

The Curry Building

245 Portage Avenue
Winnipeg, Manitoba

SPECTACULAR CORNER
OFFICE/RETAIL SPACE

2,626
SQ FT ±
FOR LEASE



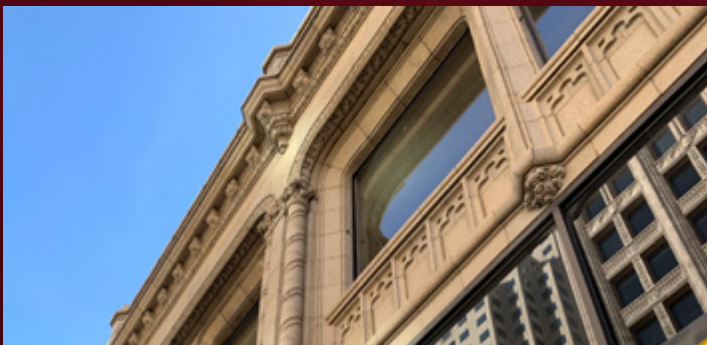
ASH

A.S.H. MANAGEMENT GROUP INC.
BROKERAGE

January 2025

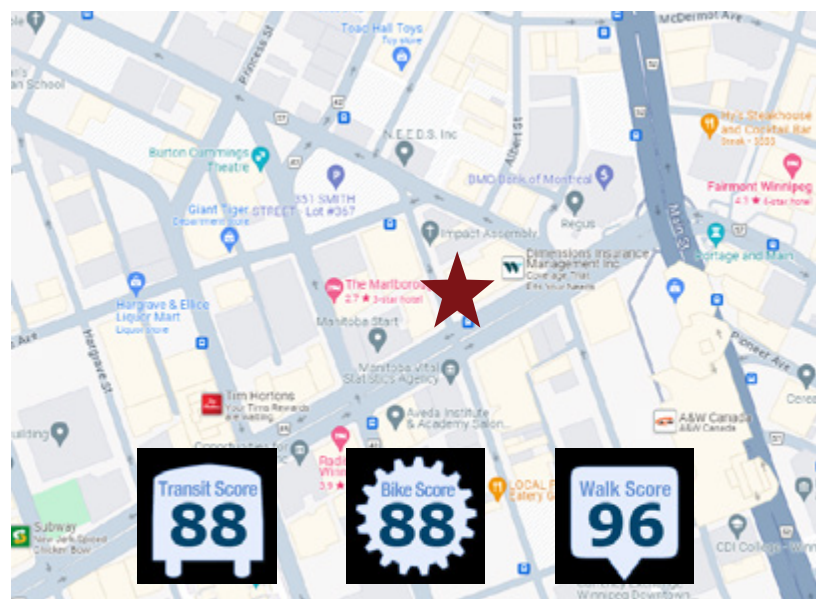
Property Information

- This full city block landmark Property is located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown, just two blocks from Canada Life Centre and across from the climate controlled underground concourse and skywalk system.
- Passenger and freight elevators.
- Lower level storage available.
- Multiple transit stops.
- Surface parking and parkade parking available nearby.
- One block from Winnipeg's Sports Hospitality and Entertainment District (the SHED).
- Numerous restaurants and cafes nearby.
- Winnipeg James Armstrong Richardson International Airport 20 minutes away



"Despite the numerous exterior changes, the Curry Building continues to be one of the most visually impressive structures on Portage Avenue."

