FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

The Rice Centre

491 PORTAGE AVENUE, WINNIPEG, MB

~ Developed Office Space For Lease ~

CONTACT

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Services provided by Brett Chartier Personal Real Estate Corporation

capitalgrp.ca

The Rice Centre

PROPERTY DETAILS

BUILDING TYPE	Office with Main Floor Retail
BUILDING AREA (+/-)	140,000 sq. ft.
NUMBER OF FLOORS	9
PARKING	383-stall attached parkade
SECURITY	The Rice Centre provides manned security post located in the main floor of the office tower Monday-Friday 8:00am-5:30pm. Consistent patrols of the common areas and parkade are made throughout security hours.
MECHANICAL	21 heating and cooling zones per floor by way of dual system, 12 additional zones of perimeter heating. HVAC system is controlled by a direct digital control system with pneumatic zone control
RAPID TRANSIT	Building attached to the Balmoral Rapid Transit Hub Station
PROPERTY MANAGEMENT	Capital Property Management Inc.
AVAILABILITY	Immediately

AVAILABILITY DETAILS

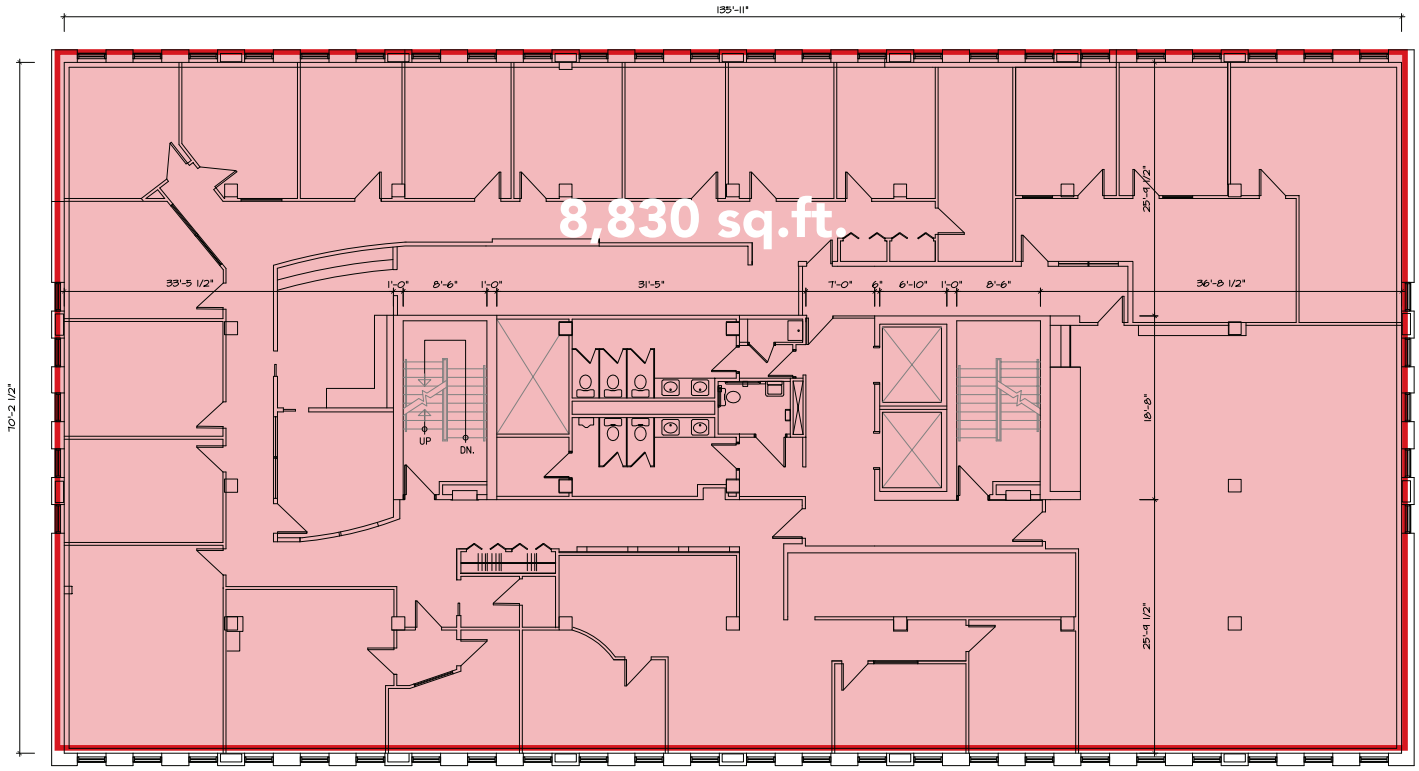
3RD FLOOR	8,830 sq. ft.
4TH FLOOR	8,785 sq. ft. (direct access to parkade)
TOTAL CONTIGUOUS SPACE	17,615 sq. ft.
ASKING NET RENTAL RATE	Starting at $12.00 per sq. ft.
ADDITIONAL RENT	$11.57 per sq. ft. (est. 2024) *(plus mgmt fee of 5% of gross rent)*

