

AVISON
YOUNG

259 Portage Avenue

The Paris Building

Winnipeg, Manitoba

First-class Office For Lease –
Full or Partial Floors

Main floor opportunity
available with signage



Platinum member





Constructed in 1915, this stunning 11-storey building was a pioneer in the changing street scape of Portage Avenue

- Located just two blocks away from Portage and Main
- Excellent location on 25 major transit routes with a stop right across the street
- Underground and surface parking available nearby
- Located on the edge of SHED and its amenities
- On-site security
- Access to high capacity, high quality fibre-optic network and a state of the art conference facility
- Individual zone controls for heating and cooling
- Full floor opportunity available
- Lower level storage available, up to 4,000 sf
- Both open concept and extensive build out options available

Space options:

Unit 100: 6,500 sf

Unit 200: 2,486 sf

Unit 230: 1,204 sf

Unit 240: 1,308 sf

Unit 400: 8,382 sf

Unit 701: 5,113 sf

Unit 800: 8,595 sf *Can subdivide*

Unit 701/800: 13,708 sf

- **Net rent: \$10.75 psf / annum**
- **CAM / Tax: \$13.17 psf / annum**

99

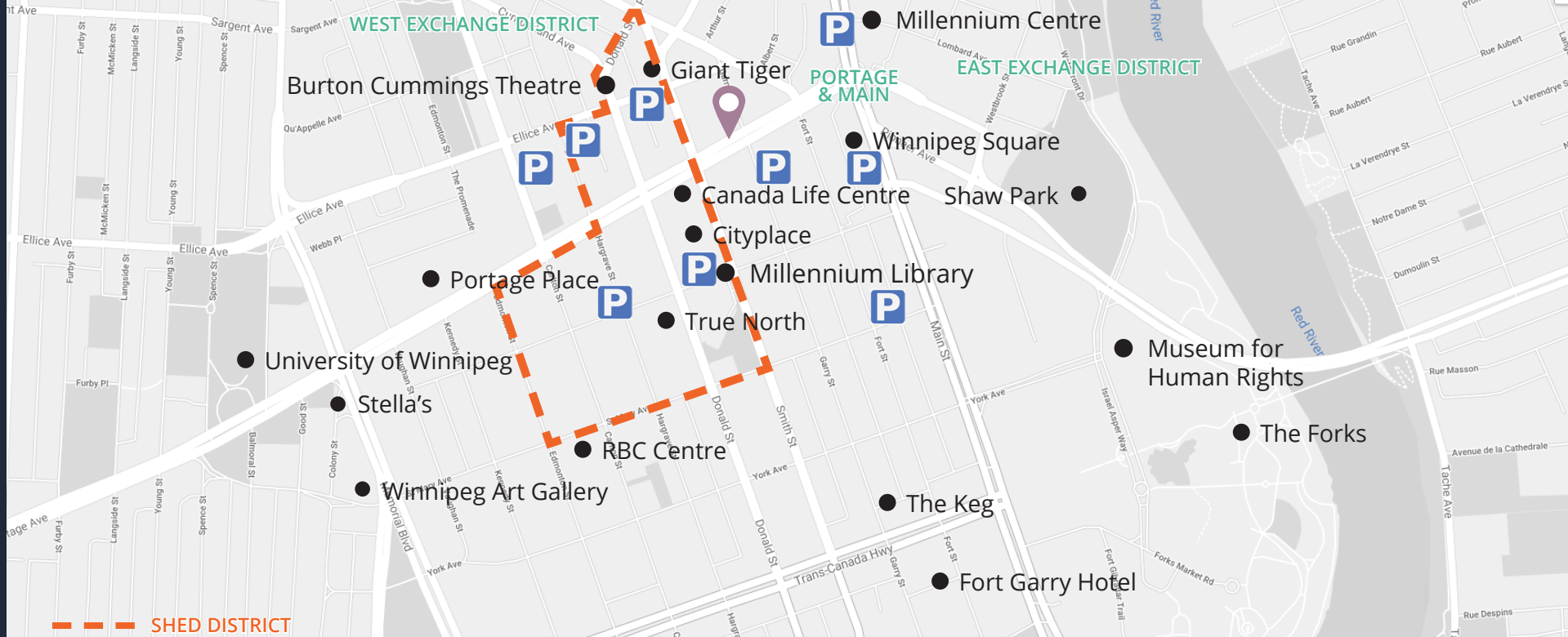
WALK SCORE

92

TRANSIT SCORE

75

BIKE SCORE



Location Overview

259 Portage Avenue is located in the heart of downtown Winnipeg, just steps north of SHED.

This unique location provides the tenants of this building with the conveniences of working downtown, including walkability, access to desirable amenities, restaurants, shopping, high frequency public transit, and more.

Located within a one minute walk is access to Winnipeg's internal skywalk system providing year-round indoor passage throughout downtown including Portage Place Shopping Centre, cityplace, Winnipeg Square, True North Square, and dozens of food venues, retail outlets, medical services and professional offices.

A state of the art space and amenities that are close by, 259 Portage Avenue is a great location for your business.



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, True North Square, The Forks all within a short distance



