

DOWNTOWN OFFICE SPACE FOR LEASE

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.



428 PORTAGE AVENUE, WINNIPEG, MB



# PROPERTY OVERVIEW

## PROPERTY DETAILS

	Unit 203:	356 sq. ft.
	Unit 211:	599 sq. ft.
	Unit 300B:	613 sq. ft.
	Unit 402:	1,791 sq. ft.
	Unit 405:	465 sq. ft.
	Unit 412:	452 sq. ft.
<b>AREA AVAILABLE (+/-)</b>	Unit 500:	636 sq. ft.
	Unit 503:	855 sq. ft.
	Unit 511:	730 sq. ft.
	Unit 604:	778 sq. ft.
	Unit 608:	700 sq. ft.

*\*Units 604 & 608 can be combined to a total of 1,478 sq. ft.*

**\*Contact agent for more details**

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**NET RENTAL RATE**      \$11.00 per sq. ft.

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**ADDITIONAL RENT**      \$14.18 per sq. ft. (est. 2026)

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## PROPERTY HIGHLIGHTS

- Directly connected to the Portage Place and former Bay redevelopments for Skywalk access
- On-site property management services and on-site security guard (weekdays 9am-9pm; weekends 9am-6pm)
- Tenant amenities include a tenant lounge and boardroom
- Heritage building located in Winnipeg's business and entertainment hub



## FINANCIAL HIGHLIGHTS

- Financial incentives available for qualified offers
- Turnkey and design-build options available for qualified offers



**WALK SCORE**  
*Walker's Paradise*  
**100**



**BIKE SCORE**  
*Very Bikeable*  
**85**



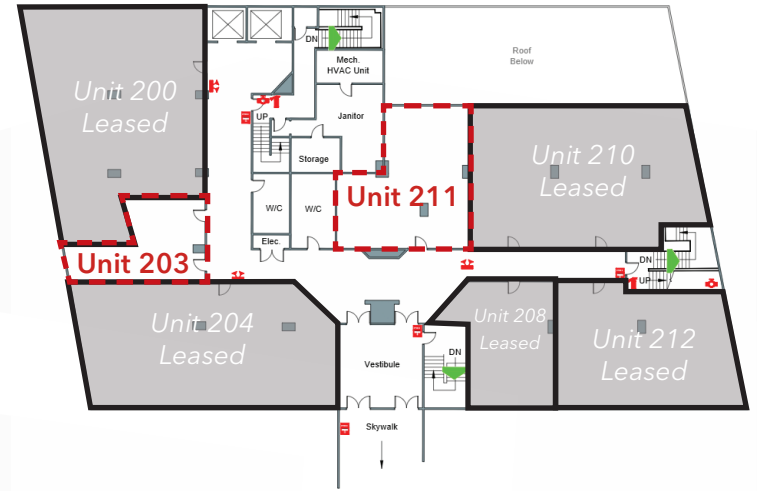
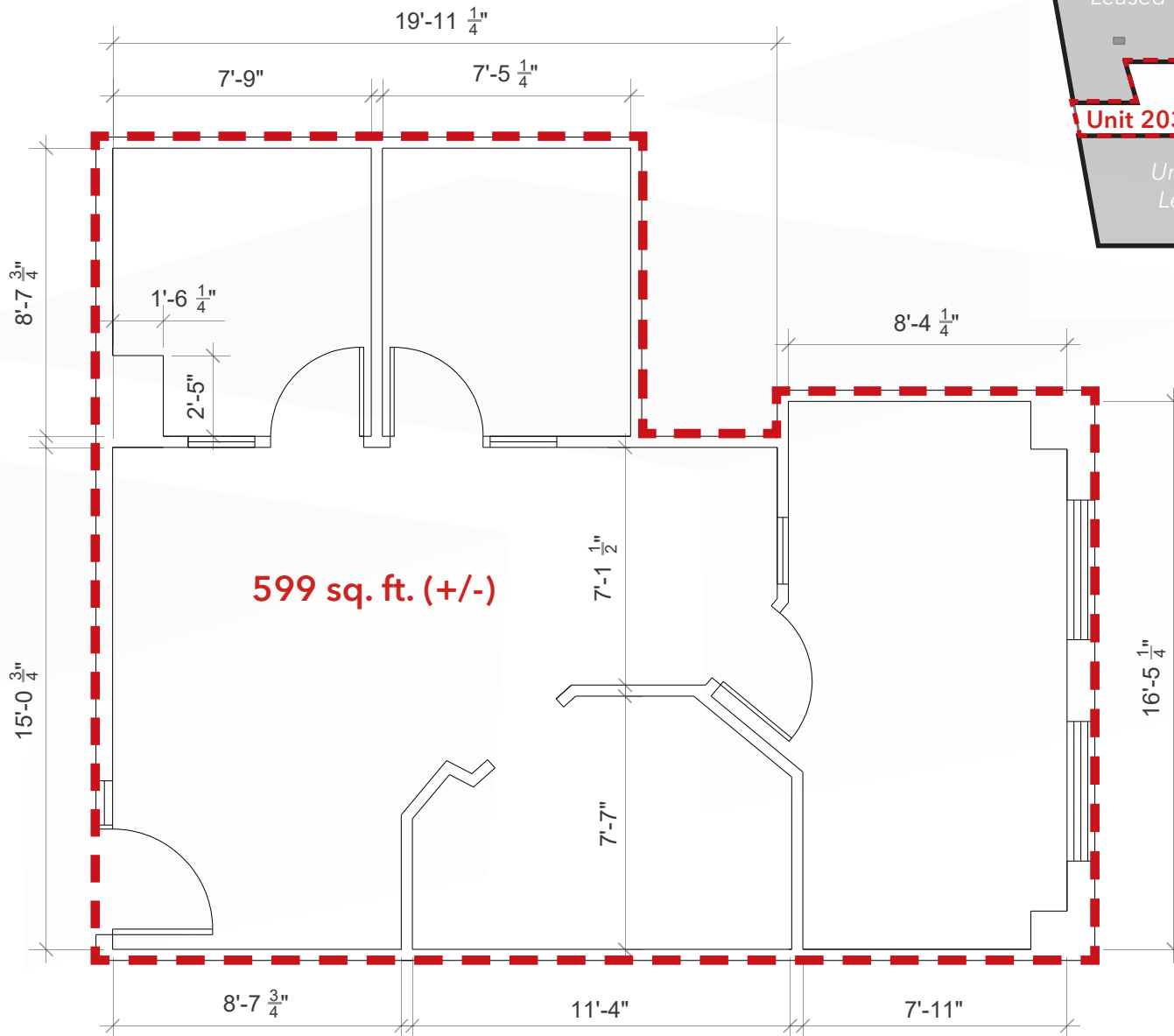
**TRANSIT SCORE**  
*Excellent Transit*  
**78**

