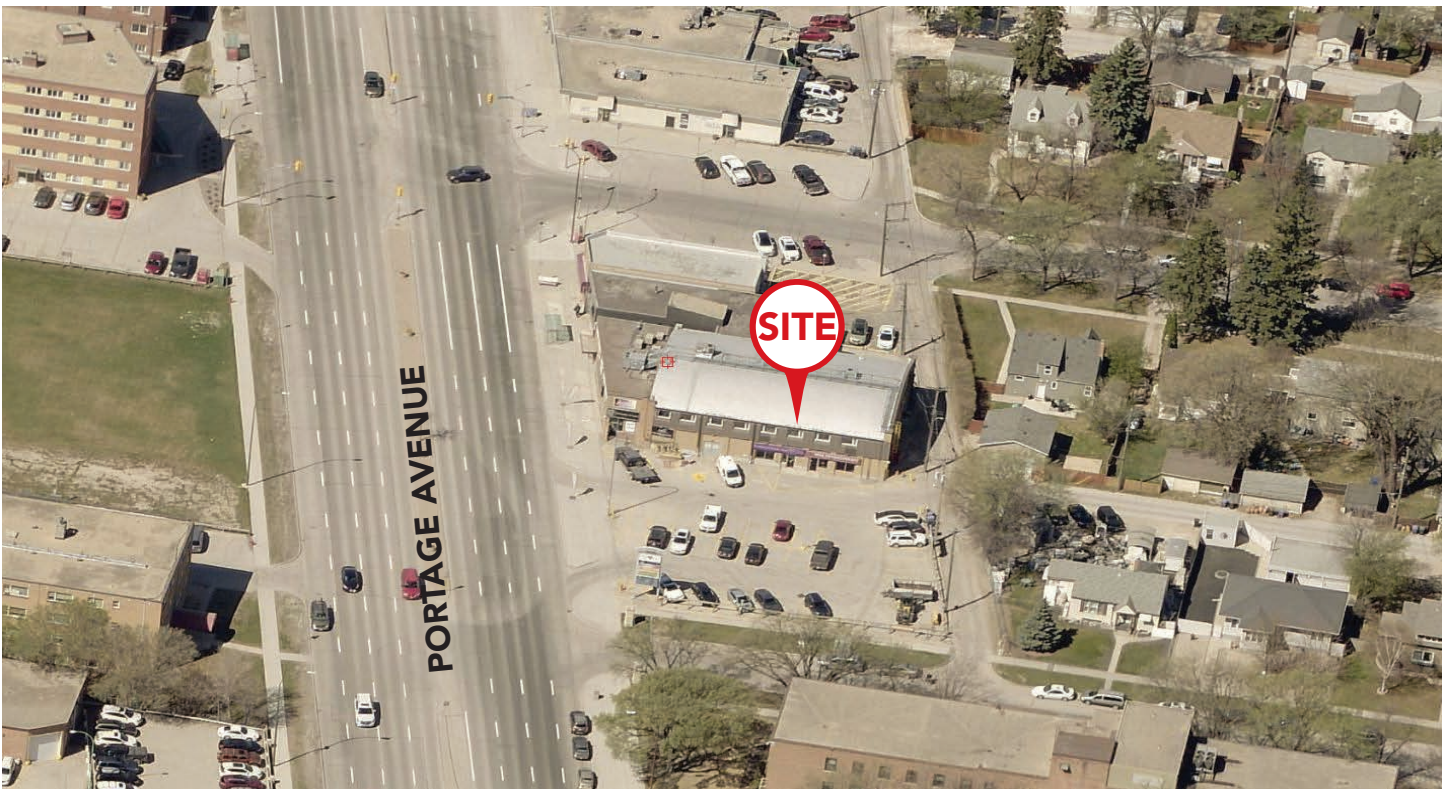
bob.antymniuk@capitalgrp.ca

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UNIT 2 EXTERIOR PHOTO

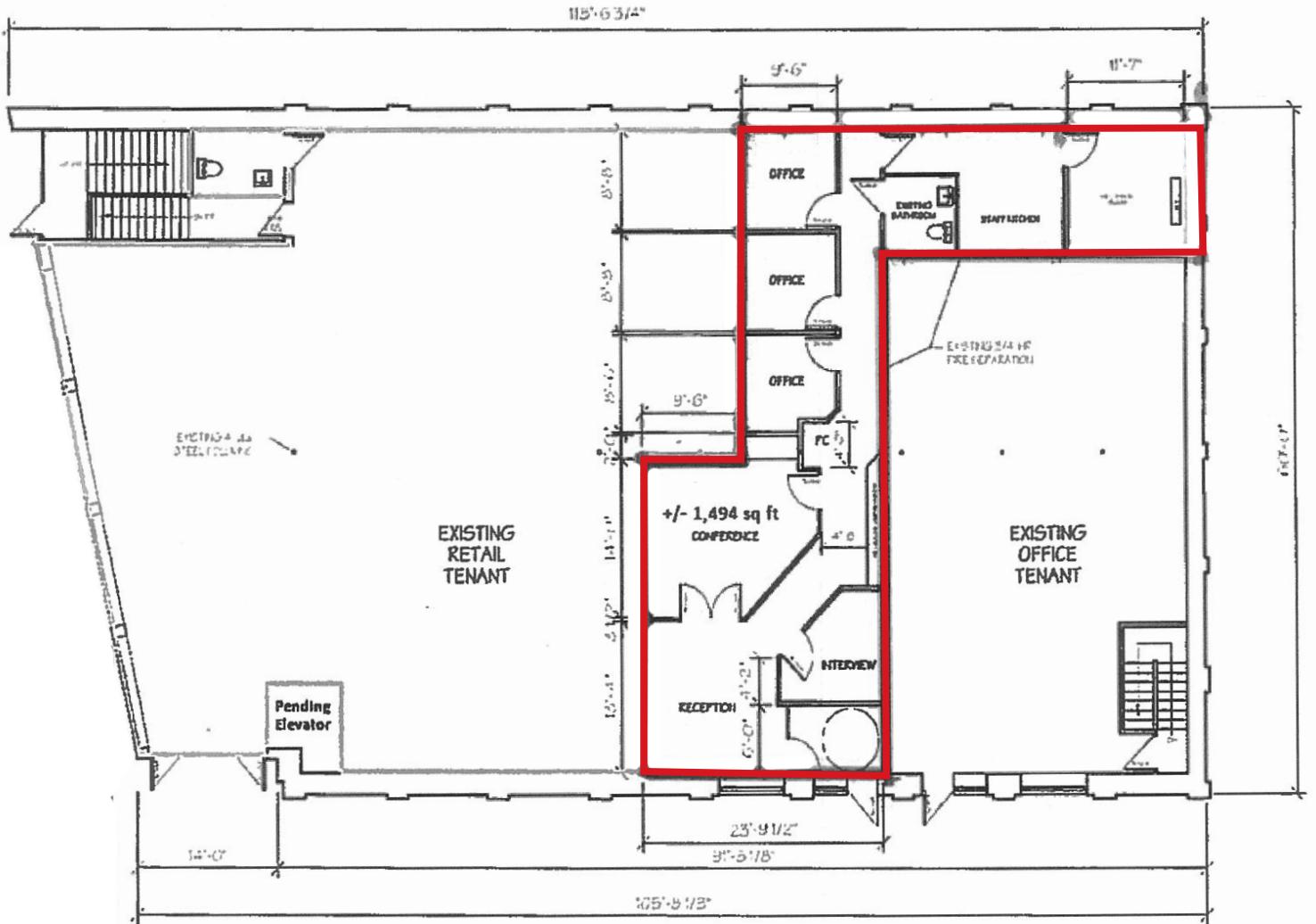


SITE AERIAL

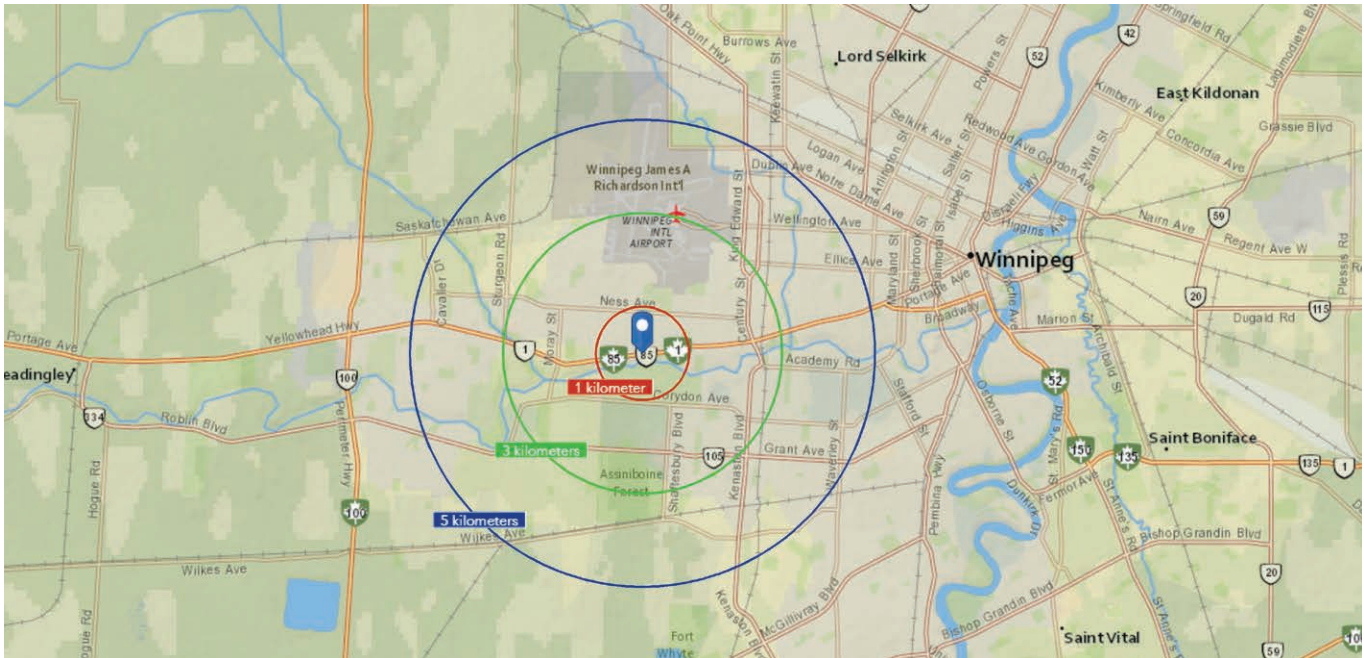


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MAIN FLOOR PLAN



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DEMOGRAPHIC ANALYSIS

 POPULATION	 PROJECTED POPULATION (2029)	 MEDIAN AGE
1 KM 9,600	1 KM 12,655	1 KM 42
3 KM 68,020	3 KM 82,046	3 KM 40
5 KM 125,089	5 KM 149,516	5 KM 40
 TOTAL HOUSEHOLDS	 AVERAGE HOUSEHOLD INCOME	 PROJECTED HOUSEHOLD INCOME (2029)
1 KM 3,628	1 KM \$114,672	1 KM \$149,367
3 KM 25,538	3 KM \$111,465	3 KM \$143,176
5 KM 48,653	5 KM \$107,881	5 KM \$138,558

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