Amenities

Located to numerous shops, services and restaurants

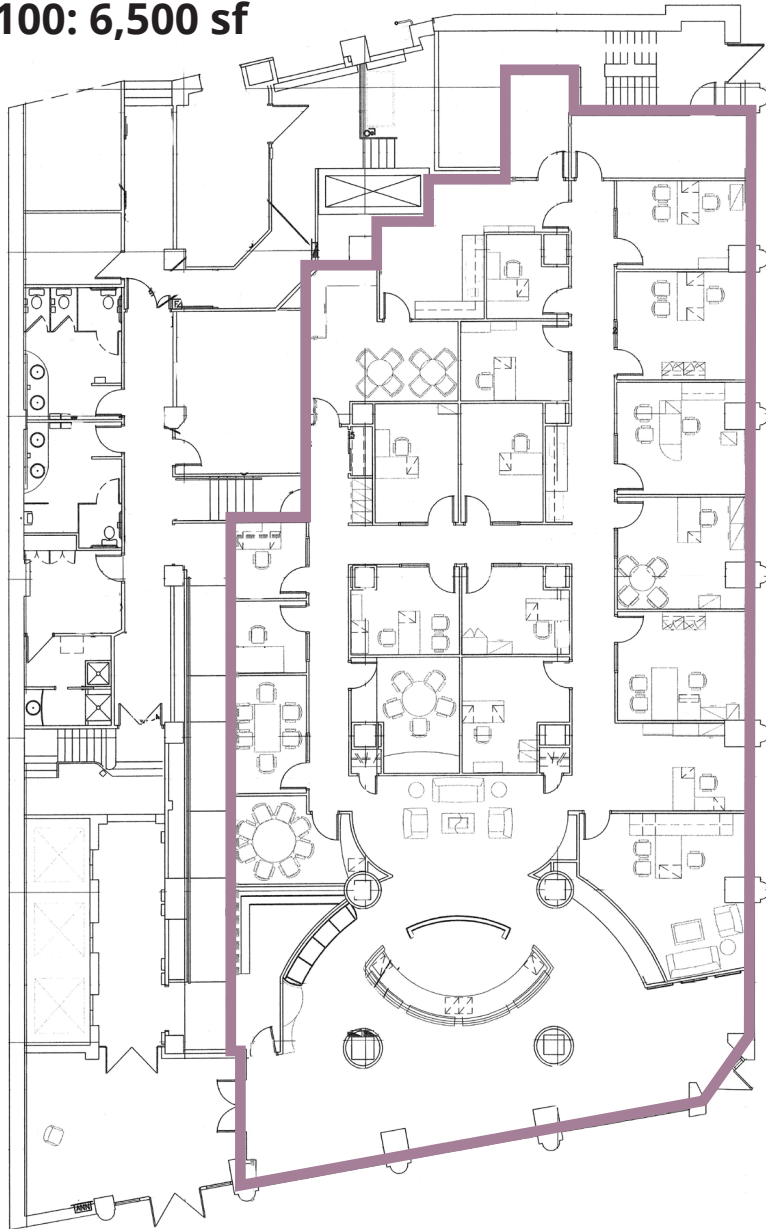


Schools

Close proximity to schools, the RRC