### **AREA HIGHLIGHTS**

- Adjacent to major Winnipeg Transit bus stops
- Walking distance to the SHED district and amenities including Canada Life Centre, True North Square, Millennium Library and Winnipeg Art Gallery
- Ample parkade and street parking

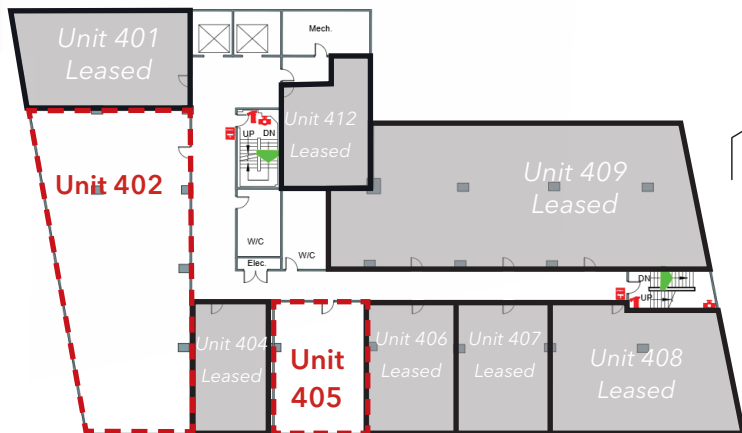
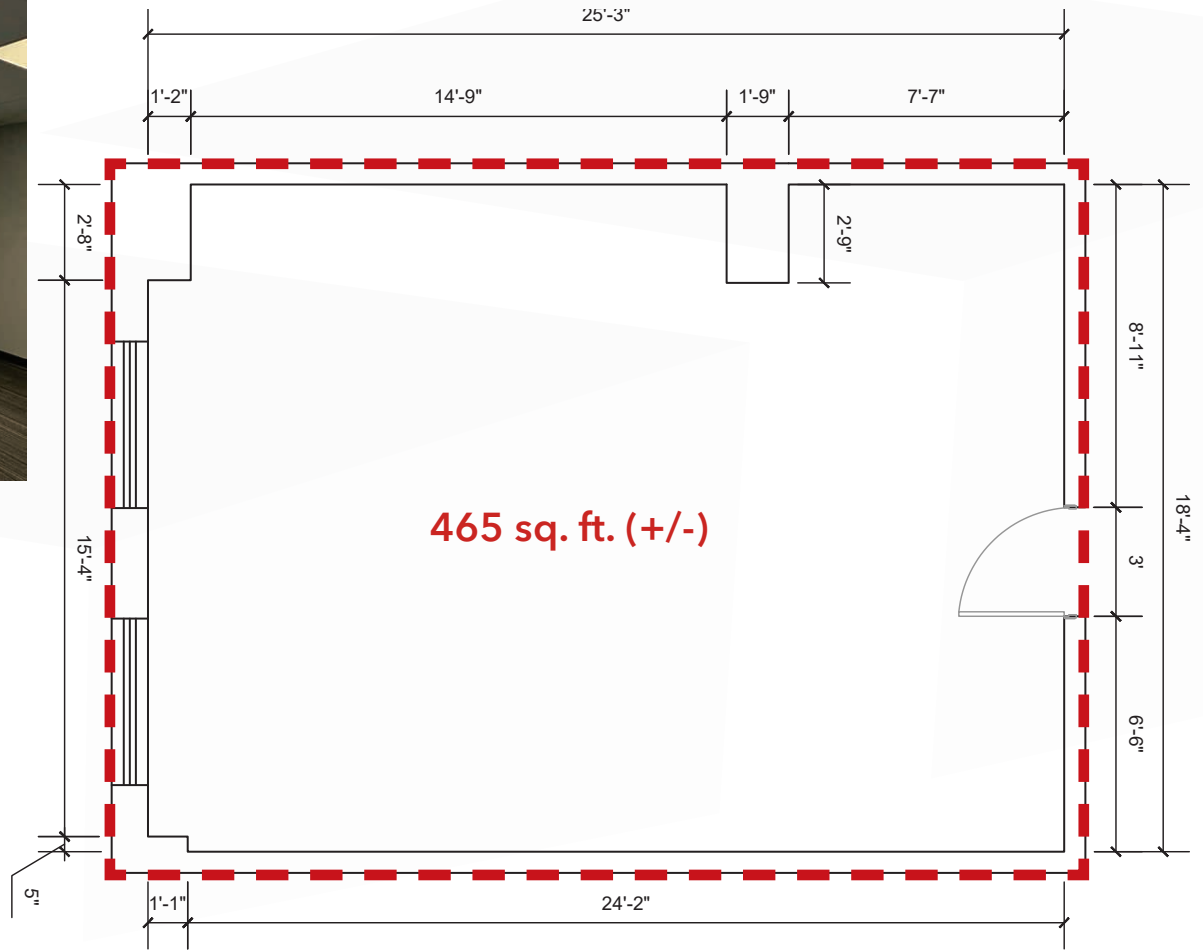
# FLOOR PLAN

