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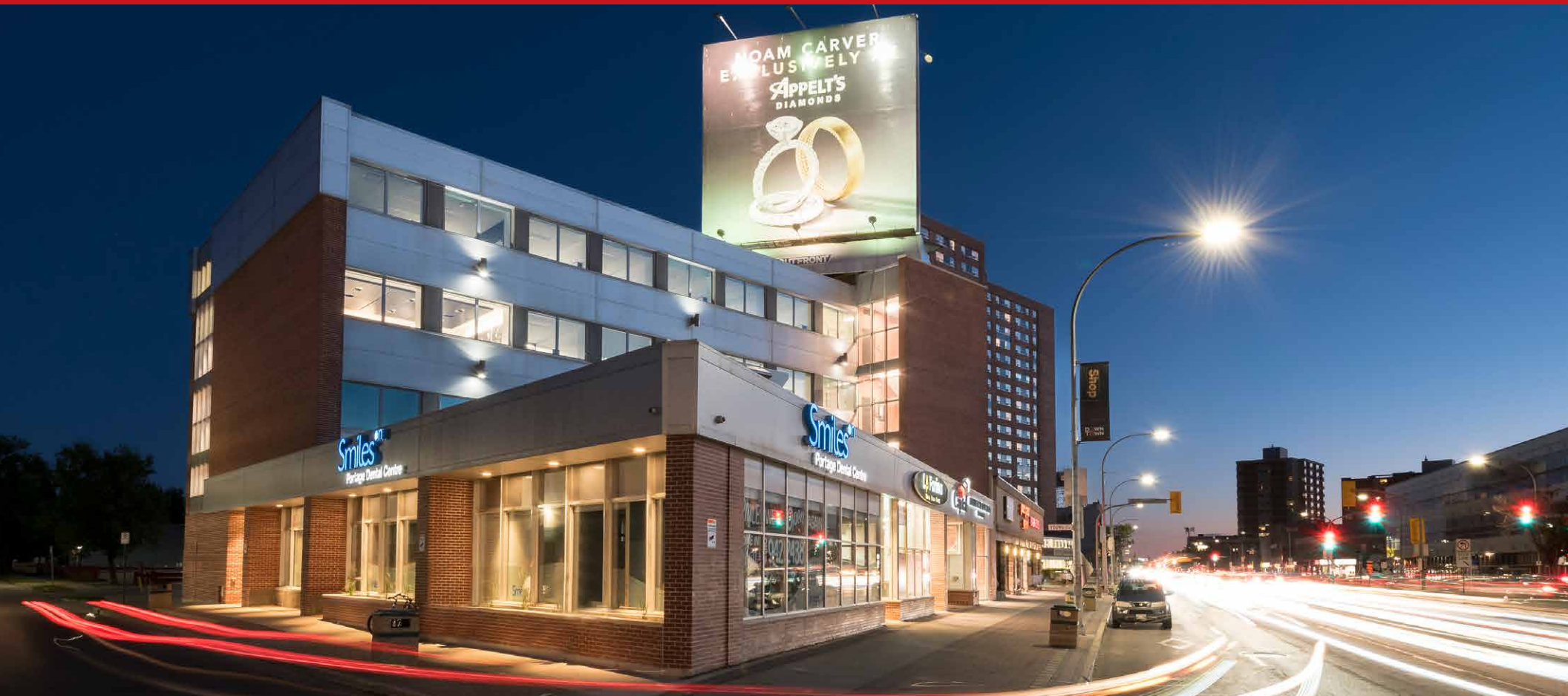
# 570 Portage Avenue

WINNIPEG, MB



COMMERCIAL REAL ESTATE  
SERVICES INC.

