

FOR LEASE
DOWNTOWN OFFICE/RETAIL SPACE



Chartier Centre

570 Portage Avenue, Winnipeg, MB

PROPERTY DETAILS

BUILDING AREA 35,919 sq. ft. (+/-)

AREA AVAILABLE Unit 101: 2,580 sq. ft. (+/-)
Unit 102: 2,087 sq. ft. (+/-)

ZONING C2 Commercial

RENTAL RATE \$13.50 per sq. ft.

ADDITIONAL RENT \$7.53 per sq. ft. (est. 2015)

HIGHLIGHTS

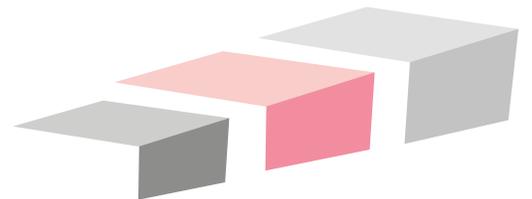
- Newly redeveloped building facade and interior.
- Average daily traffic flow on Portage Avenue at Young Street is 47,900 vehicles.
- Building is located across from the University of Winnipeg.
- Dedicated on-site tenant parking in paved lot at rear of building.

For more information please contact:

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ZONING AERIAL



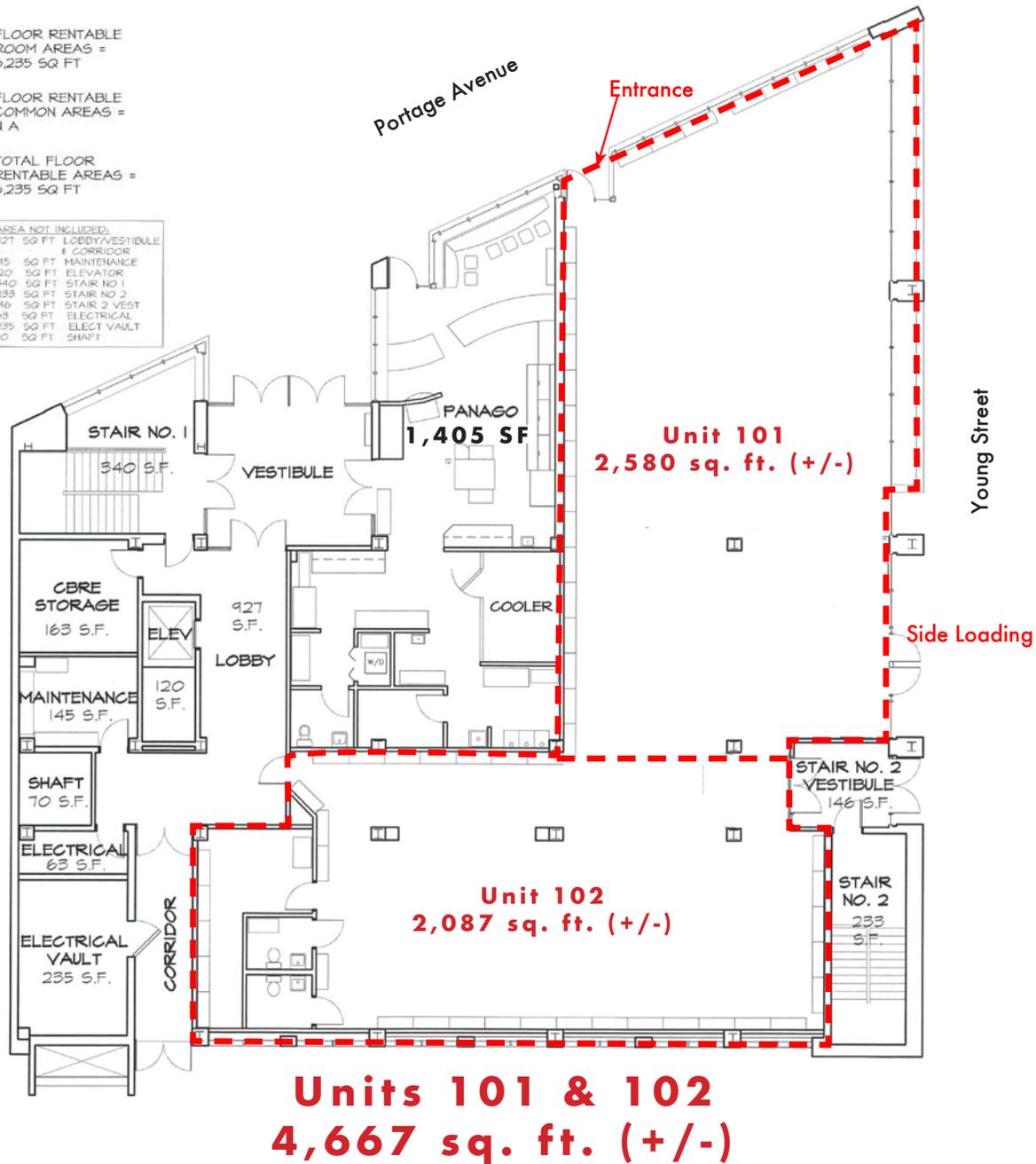
SITE PLAN

FLOOR RENTABLE ROOM AREAS = 6,235 SQ FT

FLOOR RENTABLE COMMON AREAS = N A

TOTAL FLOOR RENTABLE AREAS = 6,235 SQ FT

AREA NOT INCLUDED:	
927	50 FT LOBBY/VESTIBULE & CORRIDOR
145	50 FT MAINTENANCE
120	50 FT ELEVATOR
340	50 FT STAIR NO 1
233	50 FT STAIR NO 2
146	50 FT STAIR 2 VEST
63	50 FT ELECTRICAL
235	50 FT ELECT VULT
70	50 FT SHAFT



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