PROPERTY HIGHLIGHTS

- Fully developed office space
- Fourth floor - direct access to attached parkade
- Excellent access to public transportation

The Rice Centre

3RD FLOOR PLAN



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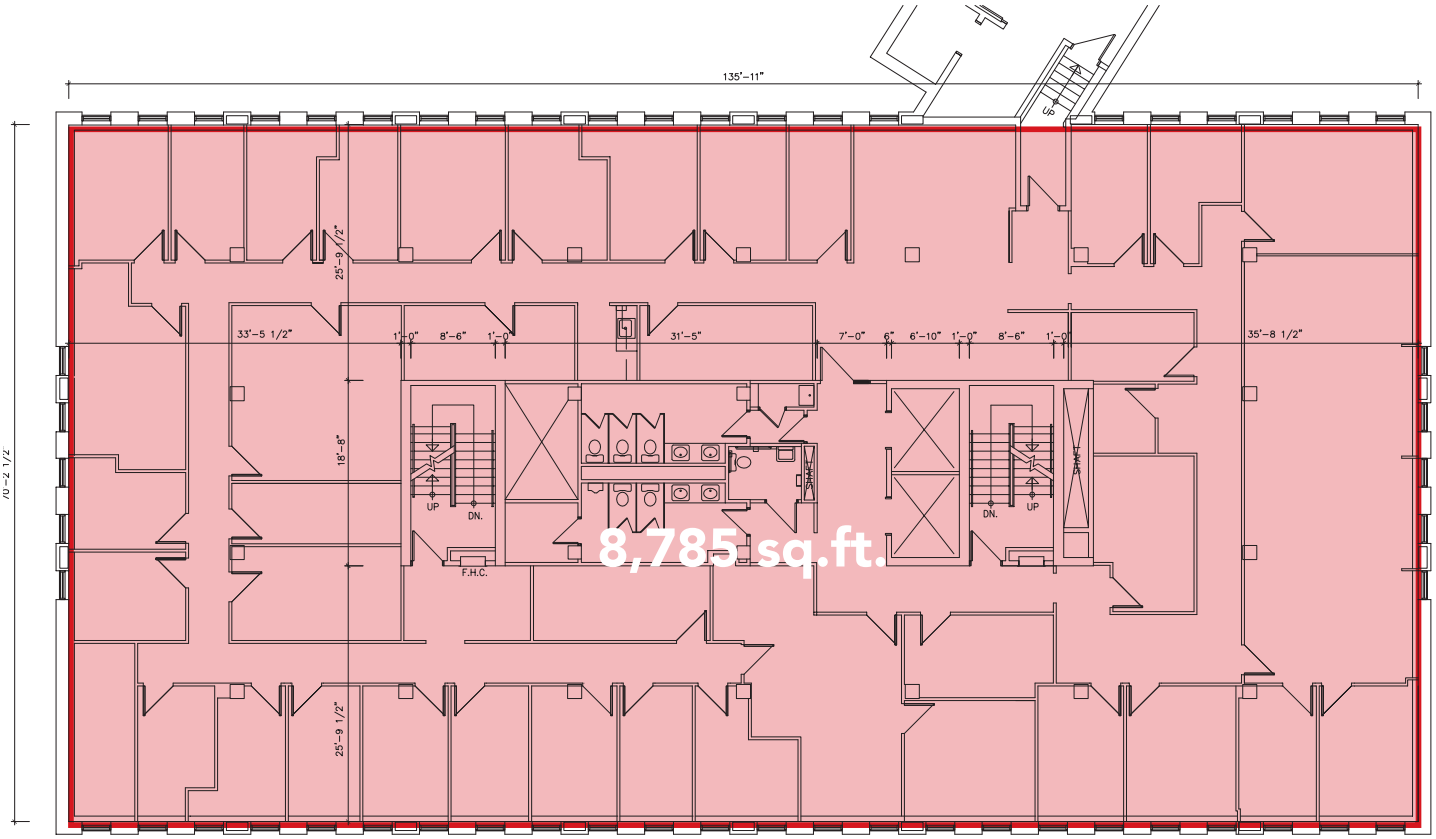
4TH FLOOR PLAN



