



294 Portage Avenue, Winnipeg MB

# Skywalk connected office spaces for lease

294 Portage is located in Winnipeg's SHED with connection to the skywalk system, offering tenant's climate controlled paths to Portage & Main and back to Canada Life Centre. The building offers enclosed parking in the attached parkade of the Radisson Hotel.

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# Property Overview

Building on the success of the MTS Centre and in keeping with downtown revitalization efforts of other major North American cities, the Sports, Hospitality and Entertainment District (SHED) was established as the focal point of the new Portage Avenue Development Strategy.

While the boundaries may vary, depending on the marketplace, the essence is to create an area that capitalizes on the increased density of users and activities and forges a plan that capitalizes on the extraordinary and underutilized resources of the area.

Source - <http://centrepointwinnipeg.com/centrepoin/the-shed/>

<b>Address</b>	294 Portage Avenue, Winnipeg Manitoba	
<b>Zoning</b>	C - Character	
<b>Parking</b>	Attached parkade	
<b>Available</b>	Immediately	
<b>Lease rate</b>	\$21.95/SF gross	
	Unit 508	1,467 SF
	Unit 511	795 SF
	Unit 607	779 SF
	Unit 700	3,322 SF
	Unit 806	723 SF
	Unit 900	1,247 SF
	Unit 910	4,619 SF
	Unit 926	2,378 SF

## Key Highlights



Excellent transit access



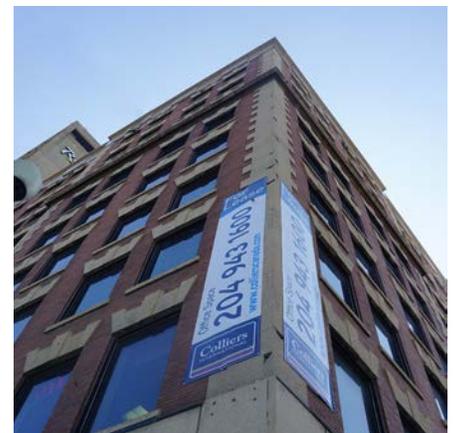
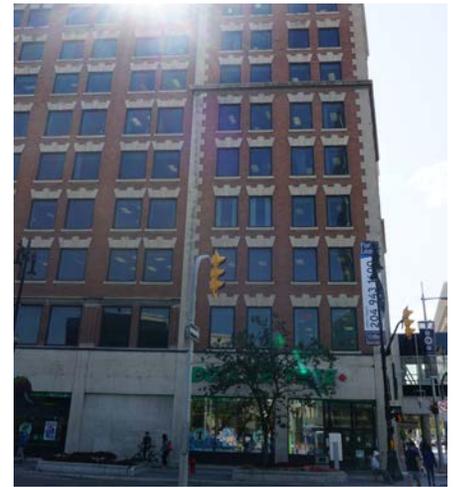
Numerous restaurants in area



