

388 Portage Avenue

The Boyd Building

MEDICAL / FLEX SPACE FOR LEASE



**AVISON
YOUNG**

Landmark building with modern amenities

Positioned directly south of the new Portage Place development in downtown Winnipeg, the historic Boyd Building has been a celebrated architectural landmark since 1912, distinguished by its timeless design.

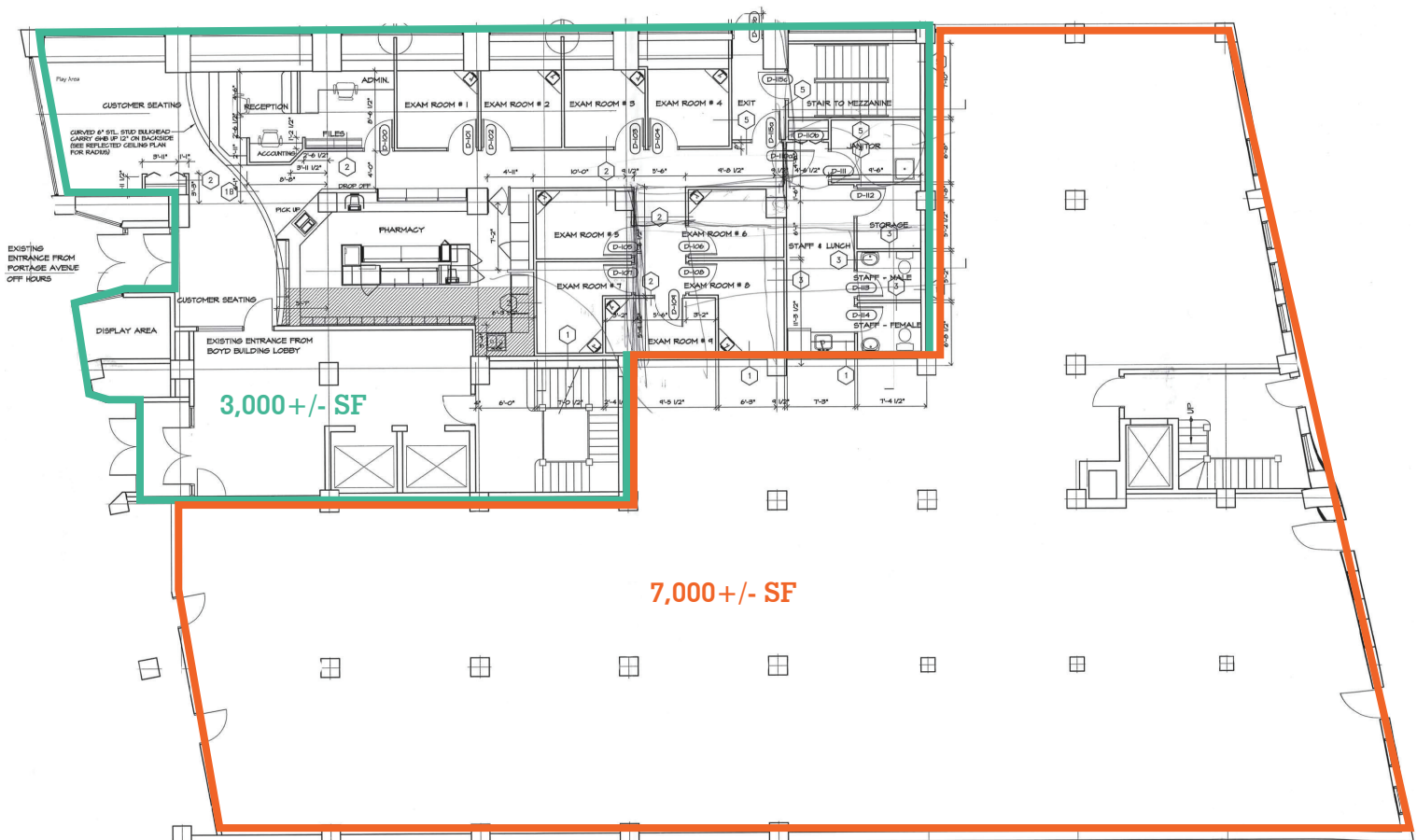
Tenants can enjoy access to restaurants, cafés, shopping, and high-frequency transit — all right outside the door.

Within a one-minute walk, step into Winnipeg's enclosed skywalk system, providing year-round indoor access to the Portage Place development, Cityplace, Winnipeg Square, True North Square, and a wide selection of dining, retail, medical, and professional services.

Modern, accessible, and connected, 388 Portage Avenue combines state-of-the-art space with the energy of downtown — making it the ideal address for your business to thrive.

