

**FOR LEASE**

**DOWNTOWN OFFICE/RETAIL SPACE**



**COMMERCIAL REAL ESTATE  
SERVICES INC.**



# Chartier Centre

570 Portage Avenue, Winnipeg, MB

## PROPERTY DETAILS

**BUILDING AREA** 35,919 sq. ft. (+/-)

**AREA AVAILABLE** Unit 101: 2,580 sq. ft. (+/-)  
Unit 102: 2,087 sq. ft. (+/-)

**ZONING** C2 Commercial

**RENTAL RATE** \$13.50 per sq. ft.

**ADDITIONAL RENT** \$7.53 per sq. ft. (est. 2015)

**HIGHLIGHTS**

- Newly redeveloped building facade and interior.
- Average daily traffic flow on Portage Avenue at Young Street is 47,900 vehicles.
- Building is located across from the University of Winnipeg.
- Dedicated on-site tenant parking in paved lot at rear of building.

*For more information please contact:*

**Rennie Zegalski**

Principal

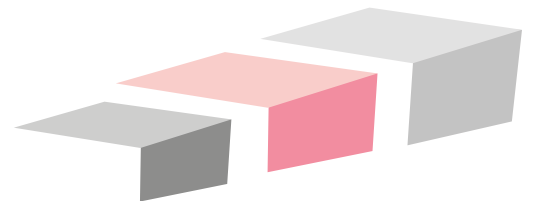
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## ZONING AERIAL



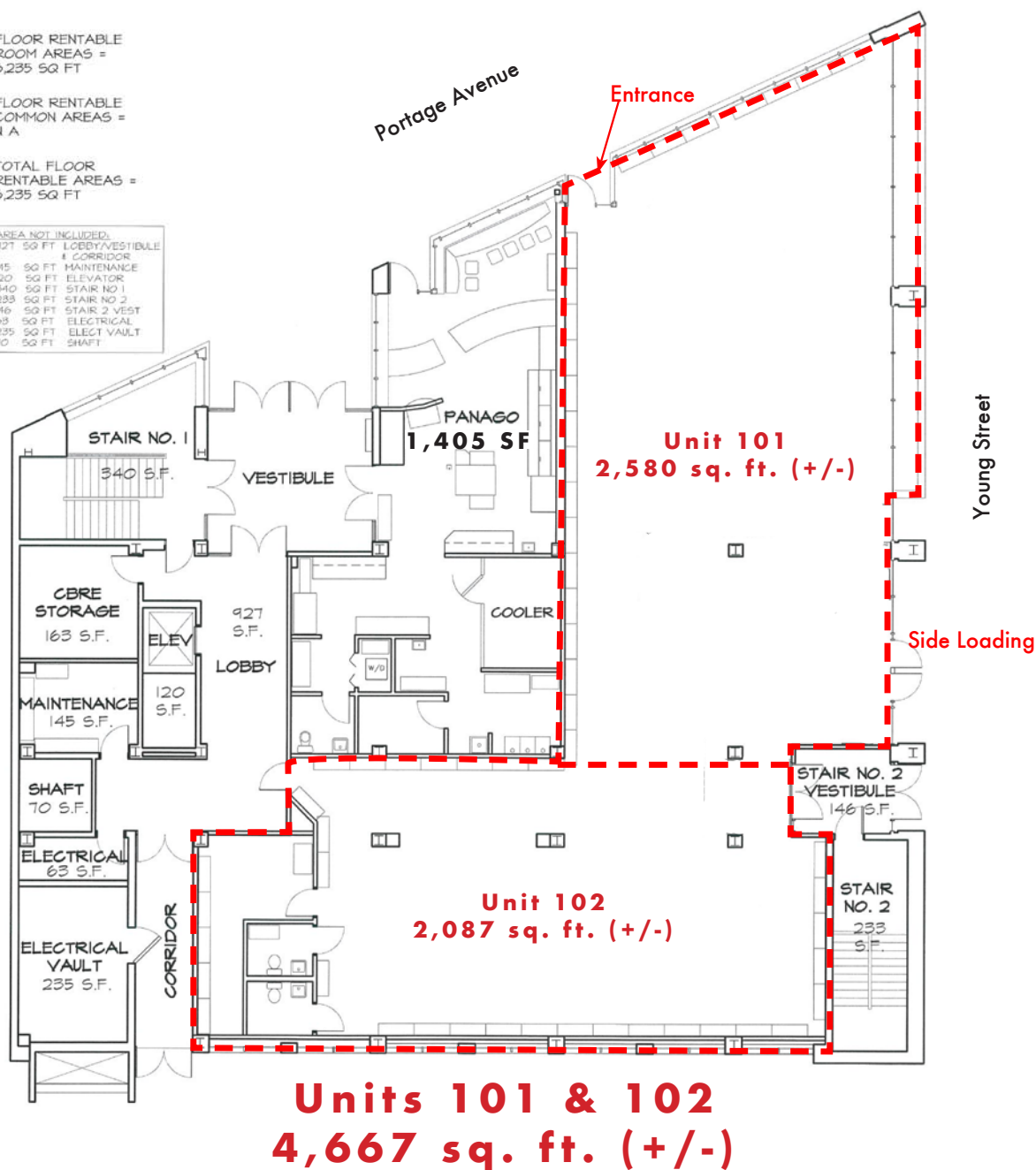
**SITE PLAN**

FLOOR RENTABLE  
ROOM AREAS =  
6,235 SQ FT

FLOOR RENTABLE  
COMMON AREAS =  
N A

TOTAL FLOOR  
RENTABLE AREAS =  
6,235 SQ FT

AREA NOT INCLUDED:  
927 SQ FT LOBBY/VESTIBULE  
& CORRIDOR  
145 SQ FT MAINTENANCE  
120 SQ FT ELEVATOR  
340 SQ FT STAIR NO. 1  
233 SQ FT STAIR NO. 2  
146 SQ FT STAIR 2 VEST  
63 SQ FT ELECTRICAL  
235 SQ FT ELECT VULT  
70 SQ FT SHAFT



For more information please contact:

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