## UNIT 211 - MOVE-IN READY



# FLOOR PLAN

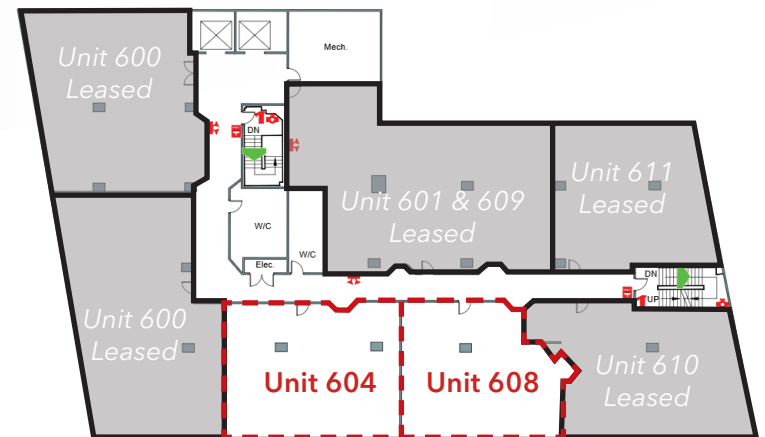
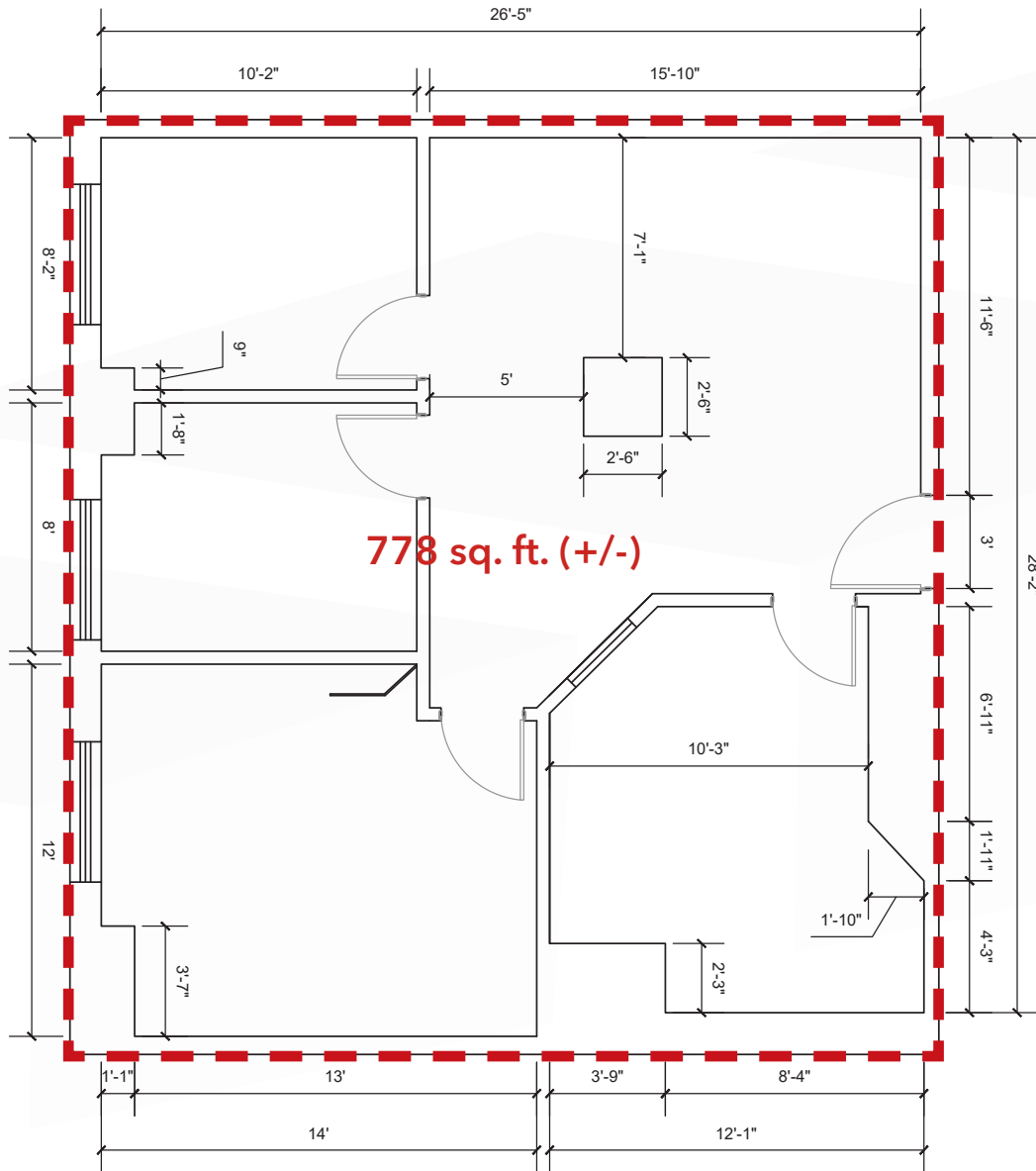
## UNIT 405 - MOVE-IN READY



# FLOOR PLAN

\*Can be combined with Unit 608 for a total of 1,478 sq. ft.

