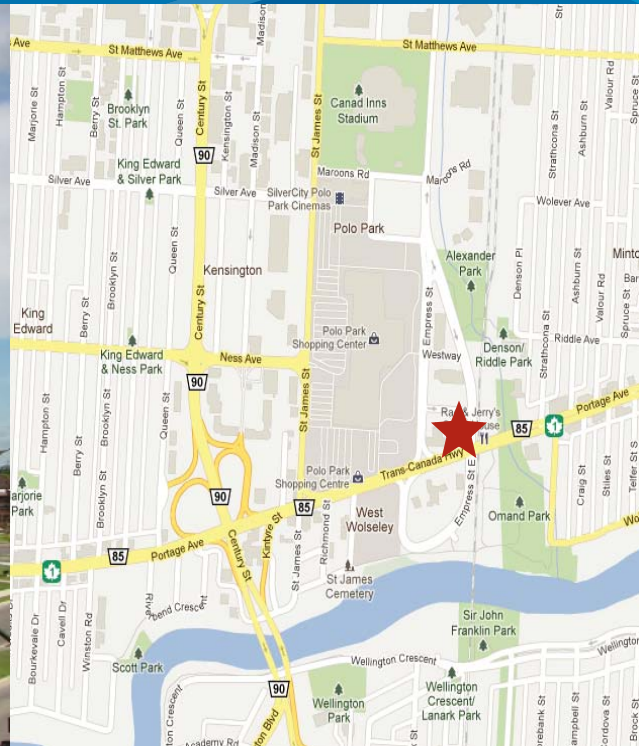


FOR LEASE > OFFICE OPPORTUNITY

The Clarion Centre

1445 PORTAGE AVENUE, WINNIPEG, MB > R3G 3P4

Colliers
INTERNATIONAL



1445 Portage Avenue > Office Space

Building Features

- > Located on major thoroughfare
- > Quality solid concrete construction with high ceilings
- > Beautiful panoramic views on all sides
- > High profile signage potential
- > Multi-zoned climate control system
- > Multi-level attached parkade (fully accessible)
- > Generous free visitor parking

Availability

Suite 600 - Up to 8,166 SF (fully developed)

Rental Rate

\$14.00/SF Net

Additional Rent

\$11.00/SF



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1445 Portage Avenue › The Clarion Centre

On Site Amenities

- › Various meeting and conference rooms
- › Pancake House Restaurant
- › Catering Service
- › Fitness facility
- › Urban Oasis Mineral Spa
- › Waterpark and pool

Neighbourhood Amenities

- › Adjacent to Polo Park Shopping Centre - Winnipeg's largest enclosed regional mall
- › Minutes from 24-hour James Richardson International Airport and the new Foreign Trade Zone
- › In close proximity to former Winnipeg Arena development site and future development of the Bomber Stadium