Princess St Campus and the U of W

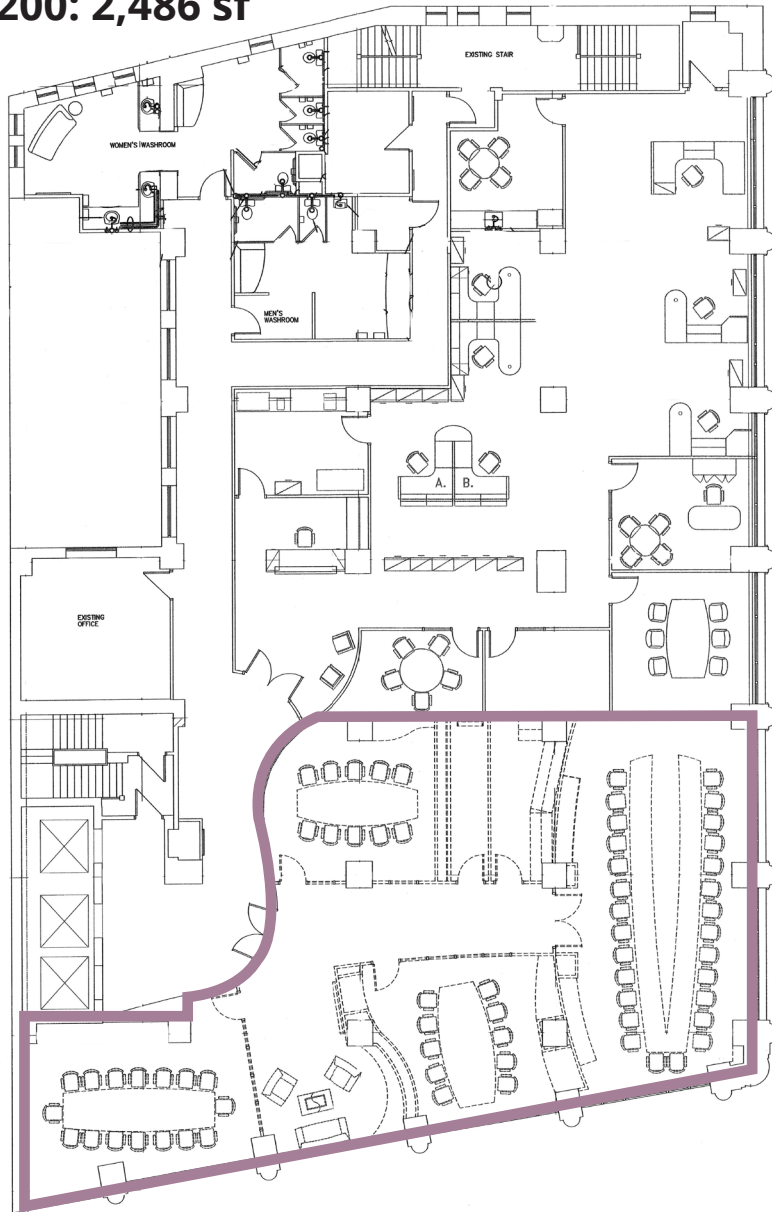
259 Portage Avenue

Unit 100: 6,500 sf



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Unit 