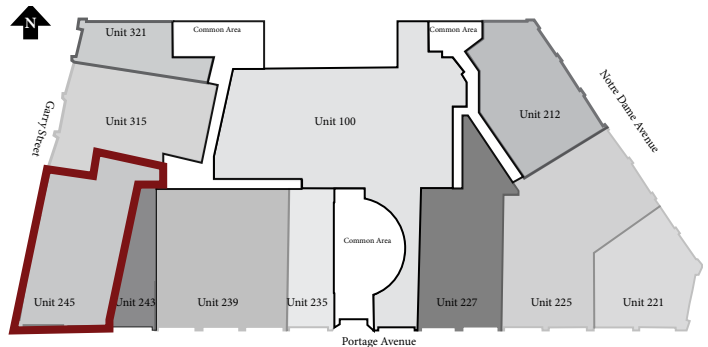
Source: City of Winnipeg Historical Building Committee



Suite Information

2,626 sf ±

- Stunning corner unit opportunity with spectacular southern and western glazing.
- functional developed office space.
- Open work space with floor to ceiling windows providing and abundance of natural light.
- Two private offices.
- Kitchenette.
- Two washrooms.
- On-site property management.
- Available June 1, 2025.



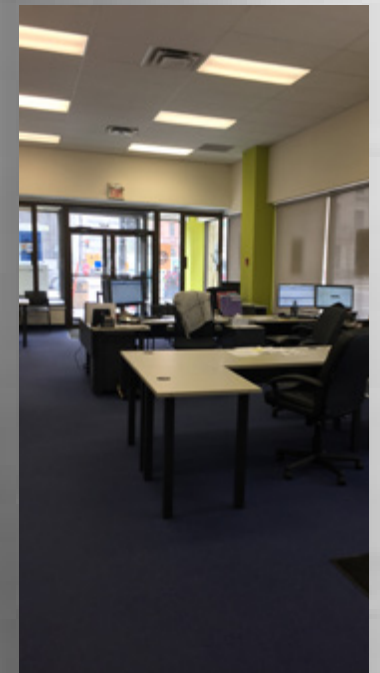
First Floor Site Plan

Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2025 est.)
\$19.95	\$9.48 ¹

- ¹ Inclusive of hydro, gas and water utilities
- ² Plus 5% management fee on gross rent.

