



Starting at
\$20.00
PSF

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-987-9800

wayne@waynesato.ca

www.waynesato.ca

FOR LEASE | 400 ELLICE AVENUE

(±) 2,370 SF of Office Available

- Located at the corner of Ellice Avenue and Edmonton Street
- Main floor space with finished office with wrap around windows
- Great visibility
- Connected via indoor sky walk to Portage Place and over 100 parking spots available
- Landlord will redevelop the main floor of the building
- New lobby work



Scan QR code to
view website

**RE/MAX
EXECUTIVES REALTY**

3-1919 Henderson Hwy

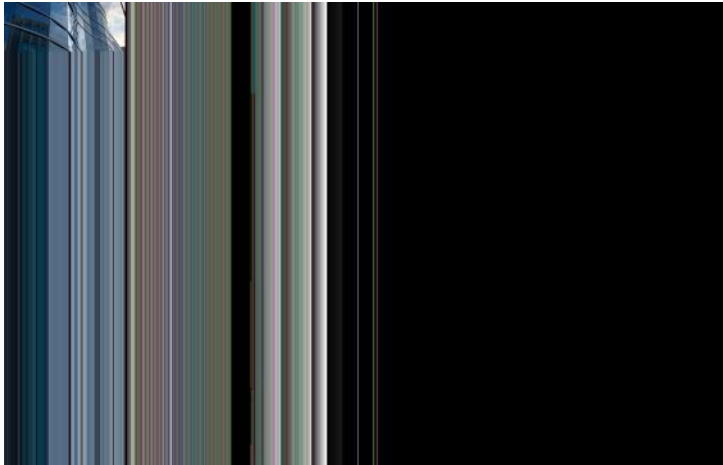
Winnipeg, MB R2G 1P4

o. 204-987-9800

remaxexecutivesrealty.ca

RE/MAX
COMMERCIAL

Unit	Square Footage (±)	Lease Rate	CAM & Tax (2025 est.)	Availability Date
Main Floor	2,357 SF	\$20.00 PSF	\$13.46 PSF	—



