



NEW LISTING

Starting at
\$24.00 PSF
Semi-Gross

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

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FOR LEASE | 275 PORTAGE AVE

Kensington Building
Fully developed Offices
3,000 – 5,500 SF

Fully finished Office Space

Located at the corner of Portage Avenue and Smith Street, this 18-storey office building is an eye-catching design utilizing a Vari-tran silver glass wall that wraps the building on two sides and greatly reduces the sun's heat and glare, maximizing the comfort of the buildings occupants. The large windows and configuration of the floor plate allows for a maximum window/ office ratio.

Efficient office layouts and quality of improvements offer high value space at a minimum cost and build-out.



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**RE/MAX
PROFESSIONALS**

1601 Buffalo Place

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Property Highlights



- Desirable location across from the Radisson Hotel
- Parking available at the Smith Street Parkade, directly across the street.
- Attractive tenant improvement packages available.
- Opportunity to have design input on offices
- Excellent transit connections

AVAILABLE UNITS

Floor	Square Footage (±)	Lease Rate (Semi-Gross)	CAM & Tax (2020 est.)	Availability Date
15th	3,000	\$24.00 PSF	Included	Immediately
16th	5,500	\$24.00 PSF	Included	Immediately
17th	5,500	\$24.00 PSF	Included	Immediately
15+16+17	up to 14,000	\$24.00 PSF	Included	Immediately