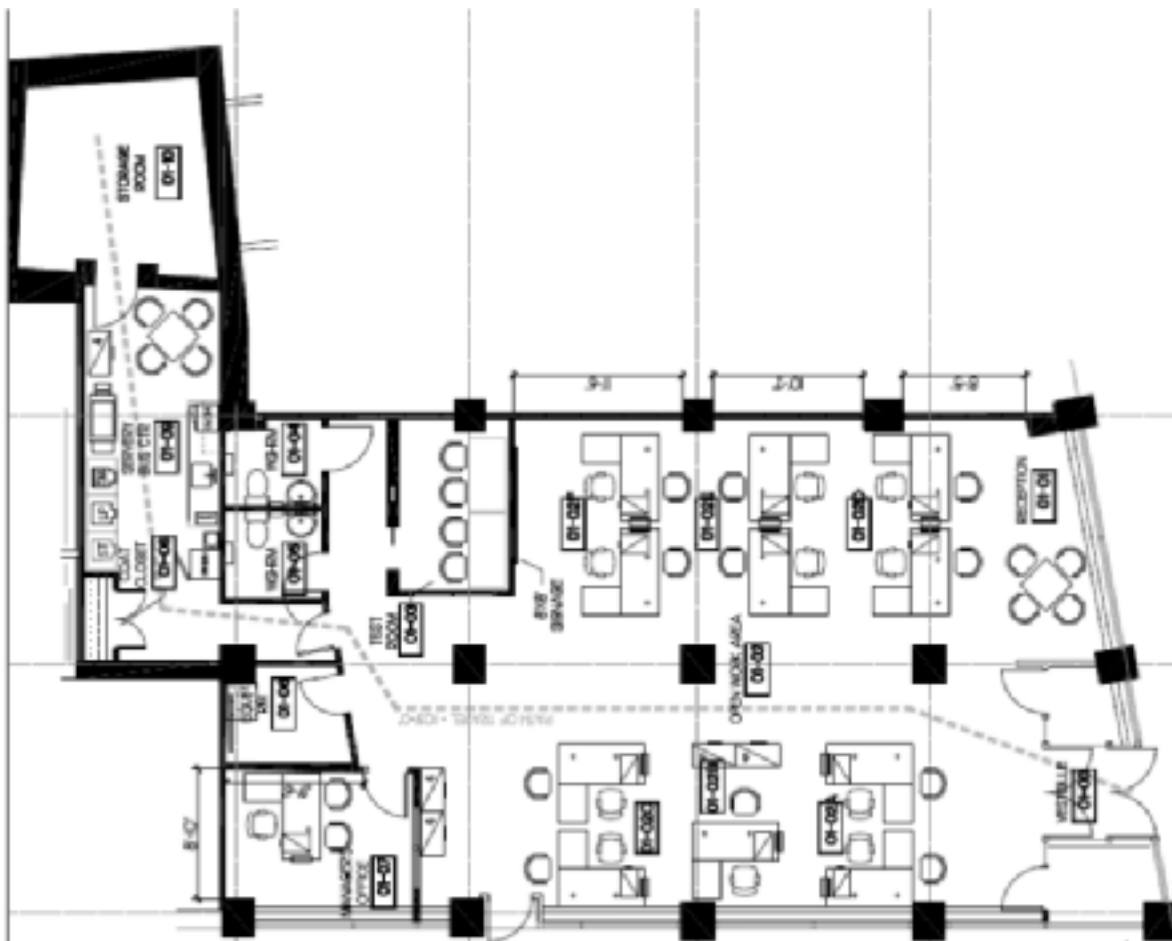
ASH

A.S.H. MANAGEMENT GROUP INC.
BROKERAGE



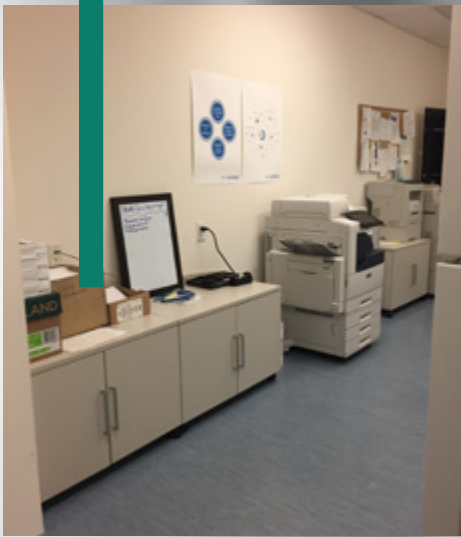
245 Portage
2,626 sf ±

Floor Plan



May not be exactly as shown. For information purposes only.

