



FOR LEASE

240 Portage Avenue

Full Fee to
Outside Agent!



Chris Hourihan
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200 - 55 Donald Street

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FOR LEASE

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(+/-) 1,600 sf Office Retail

PROPERTY HIGHLIGHTS

- Retail or office space fronting Portage Avenue with dedicated entrance to unit
- Ideal for medical, convenience, restaurant, or other retail and professional uses
- Located two blocks east of Canada Life Centre and steps away from Portage & Main, Winnipeg's iconic intersection
- Unit ready for tenant fixturing with new sprinkler and HVAC system
- Beautifully renovated common area washrooms and hallways (access shared with small number of commercial tenants)
- Major bus stop conveniently located in front
- Attached parkade (295 stalls) connected via rear door (fob-controlled)
- Zoned M (Multiple Use)

Lease Rate: \$13.50 psf Net
CAM & Tax: \$8.70 psf (2022 est.)
plus utilities



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AREA MAP



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240 Portage Avenue

FLOOR PLAN



-  ELEVATOR TO PARKADE
-  COMMON WASHROOMS

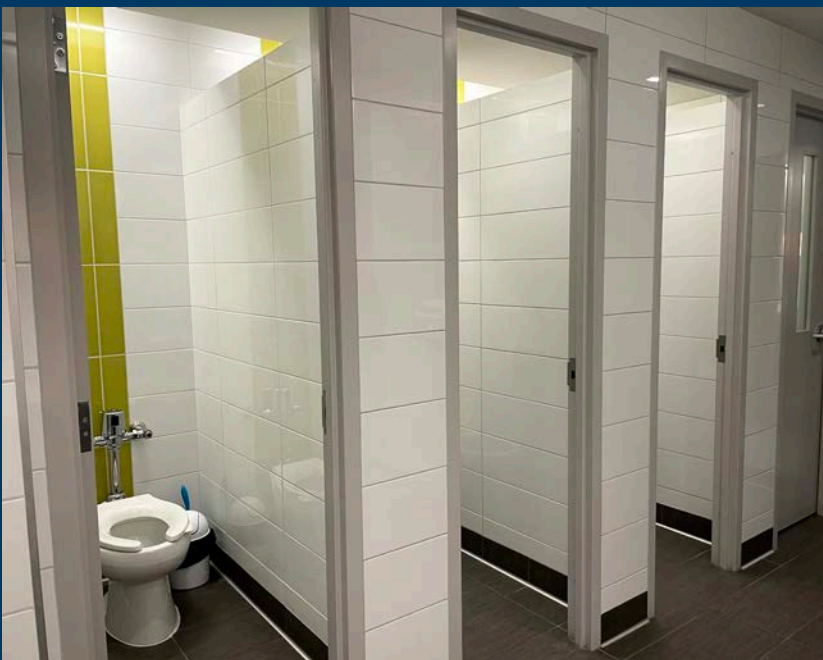
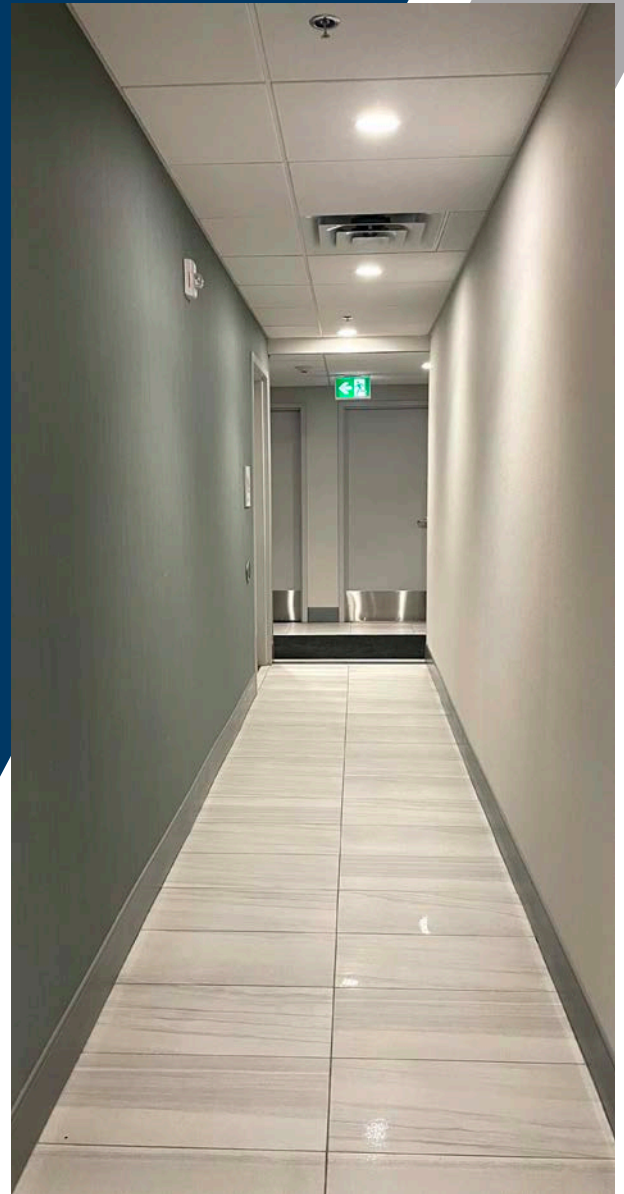
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COMMON ACCESS CORRIDORS AND WASHROOMS



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