



Colliers

294 Portage Avenue, Winnipeg MB

Skywalk connected office spaces for lease

294 Portage is located in Winnipeg's SHED with connection to the skywalk system, offering tenant's climate controlled paths to Portage & Main and back to Canada Life Centre. The building offers enclosed parking in the attached parkade of the Radisson Hotel.

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Property Overview

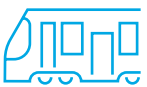
Building on the success of the MTS Centre and in keeping with downtown revitalization efforts of other major North American cities, the Sports, Hospitality and Entertainment District (SHED) was established as the focal point of the new Portage Avenue Development Strategy.

While the boundaries may vary, depending on the marketplace, the essence is to create an area that capitalizes on the increased density of users and activities and forges a plan that capitalizes on the extraordinary and underutilized resources of the area.

Source - <http://centrepointwinnipeg.com/centrepoin/the-shed/>

Address	294 Portage Avenue, Winnipeg Manitoba	
Zoning	C - Character	
Parking	Attached parkade	
Available	Immediately	
Lease rate	\$21.95/SF gross	
	Unit 508	1,467 SF
	Unit 511	795 SF
	Unit 607	779 SF
	Unit 700	3,322 SF
	Unit 806	723 SF
	Unit 900	1,247 SF
	Unit 910	4,619 SF
	Unit 926	2,378 SF