*~ Second Floor Professional Office Space With On-Site Parking ~*



BRETT CHARTIER, Senior Advisor  
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[brett.chartier@capitalgrp.ca](mailto:brett.chartier@capitalgrp.ca)

Services provided by Brett Chartier Personal Real Estate Corporation

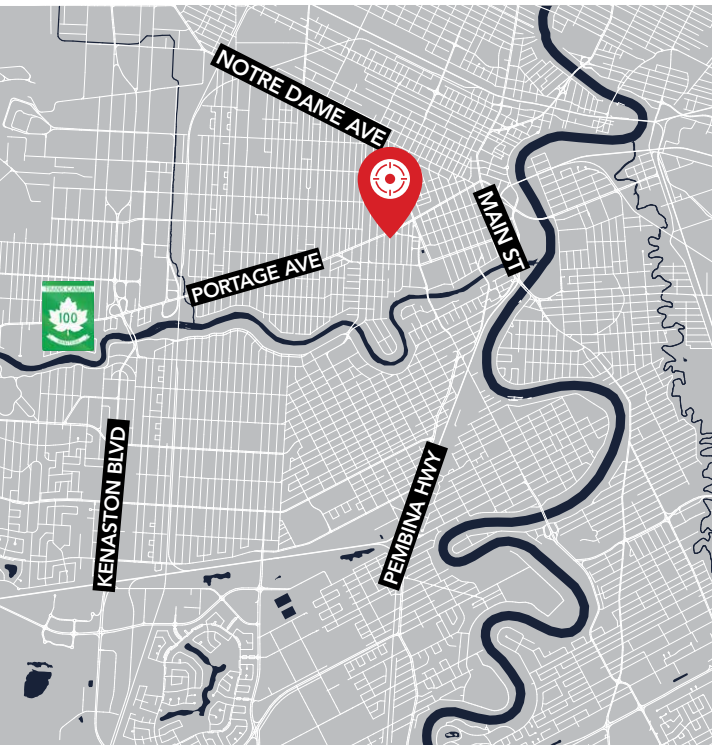
[capitalgrp.ca](http://capitalgrp.ca)

## Highlights

- Easy access to downtown via Portage Avenue and Broadway
- Surface parking available
- On-site property management
- On-site, patrolled parking lot security during regular business hours, Monday to Friday
- Significant building improvements in 2021/2022
- Easy access to public transportation
- Adjacent to the University of Winnipeg

## Property Details

<b>BUILDING AREA (+/-)</b>	24,697 sq. ft.
<b>AREA AVAILABLE</b>	Suite 200: 3,329 sq. ft. Suite 201: 2,828 sq. ft. Combined: 6,067 sq. ft.
<b>ZONING</b>	C2 - Commercial
<b>NET RENTAL RATE</b>	\$14.50 per sq. ft.
<b>ADDITIONAL RENT</b>	\$14.00 per sq. ft. (plus mgmt fee of 5% of gross rent)
<b>AMENITIES</b>	On-site fitness centre, conference centre and event space available to tenants <ul style="list-style-type: none"><li>» Building control systems complete with remote access</li><li>» Card access system</li><li>» Exterior windows (2021/2022)</li><li>» Renovated main floor lobby and directory signage</li></ul>
<b>RECENT BUILDING UPGRADES</b>	
<b>SELLING BROKER FEE</b>	<i>\$1.00 (per rentable sq. ft. per annum for yrs 1-5) \$0.50 (per rentable sq. ft. per annum for yrs 6-10)</i>
<b>LEASING INCENTIVE</b>	6 Months Net Rent Free on Qualified 5-Year Term