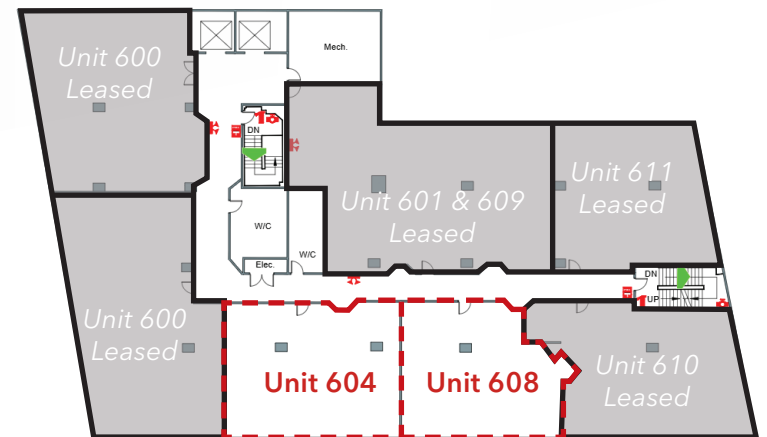
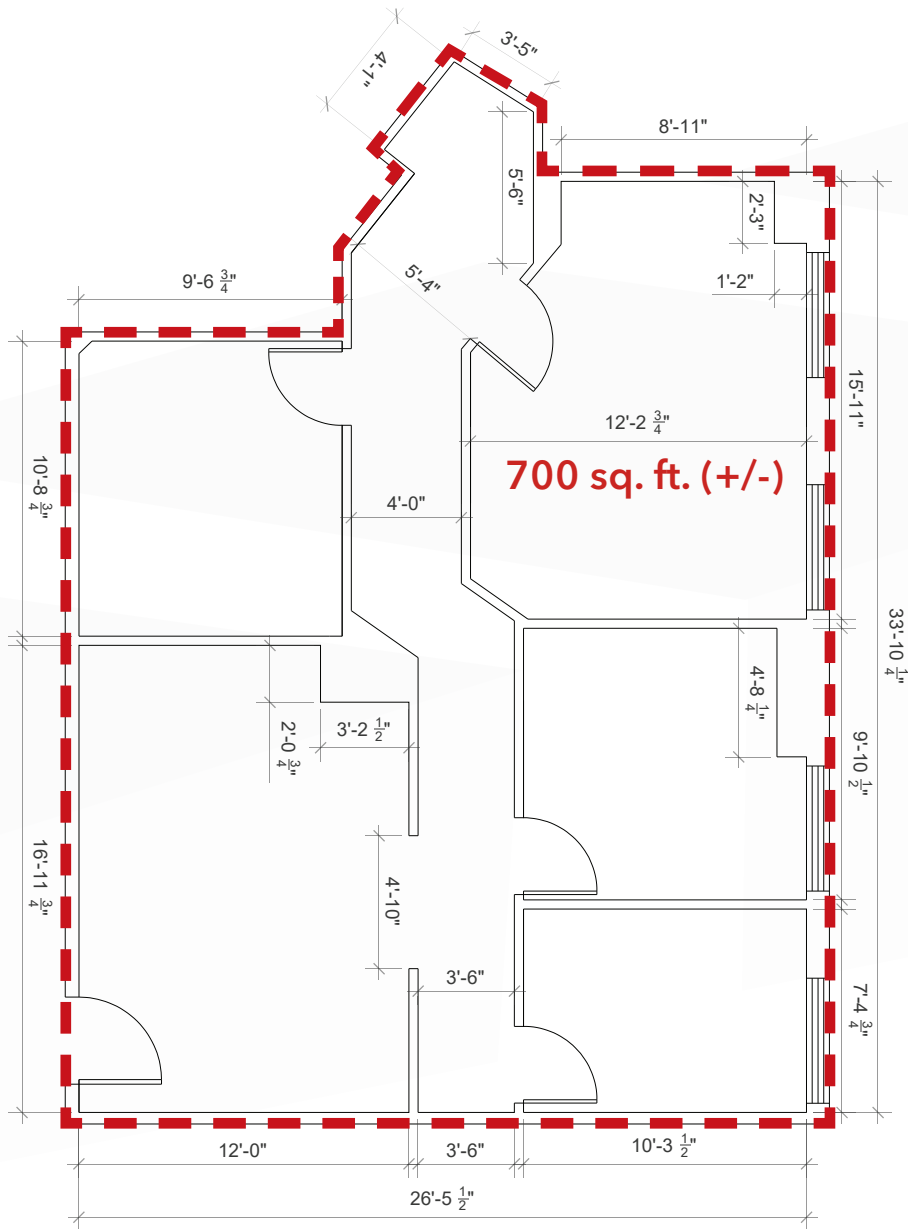
## UNIT 604 - MOVE-IN READY



# FLOOR PLAN

\*Can be combined with Unit 604 for a total of 1,478 sq. ft.

## UNIT 608 - MOVE-IN READY



# CONTIGUOUS SPACE OPTION

## 6TH FLOOR

\*Can be combined with Unit 604 for a total of 1,478 sq. ft.





Canadian Museum  
for Human Rights

Wawanesa  
Building

Investors  
Group Building

Air Canada  
Building

For Gary  
Hotel

RBC Convention  
Centre

1 Lombard  
Avenue

360 Main  
Street

201 Portage  
Avenue

Canada Life  
Centre

Manitoba  
Hydro Building

The Forks

Portage Place  
Mall

**SITE**



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## Contact

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*Services provided by Brett Chartier Personal Real Estate Corporation*

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