200: 2,486 sf



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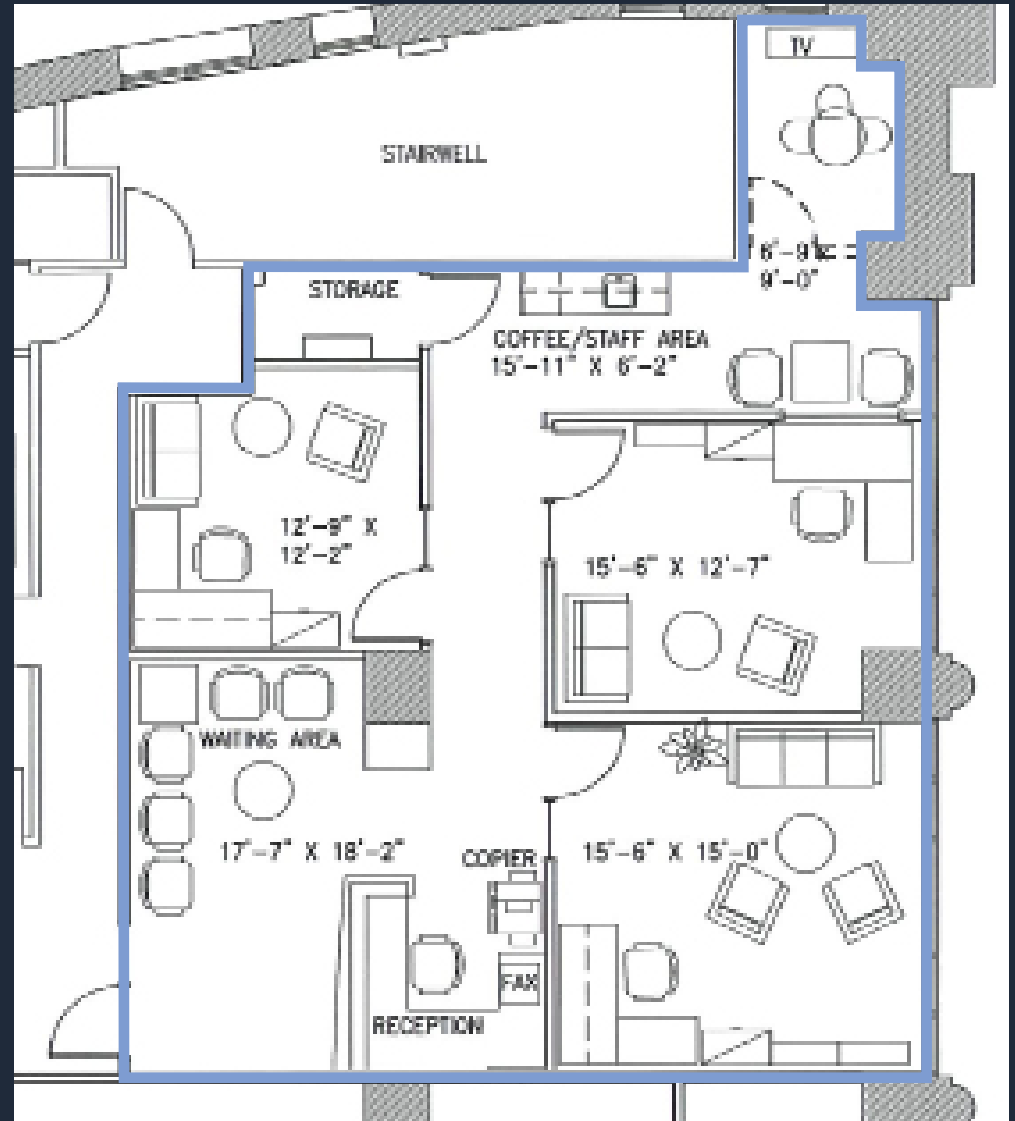
Unit 230: 1,204 sf