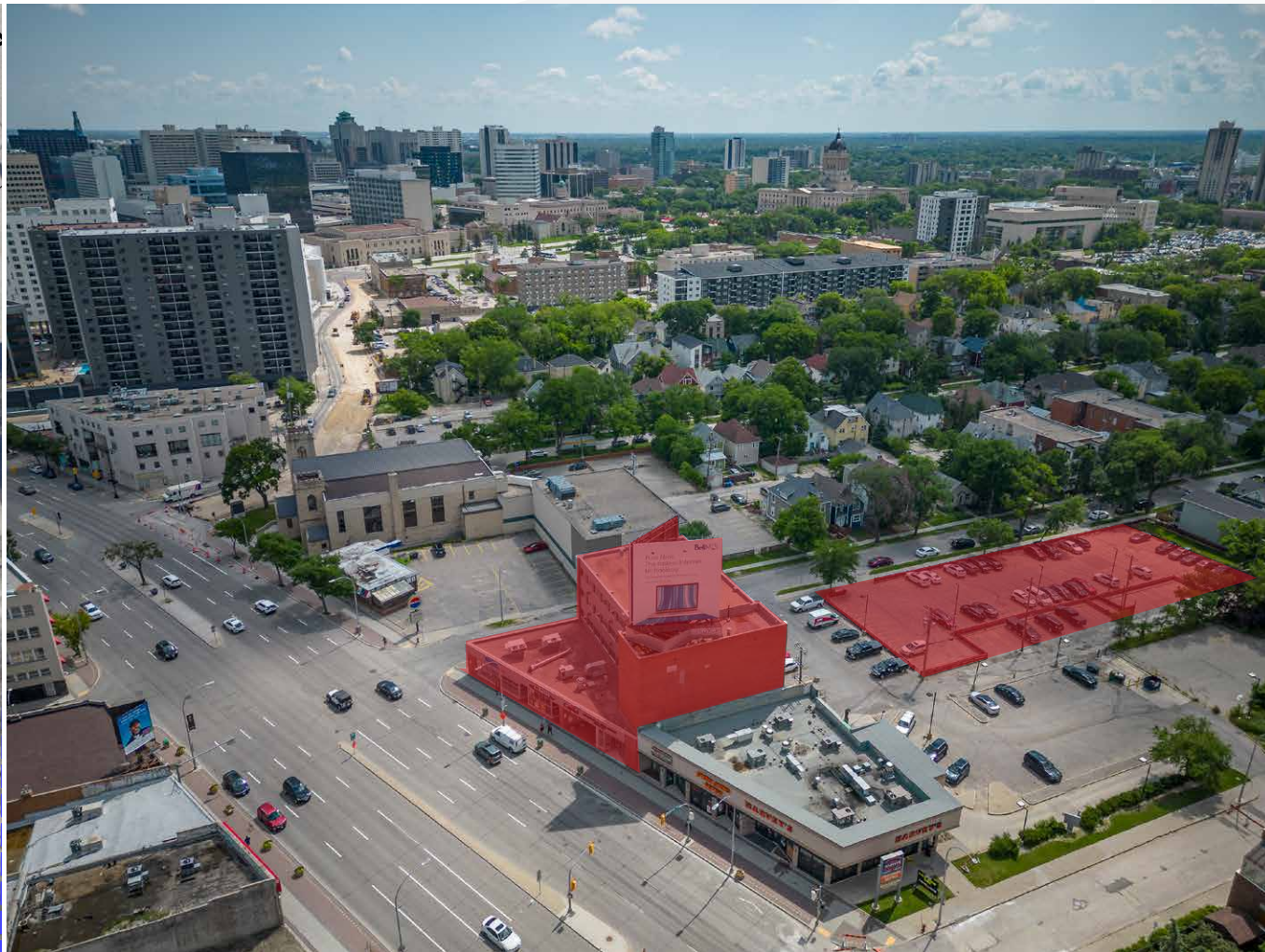