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275
PORTAGE
AVE

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The Area



Convenient
location



Food and Drink
within Walking



Groceries and
Shopping



Amenities
within walking



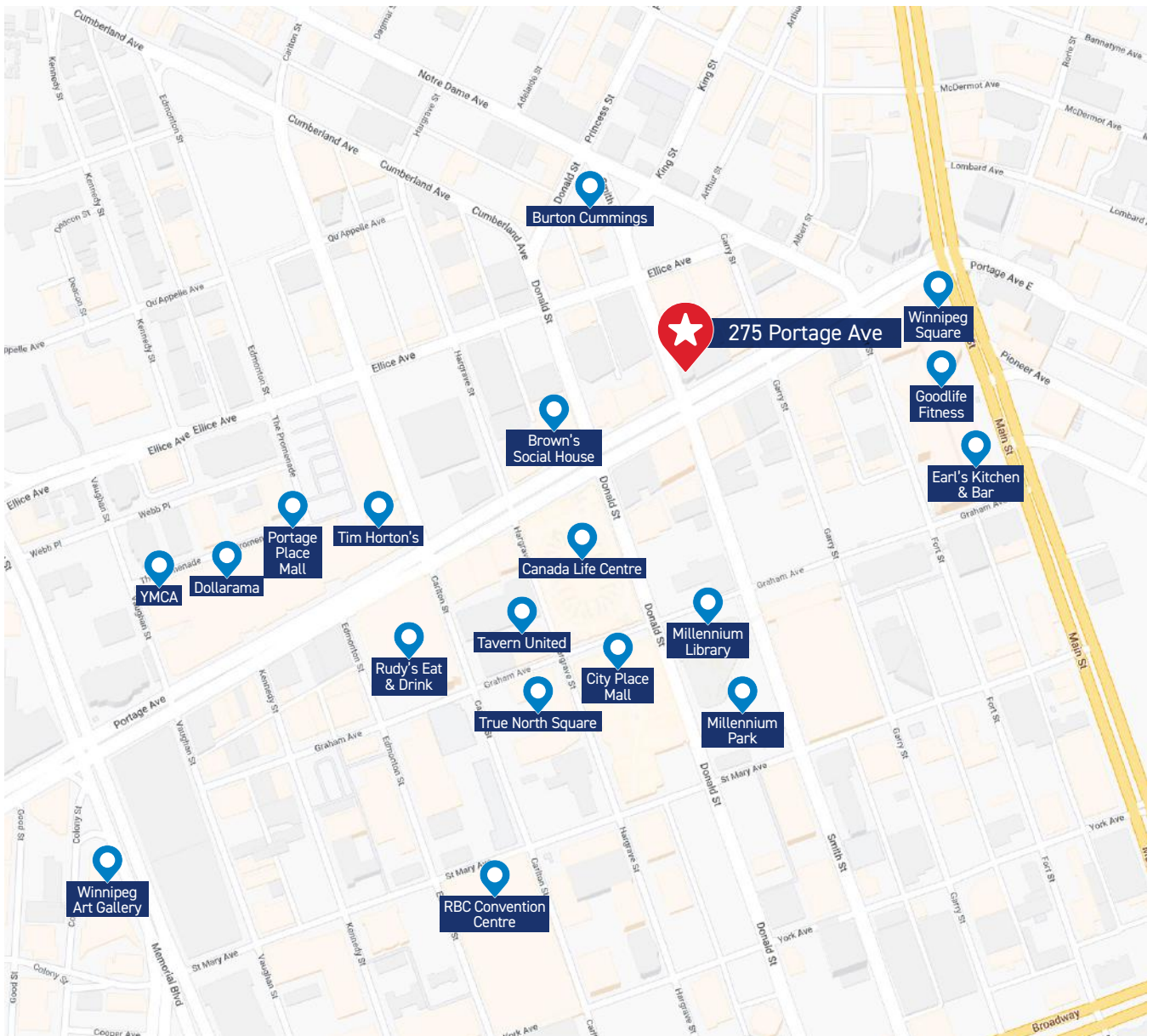
Convenient bike
infrastructure



Excellent transit
stops

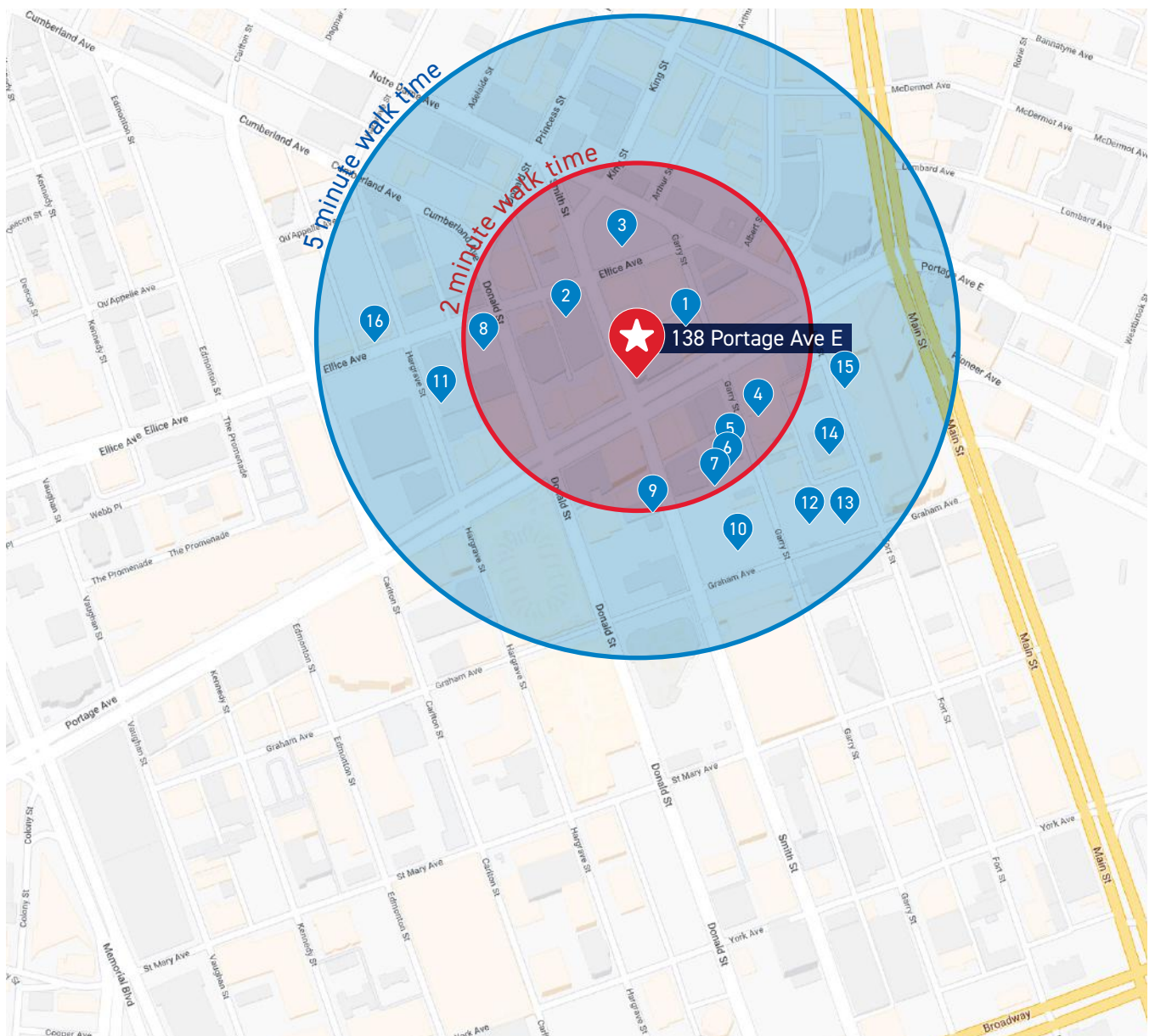


Culture &
Entertainment
nearby

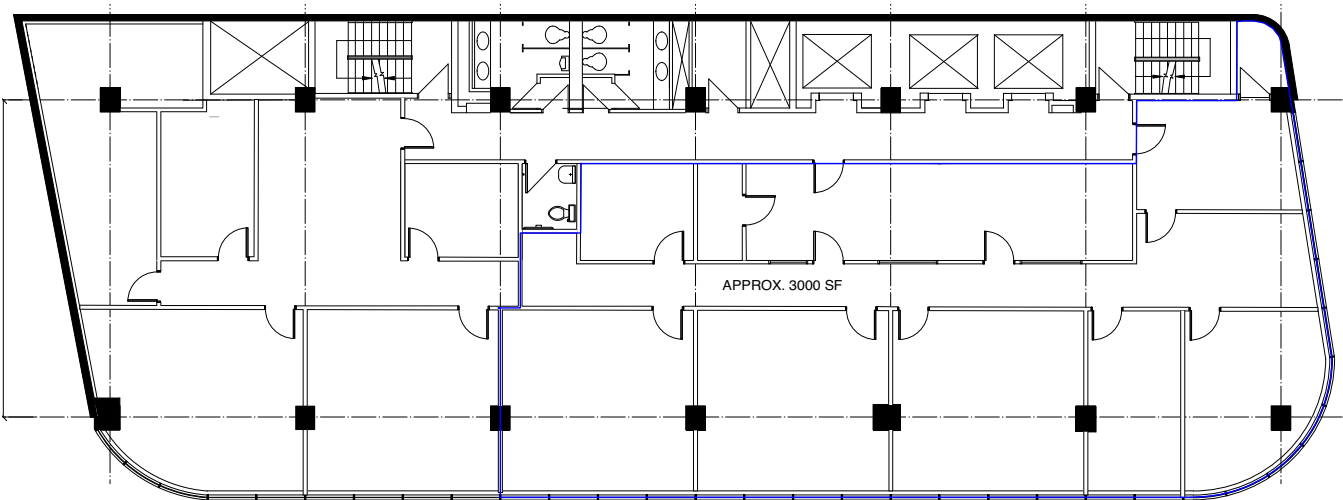


Walk Time & Parking Map

- | | | |
|--------------------------------------|---|--|
| 1 FNP Parking Ltd | 7 290 Garry St | 13 W044, Parking Indigo, 252 Fort St. |
| 2 Lot #125, Smith St Parkade | 8 Donell Parking | 14 Lot #254, 280 Fort St |
| 3 Lot #367, 351 Smith St | 9 Indigo Parking Garage | 15 W025, Parking Indigo, 1-360 Main St |
| 4 Garry St Parkade | 10 265 Smith St Parking/270 Garry St | 16 333 Ellice Ave |
| 5 W056, Parking Indigo, 286 Garry | 11 W029, Parking Indigo, Centrepont Parkade | |
| 6 Gryd Park Parking Lot, Downtown #2 | 12 Lot #86, 225 Fort St | |