Click to view 360 Property Tour

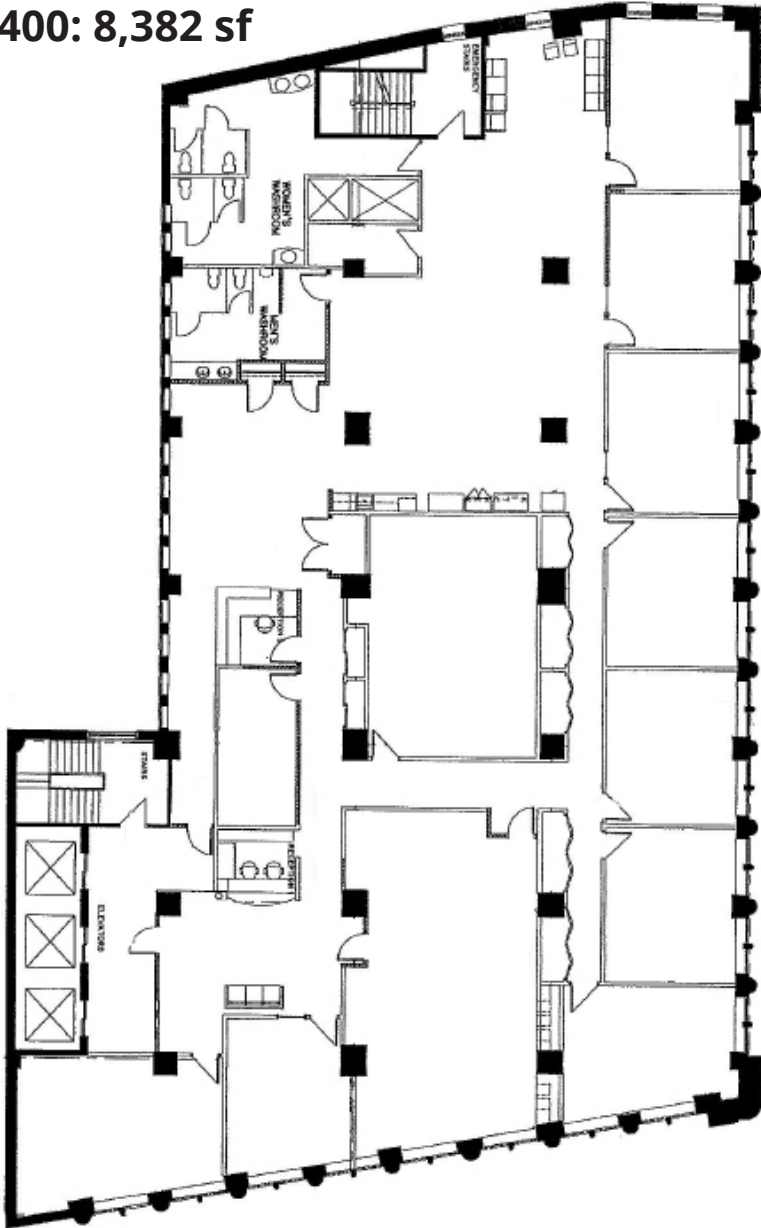


Unit 240: 1,308 sf



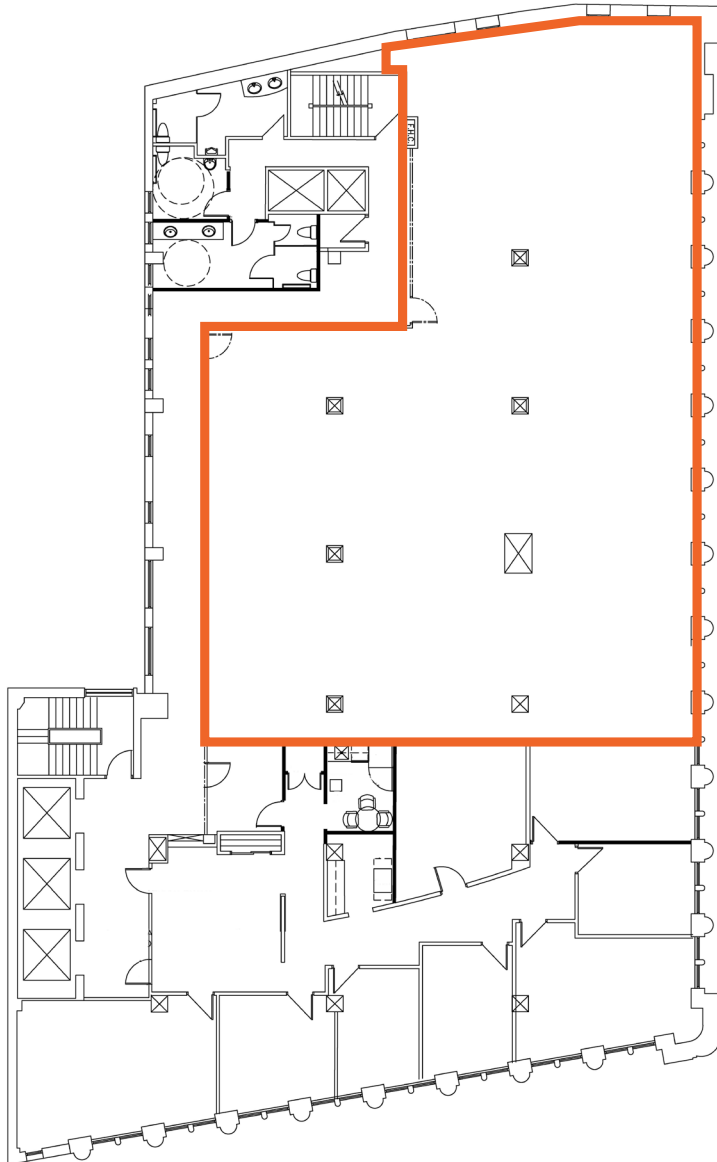
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Unit 400: 8,382 sf