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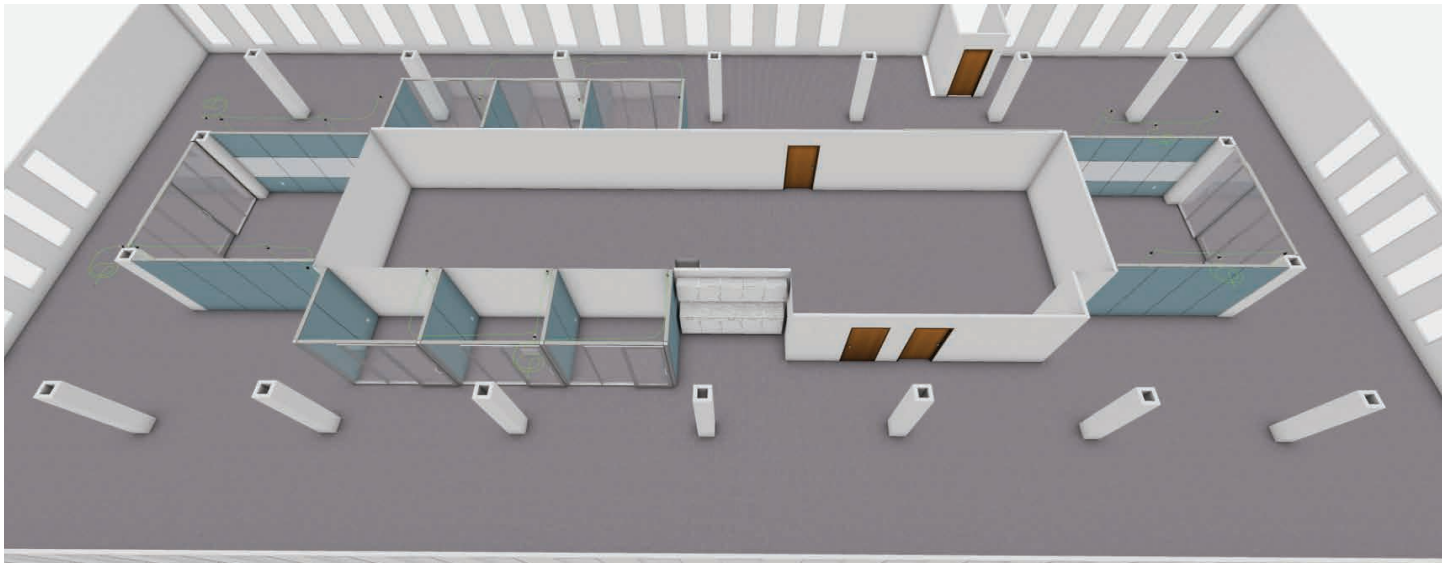
CONCEPT DRAWINGS



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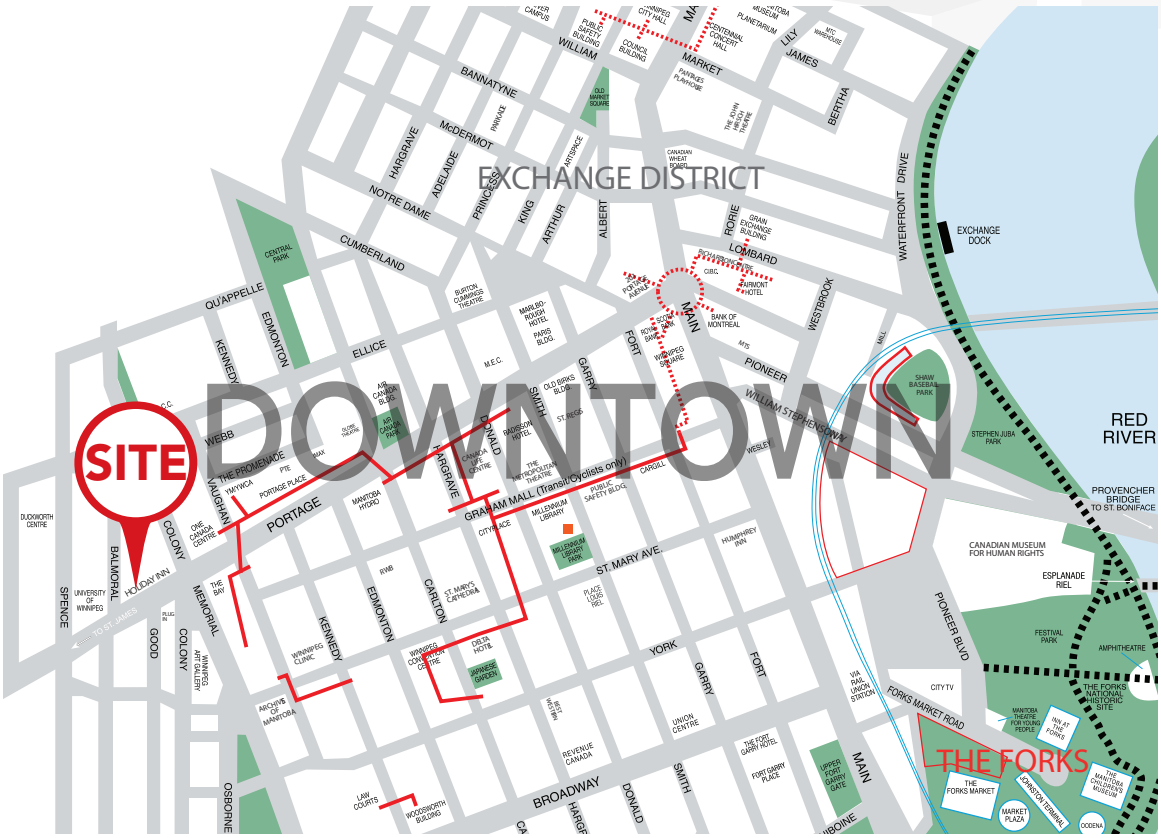