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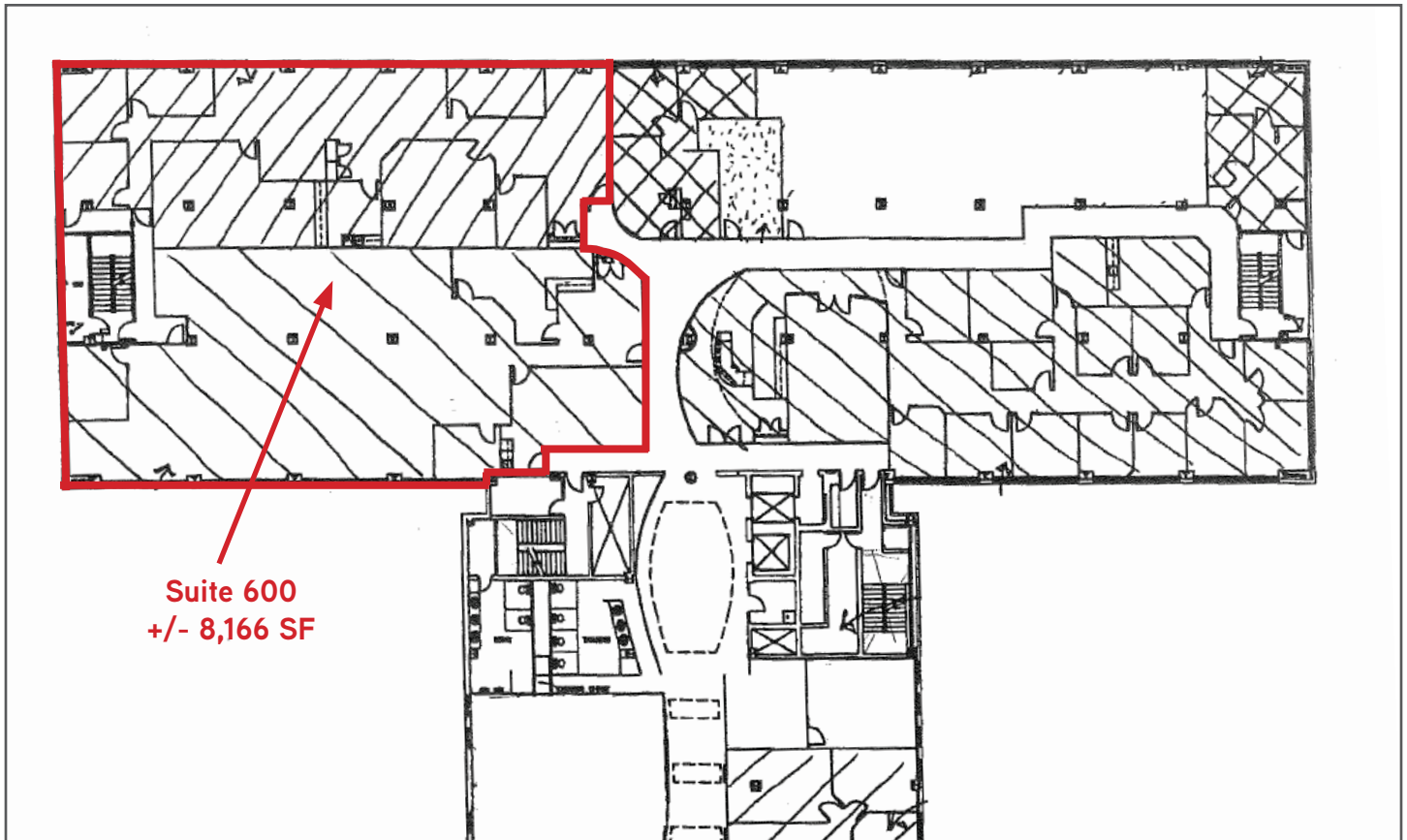


**Suite 502
+/- 2,065 SF**

Architectural floor plan of Suite 502, showing a large open area with a red boundary line, a kitchen area with multiple sinks and stoves, a bathroom, and a mechanical room. The plan includes dimensions, room labels (JAN., MECH., ELEV., EXIT STAIRS), and area markers (A1, A2, A3, A4, A7). The total area is indicated as Suite 502 +/- 2,065 SF.



1445 Portage Avenue > The Clarion Centre - 6th Floor



Office Corridors



Open Office Area



Kitchen

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1445 Portage Avenue > The Clarion Centre



Office Corridors



Office Corridors



Reception



Open Office Area



Private Office



Open Office Area

This brochure does not purport to be all inclusive or to contain all the information that a prospective purchaser/tenant may require in deciding whether or not to buy /lease the property. Information contained herein has been obtained from various sources deemed reliable. We have no reason to doubt its accuracy but neither the Owner/Landlord, nor Colliers International (the Agent) make any representations, declarations or warranties, expressed or implied, as to the accuracy or completeness of the information or statements contained herein. The Owner/Landlord and the Agent expressly disclaim any and all liability for any errors or omissions in the brochure or any other written or oral communication transmitted or made available to prospective purchasers/tenants. The property is subject to prior sale, lease, withdrawal or changes without notice. Prospective purchasers/tenants are strongly advised to undertake a thorough review of all important facts relative to the property. Agency Disclosure: Colliers International represents the Owner/Landlord and does not represent prospective purchasers/tenants in the sale/lease of the property.

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