Opportunities

- **Full floor opportunity available with signage**
- **3,000 sf – 10,000 sf contiguous available**
- Excellent location on 25 major transit routes
- Underground and surface parking nearby
- Medical build out existing or can be renovated
- Lower level storage available, size TBD
- Both open concept and extensive build out options available
- **Net rent: \$22 psf / annum**
- **CAM / Tax: TBD**



**Get more
information**

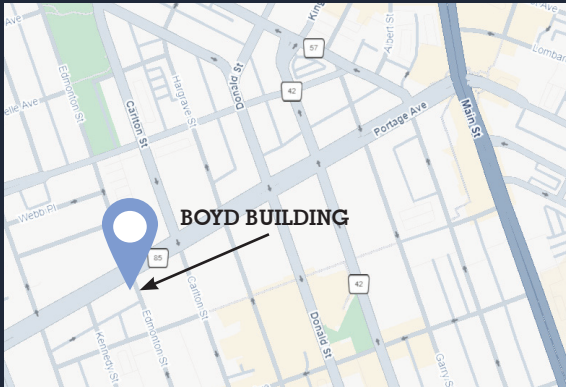
Reno Augellone
Senior Associate
204 952 6924

Lindsay Ward
Senior Associate
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Carter Russell
Associate
204 807 1090

**AVISON
YOUNG**

Parking & area map



100



WALK SCORE

88



TRANSIT SCORE

86



BIKE SCORE



Location

Strategic location
in the heart of
downtown Winnipeg



Accessibility

Excellent
accessibility to
major thoroughfares



Public Transit

High frequency bus
access on Portage
Avenue



Retail

Canada Life Centre,
TNS, Winnipeg Square
all a short distance



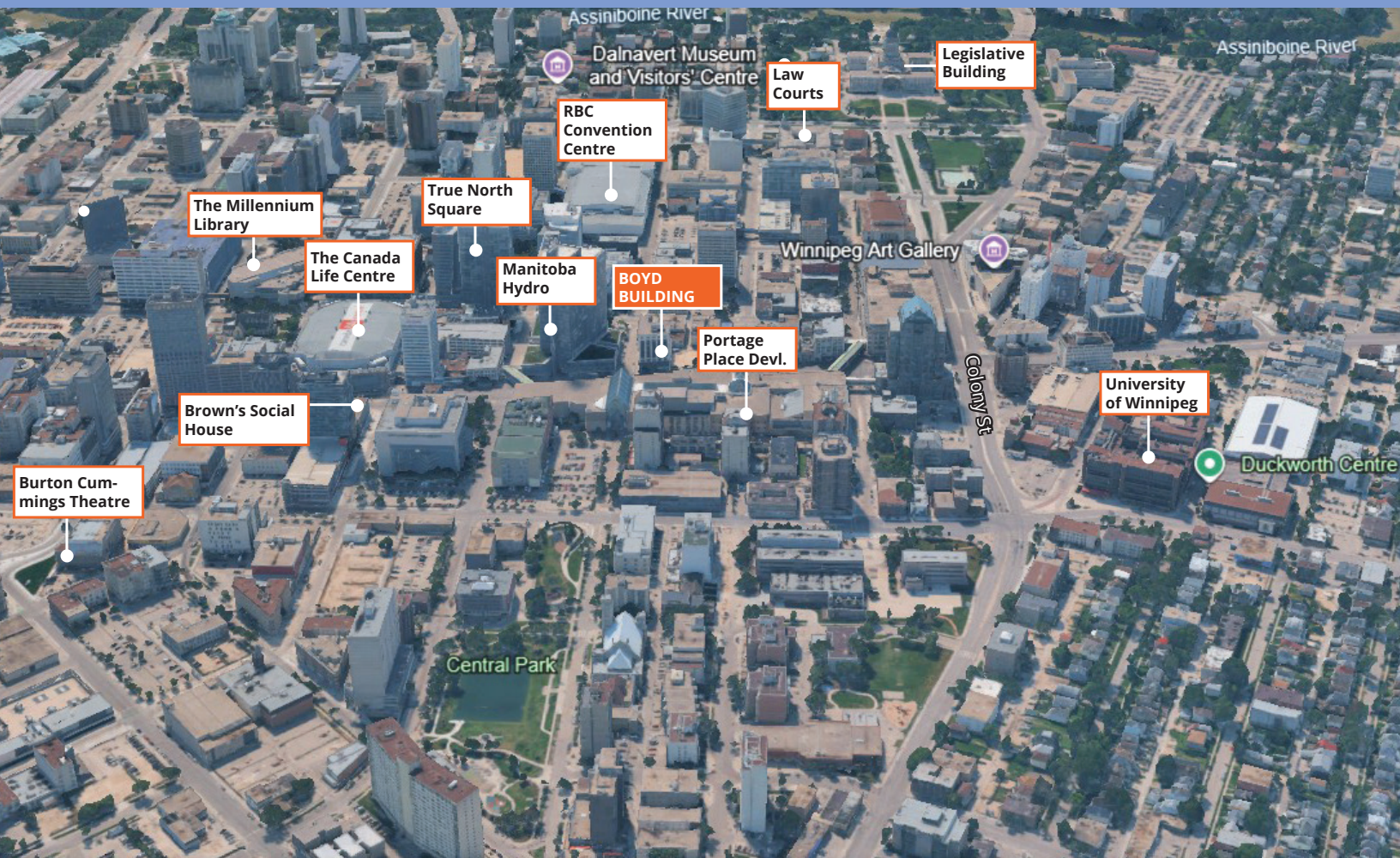
Amenities

Close to numerous
shops, services and
restaurants



Schools

Close proximity to
schools, the RRC
and the U of W



Get more information

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We look forward
in hearing from you.

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