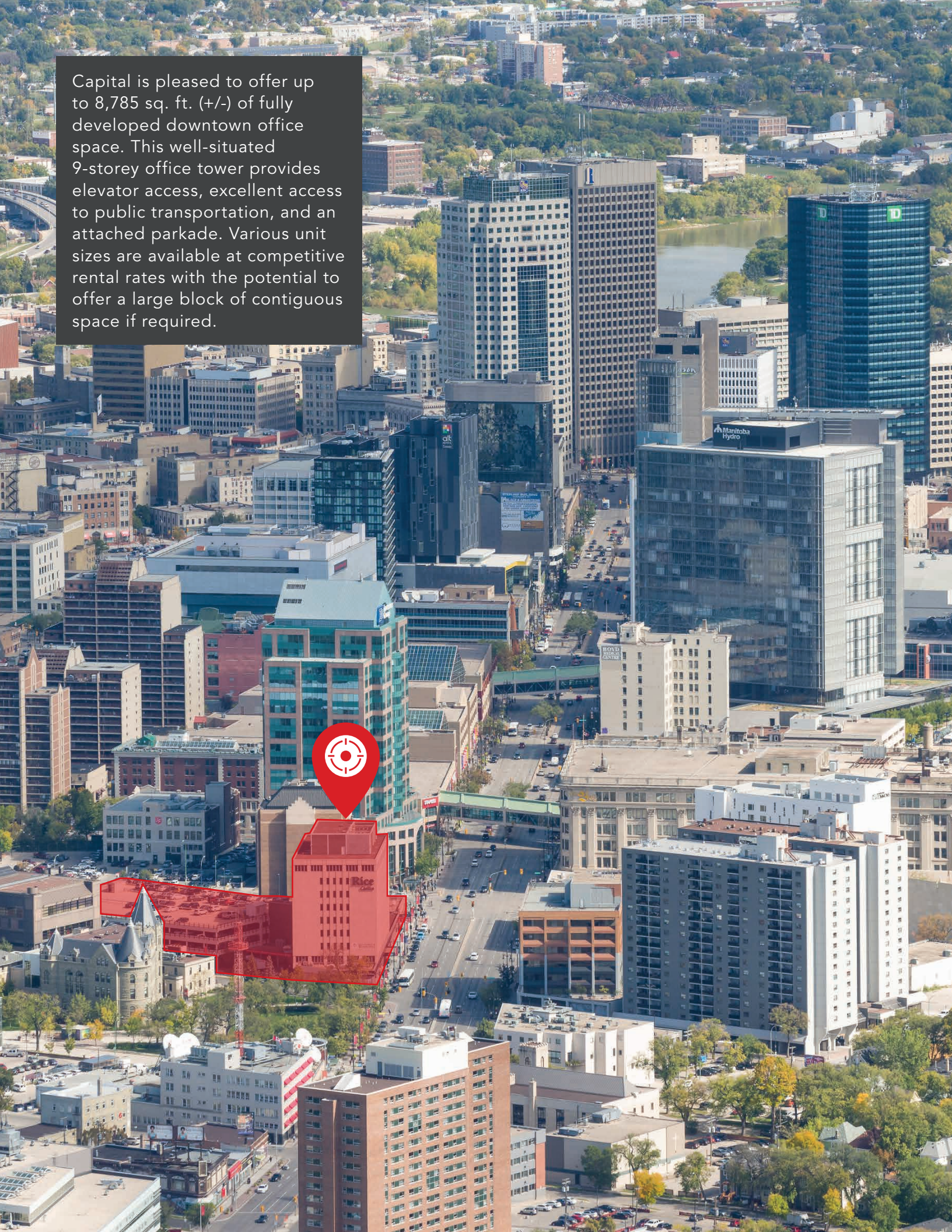

Capital is pleased to offer up to 8,785 sq. ft. (+/-) of fully developed downtown office space. This well-situated 9-storey office tower provides elevator access, excellent access to public transportation, and an attached parkade. Various unit sizes are available at competitive rental rates with the potential to offer a large block of contiguous space if required.

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