Suite Photos

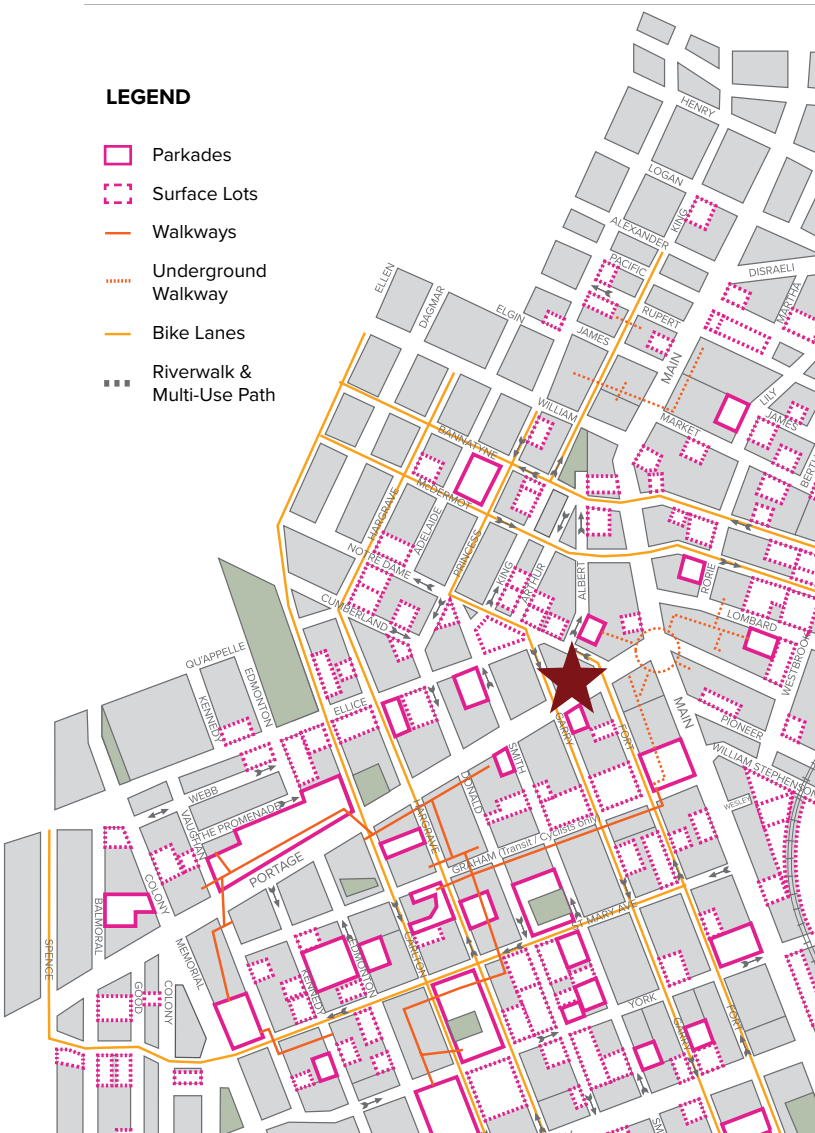


The Exchange District and Downtown Winnipeg

Downtown Winnipeg Parking Map

LEGEND

- Parkades
- Surface Lots
- Walkways
- Underground Walkway
- Bike Lanes
- Riverwalk & Multi-Use Path



Winnipeg's Exchange District

As a National Historic Site, Winnipeg's Exchange District features a vibrant mix featuring an abundance of heritage architecture, charming historic storefronts, redeveloped modern residential housing, educational facilities, a lively arts and culinary scene, and unique attractions, including

Red River Polytechnic College	Old Market Square
Manitoba Museum	Concert Hall
Royal Manitoba Theatre Centre	Stephen Juba Park
The Forks Market	Blue Cross Park
The Human Rights Museum	Canada Life Centre
The Children's Museum	True North Square
The Kings Head Pub	Deer + Almond
Nonsuch Brewing Co.	Clementine
Health Sciences Centre	Little Brown Jug
James Avenue Pump House	University of Winnipeg

Winnipeg's Downtown

Winnipeg's Downtown offers a wealth of opportunities, diverse offerings, including both new and established shops and restaurants, provide a thriving marketplace for entrepreneurs looking to establish a presence in the city. With several major attractions such as the Canada Life Centre, the Forks, the Exchange District, the Canadian Museum of Human Rights, and True North Square, there are ample opportunities to attract customers and generate revenue.

Winnipeg's downtown district presents a compelling opportunity for entrepreneurs looking to establish and grow their business. With a diverse customer base, numerous attractions, and various festivals and events, the area offers ample opportunities to attract customers and thrive in the heart of the city.

A.S.H. Management Group Inc., Brokerage
233 Portage Avenue, Suite 100
Winnipeg, MB R3B 2A7
Ph: 204-982-7973
ashmanagementgroup.com

Jack S. Hurtig, B.A., B. Admin, Associate Broker
Vice-President, Real Estate Brokerage
Dir: 204-982-7978
jhurtig@ashmanagementgroup.com

Tanya Spradbrow, Salesperson
Real Estate Brokerage Coordinator
Dir: 204-982-7979
tspradbrow@ashmanagementgroup.com