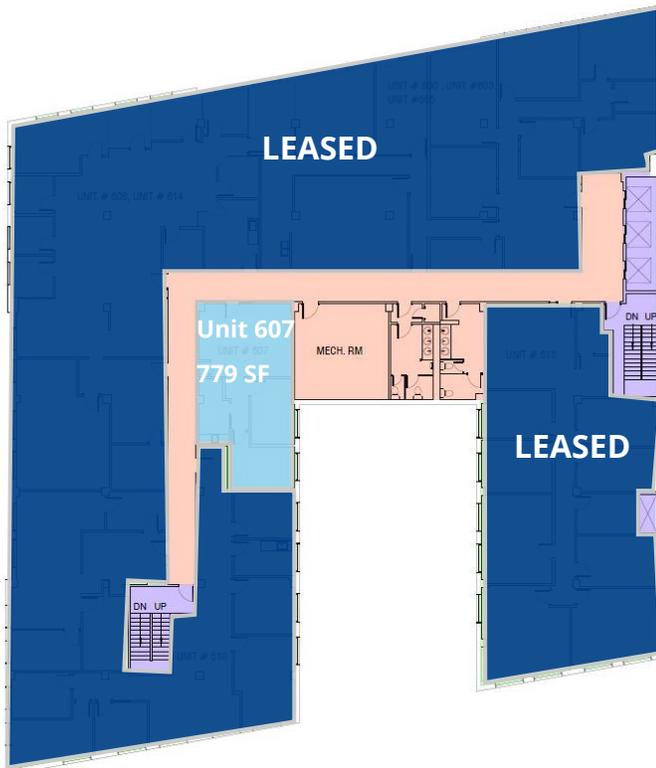
Attached parkade to building



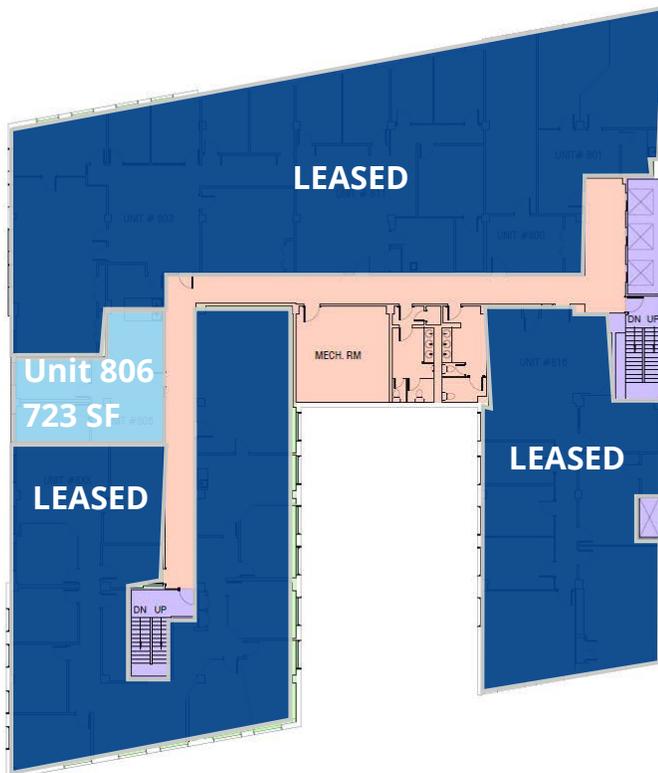
Walk Score  
**99**



# Floor Plans



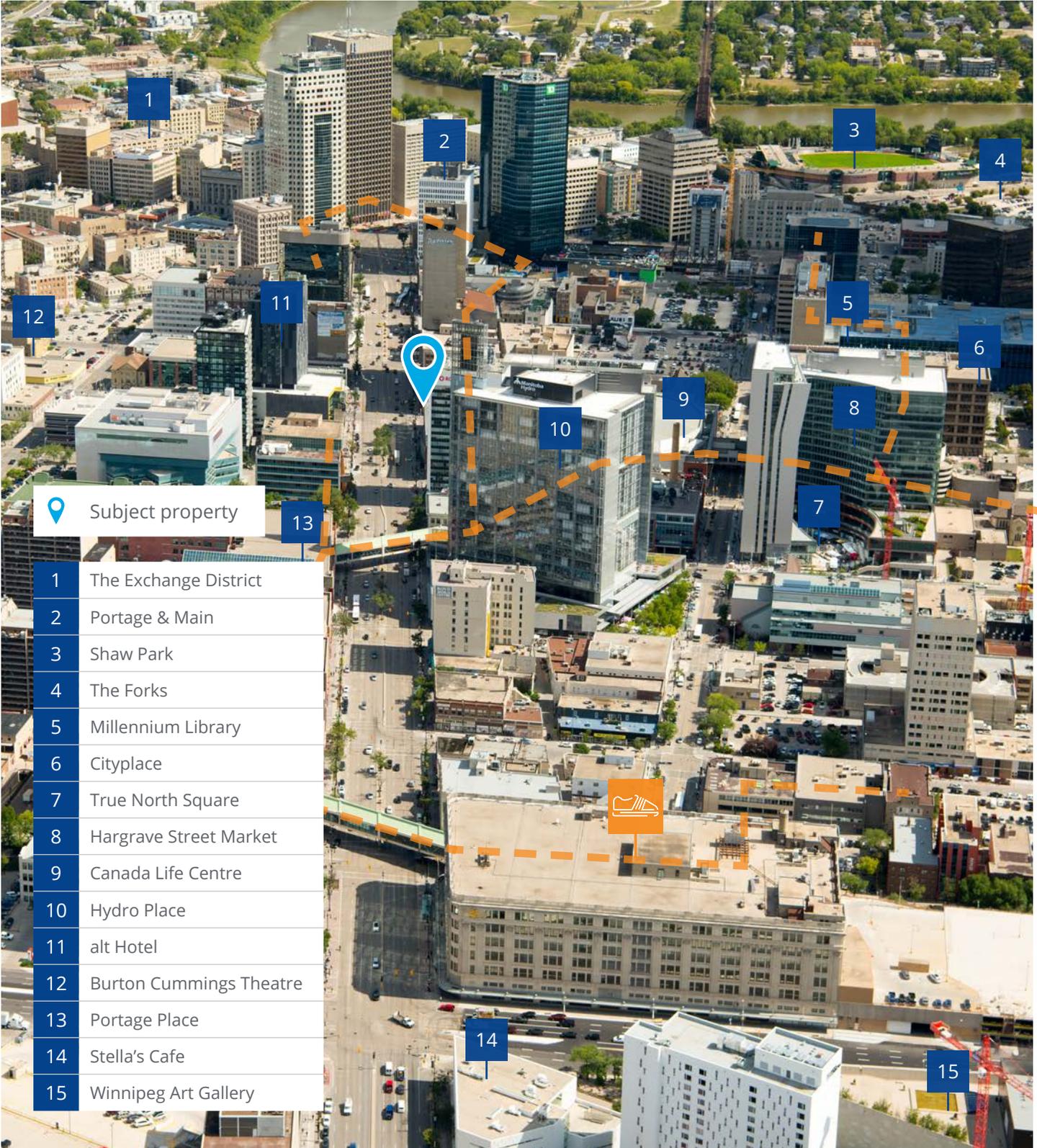
# Floor Plans



# Floor Plans



# Surrounding Amenities





Colliers

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