The Area



Convenient
location



Food and drink
within walking



Groceries and
shopping



Amenities
within walking



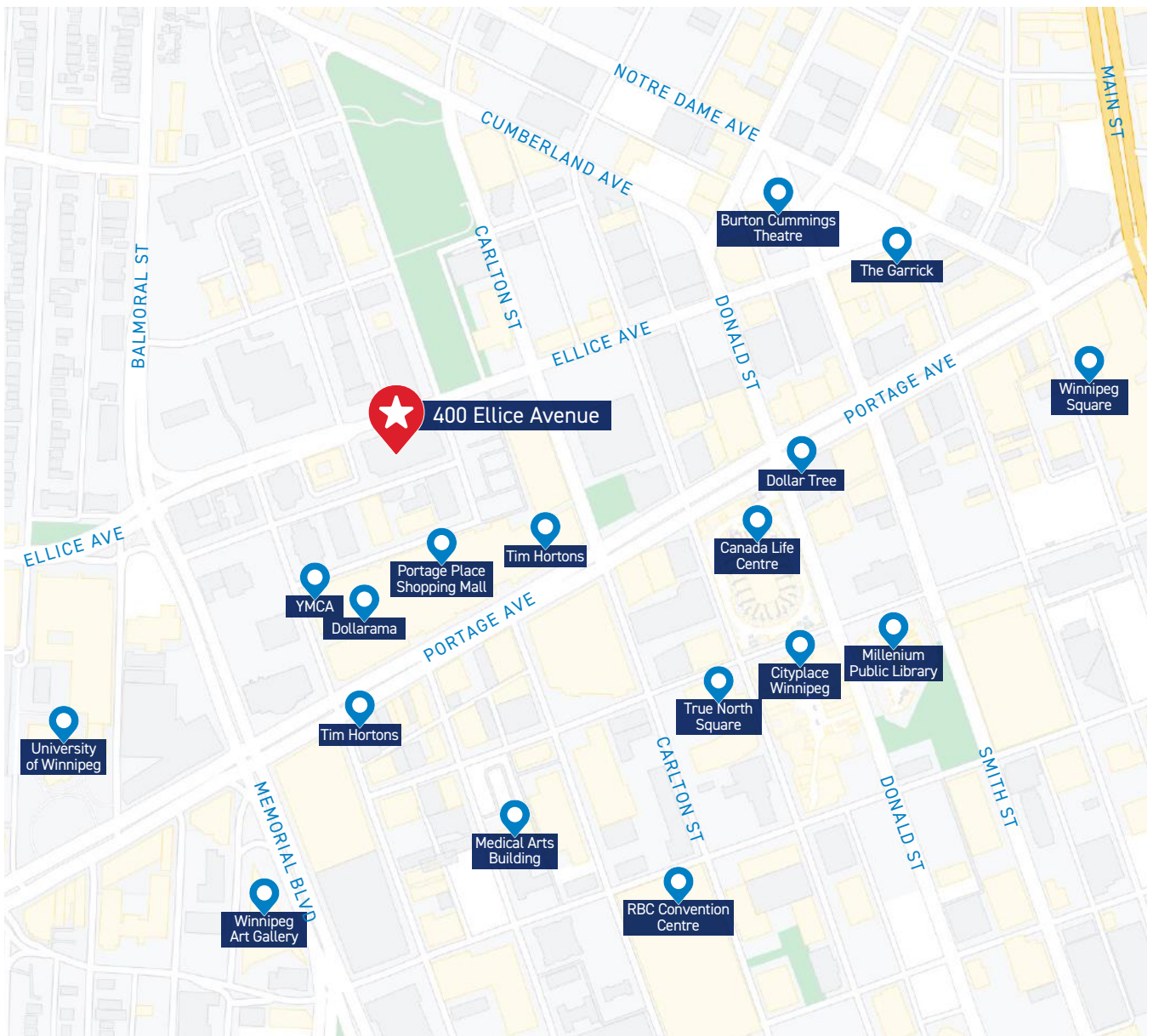
Convenient bike
infrastructure



Excellent transit
stops

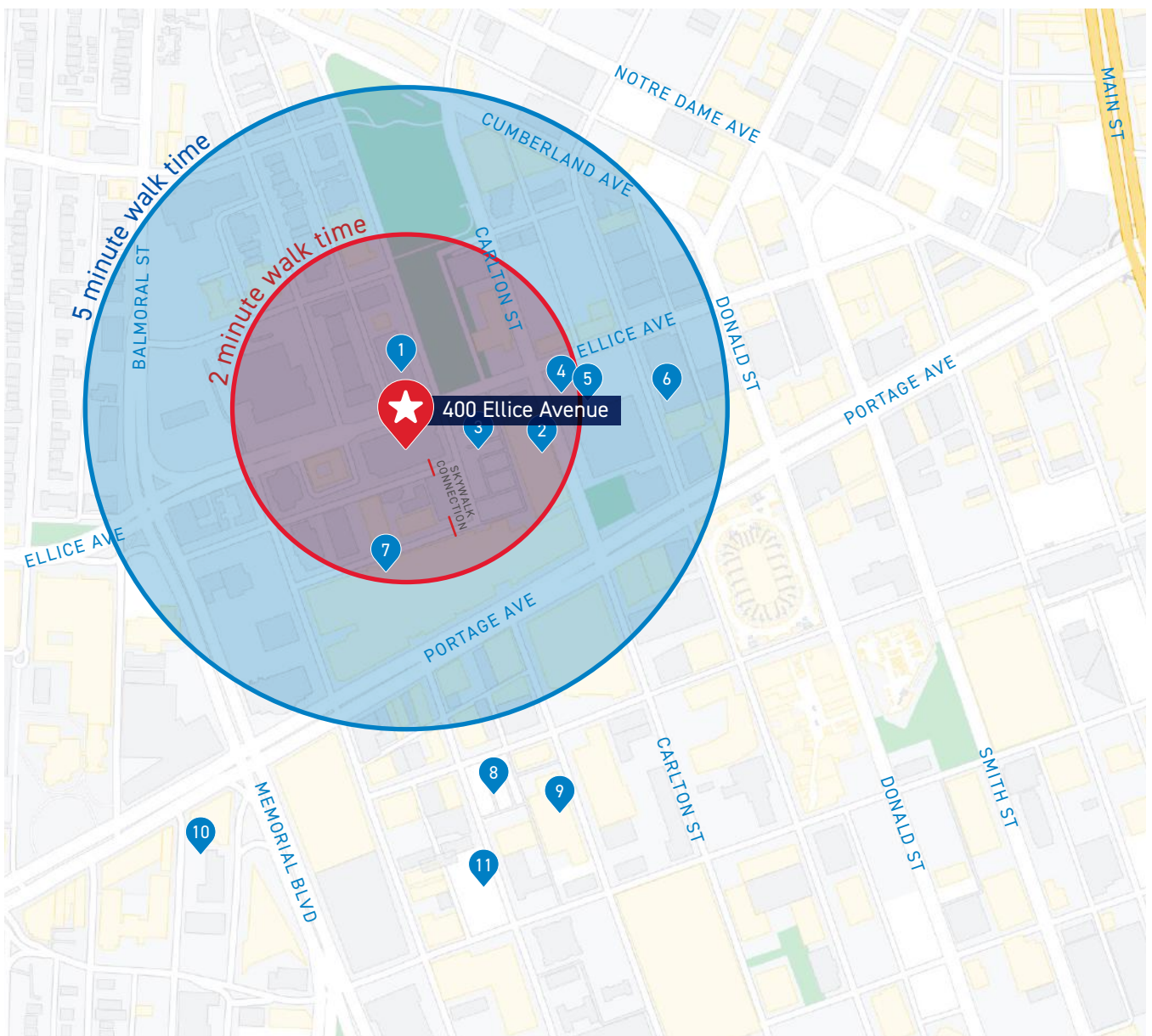


Culture &
Entertainment

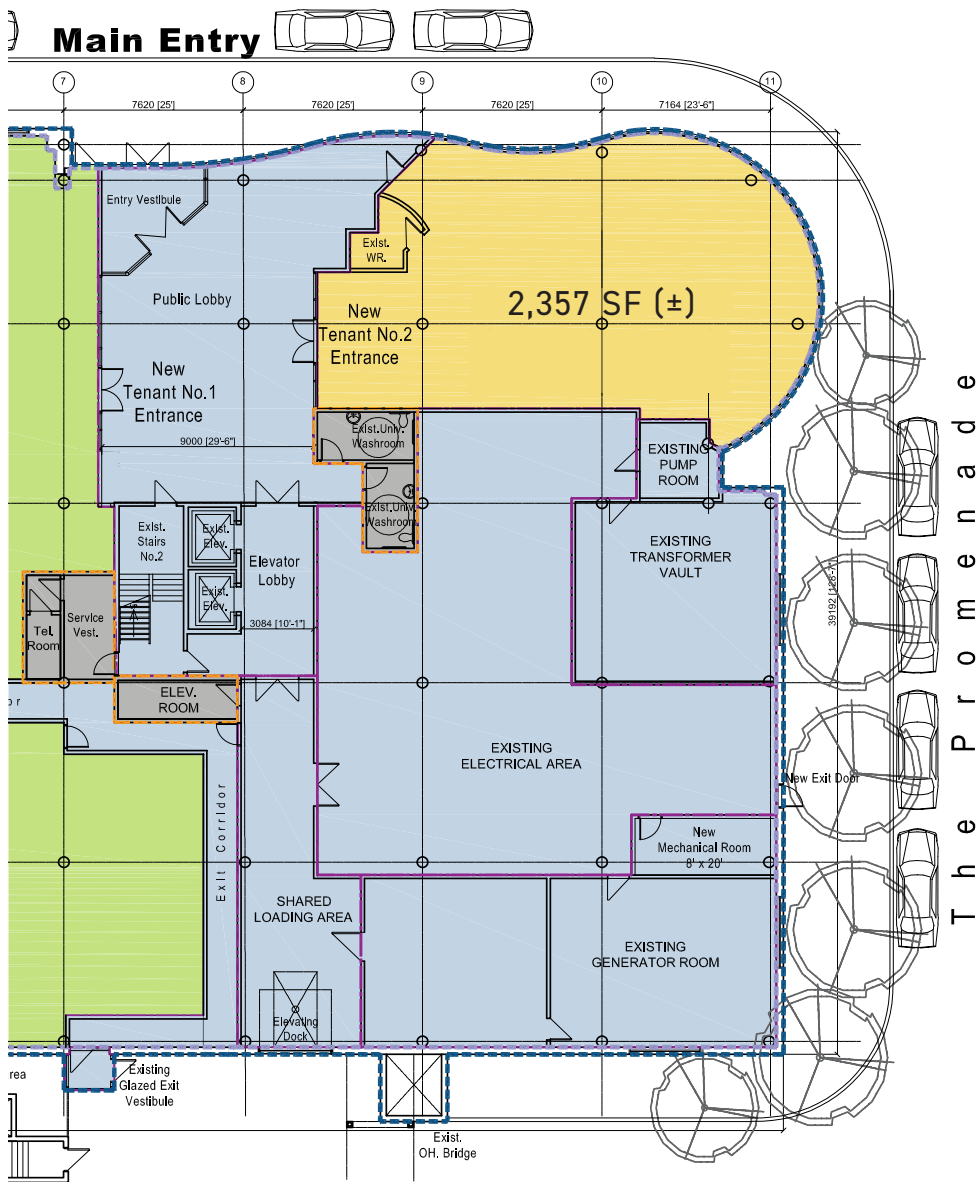


Walk Time & Parking Map

- | | | |
|--|--|------------------------------|
| 1 Impark | 5 393 Portage Ave Parking | 9 Parking, Edmonton St |
| 2 Indigo Parking | 6 W029, Indigo Parking, Centrepont Parkade | 10 Parking, Behind Stella's |
| 3 Impark | 7 FNP Parking, Portage Place Mall | 11 Lot #325, Winnipeg Clinic |
| 4 W024, Indigo Parking, 356 Ellice Ave | 8 Lot #326, Winnipeg Clinic | |



ELLICE AVENUE



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