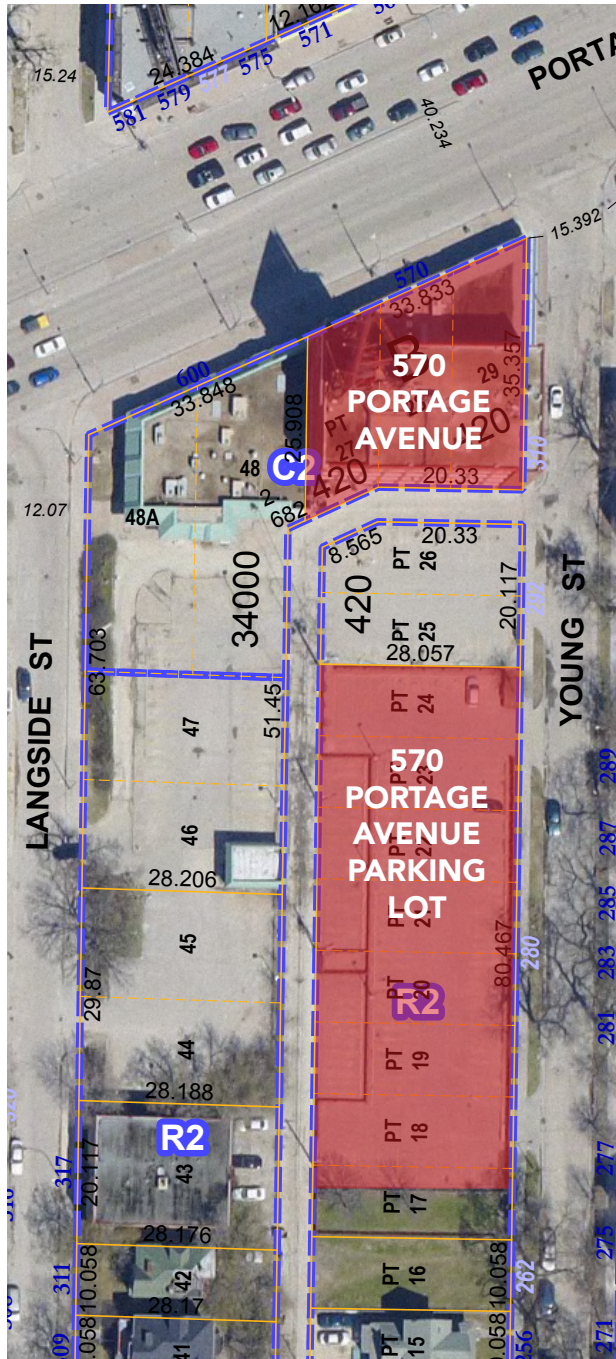