Key Highlights



Excellent transit access



Numerous restaurants in area



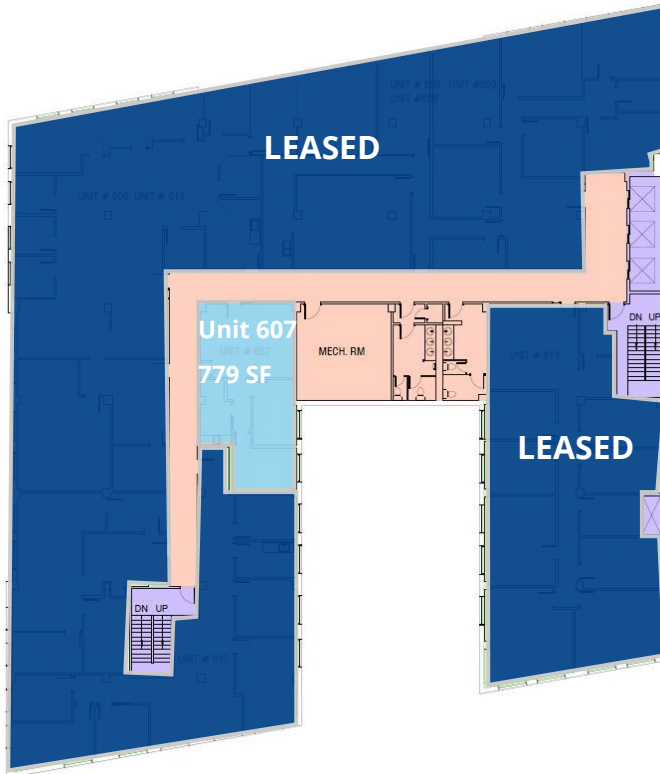
Attached parkade to building



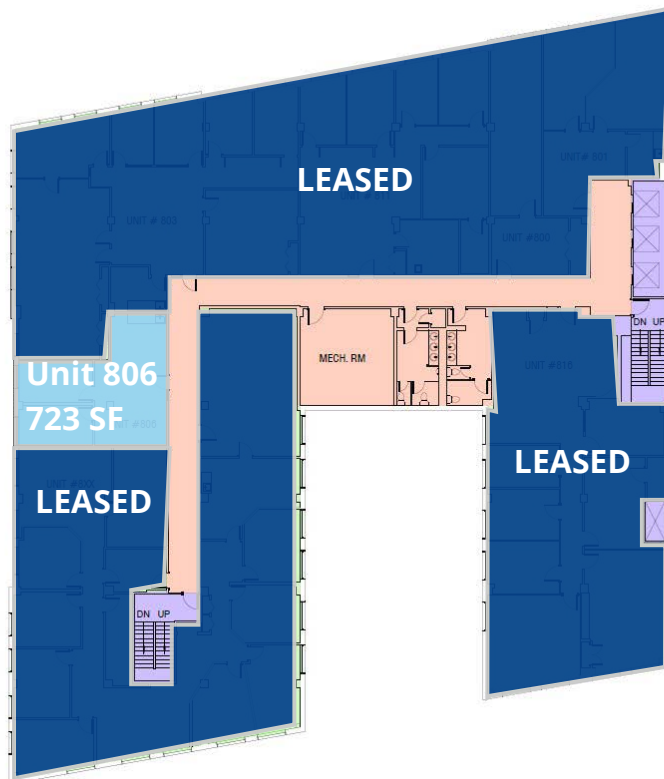
Walk Score
99



Floor Plans



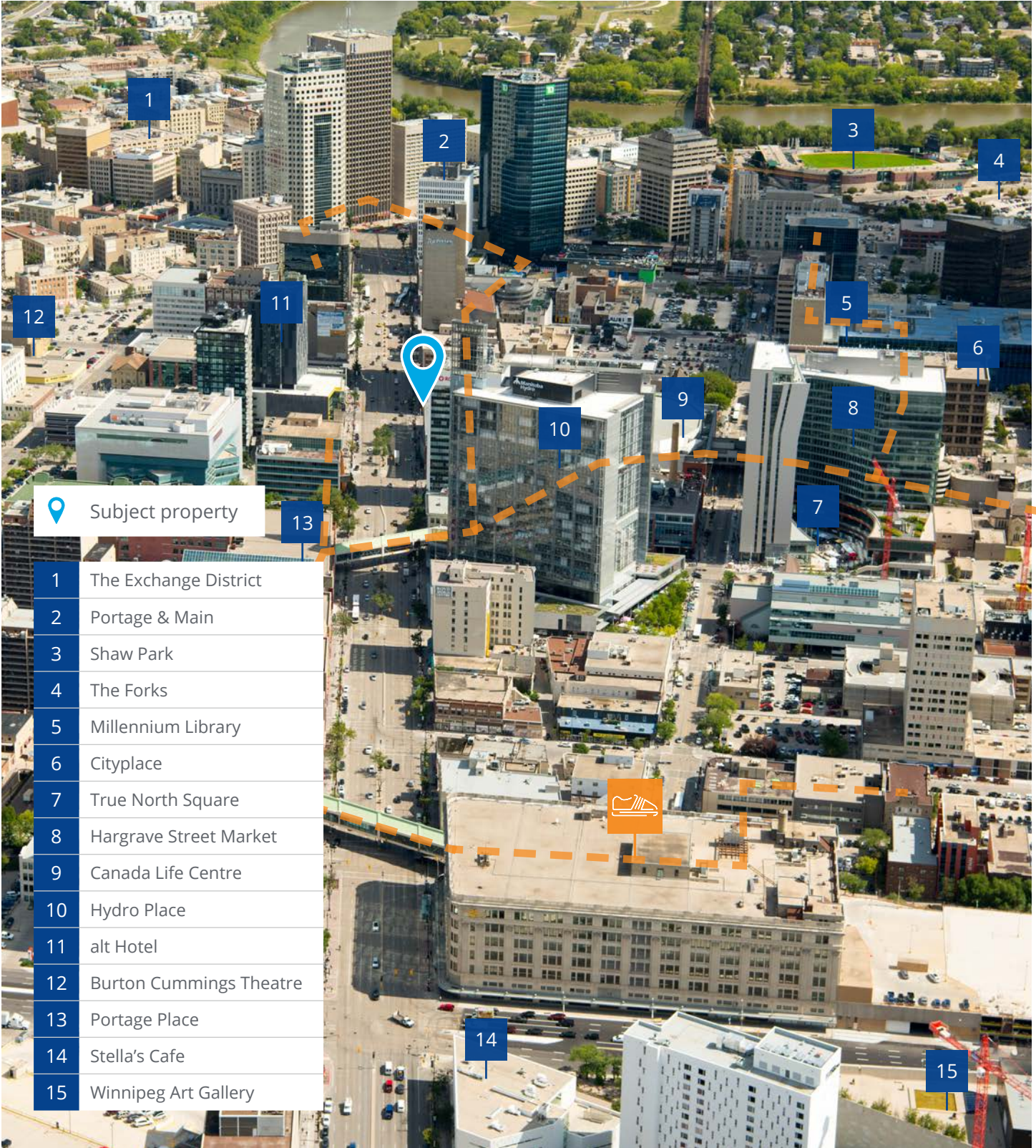
Floor Plans




Floor Plans



Surrounding Amenities



 Subject property

- 1 The Exchange District
- 2 Portage & Main
- 3 Shaw Park
- 4 The Forks
- 5 Millennium Library
- 6 Cityplace
- 7 True North Square
- 8 Hargrave Street Market
- 9 Canada Life Centre
- 10 Hydro Place
- 11 alt Hotel
- 12 Burton Cummings Theatre
- 13 Portage Place
- 14 Stella's Cafe
- 15 Winnipeg Art Gallery



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