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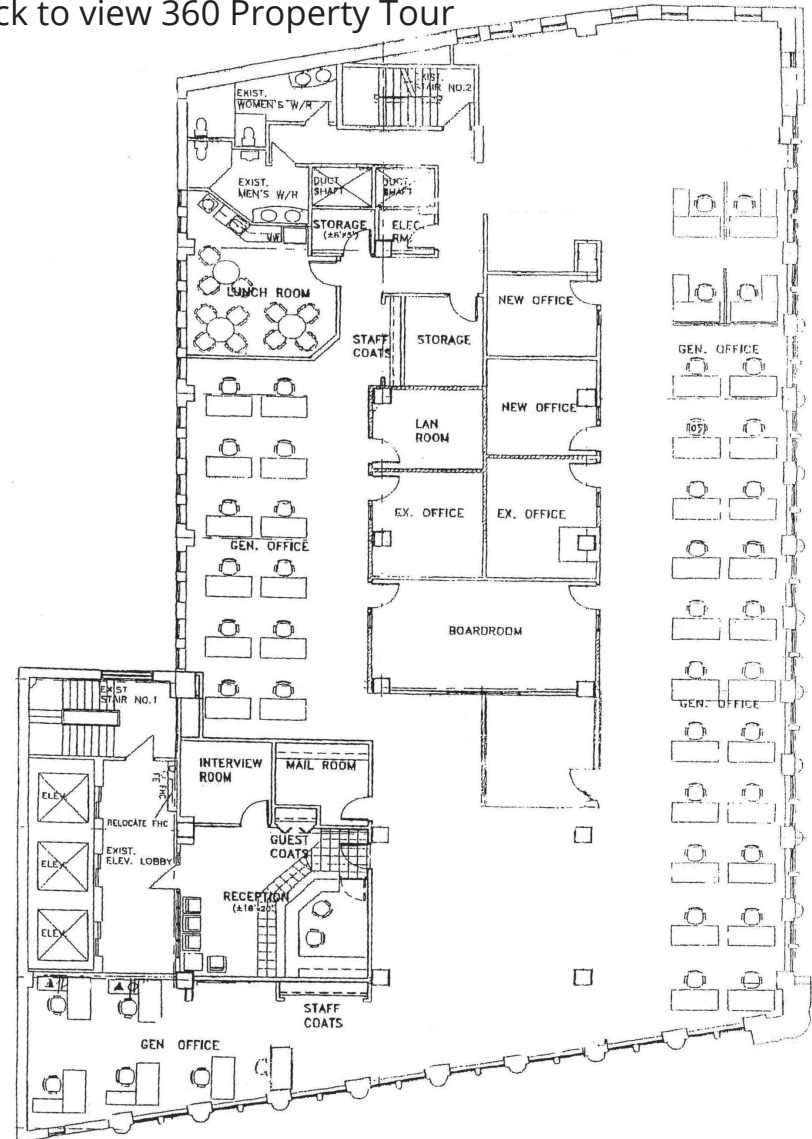
Unit 701: 5,113 sf



Unit 800: 8,595 sf (can be subdivided)



[Click to view 360 Property Tour](#)



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Winnipeg, Manitoba

**Your Avison Young
Project Team**

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