# Location Overview





# On-Site Parking Overview



## *Parking Details*

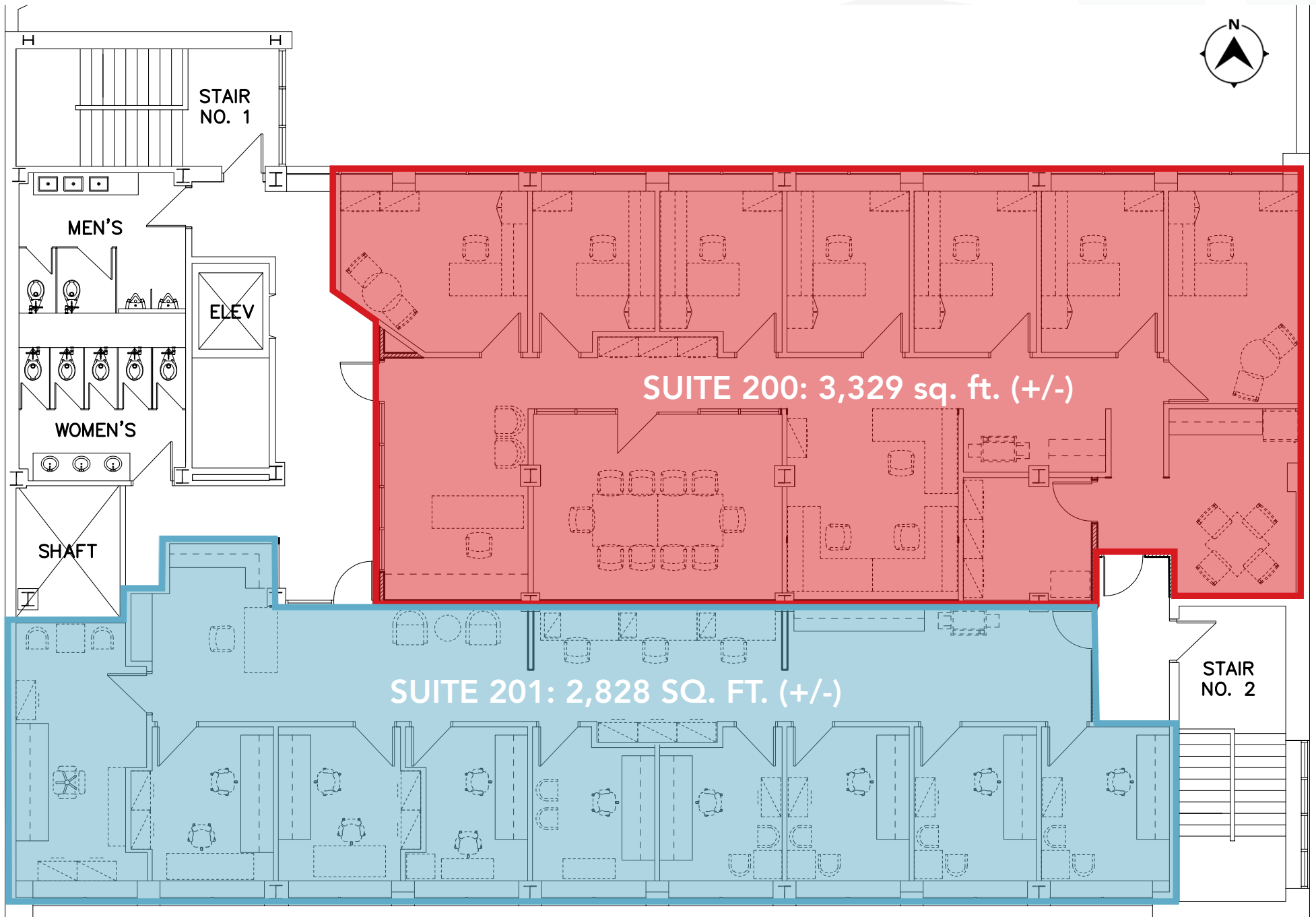
NUMBER OF STALLS

Ratio: 2 stalls/ 1,000 sq. ft.

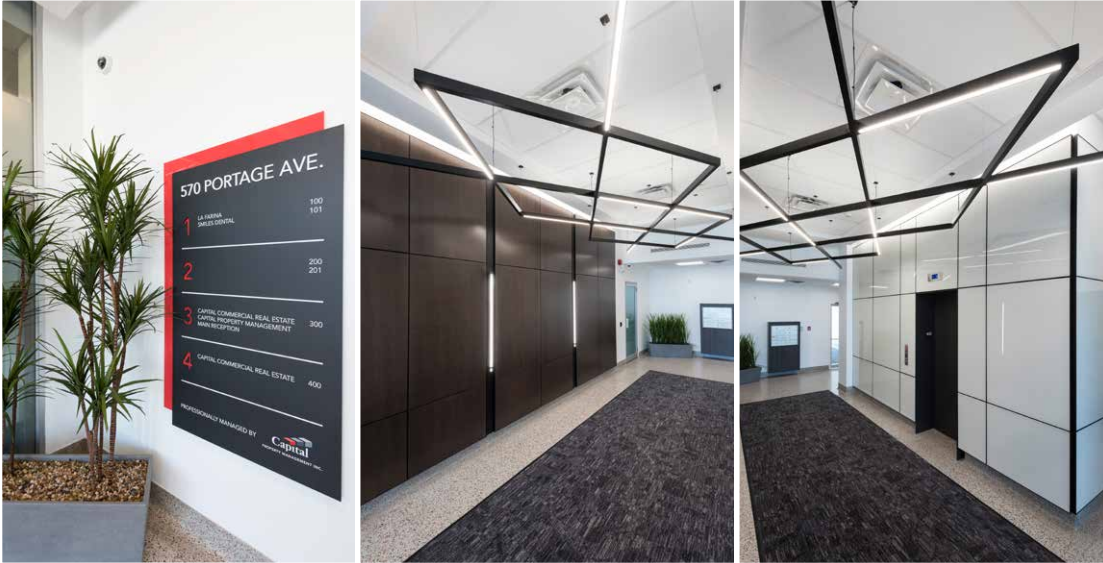
PRICE

\$100.00/stall/month + GST

# Second Floor Plan











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## Contact

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