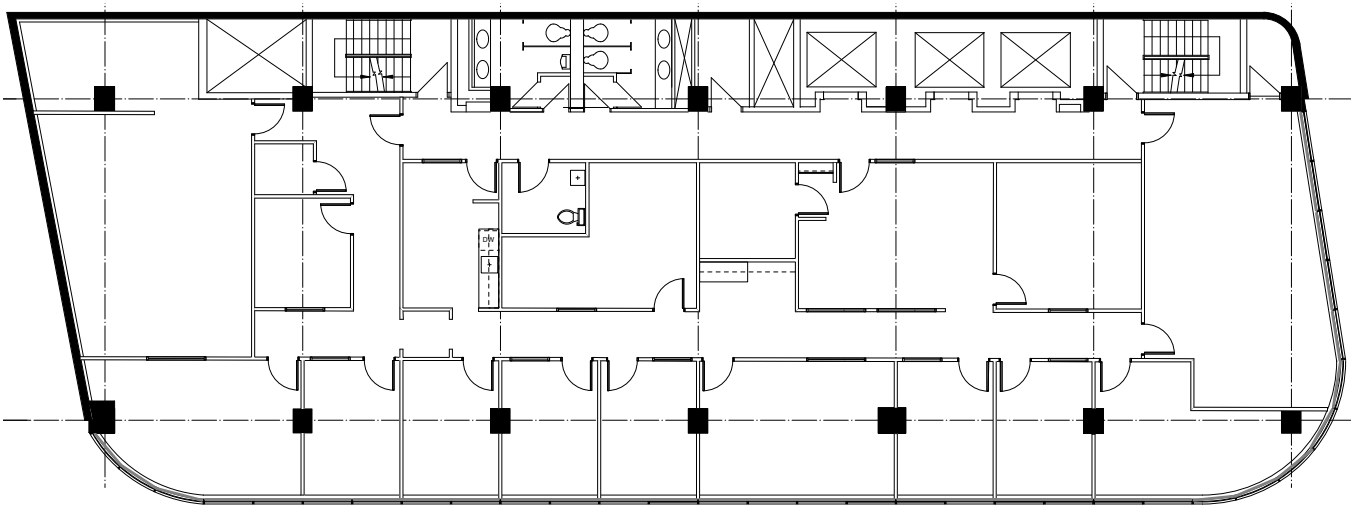


15TH FLOOR - 3,000 SF

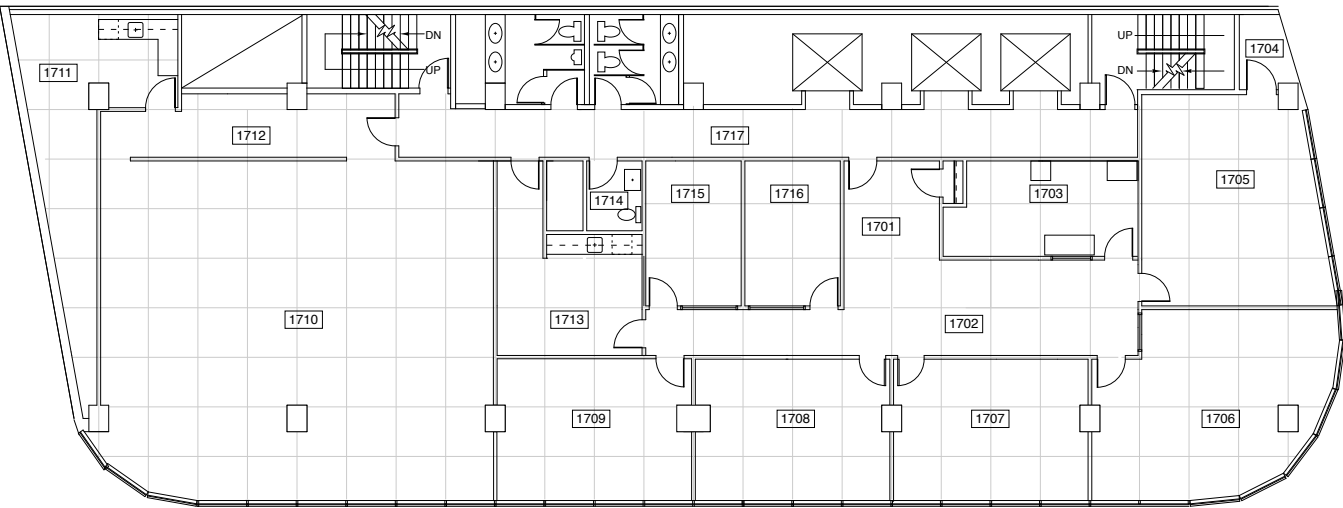


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16TH FLOOR - 5,500 SF



17TH FLOOR - 5,500 SF



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