



Colliers

1 Wesley Avenue, Winnipeg MB

Built out office 1 block from Portage and Main

Fully finished office building with incredible natural light and great views.
Walking distance to many great amenities that downtown Winnipeg has to offer
– The Forks, Portage & Main, BellMTS Centre, The Exchange District, and more.

Sean Kliewer

Senior Vice President
+1 204 926 3824
sean.kliewer@colliers.com

Jordan Bergmann

Vice President
+1 204 954 1793
jordan.bergmann@colliers.com

Property Overview

1 Wesley is located on the southeast corner of Wesley Avenue and Main Street only one block south of Portage & Main. Constructed with the highest quality concrete the building is considered an excellent contemporary redevelopment in Winnipeg’s downtown area. With the construction of a new residential tower one block


away at 300 Main Street; which will be the new home for several hundreds of city-dwellers, as well as the construction of ‘Raiside at the Forks’, within walking distance, these new developments will bring activity and increase the density of residents in the area.

Address	1 Wesley Place, Winnipeg MB	
Available	Unit 401	1,772 SF
Lease rate	\$23.00/SF gross per annum	
Available	Immediately	
Parking	Landlord controlled parking	
Transit	> 5 min. to stops	


Features

- Highway access
- Private offices
- Great natural light
- In the heart of downtown
- Bike accessible


Key Highlights




Along busy transit route




Numerous restaurants in area




Surface parking available



Close to The Forks and parks



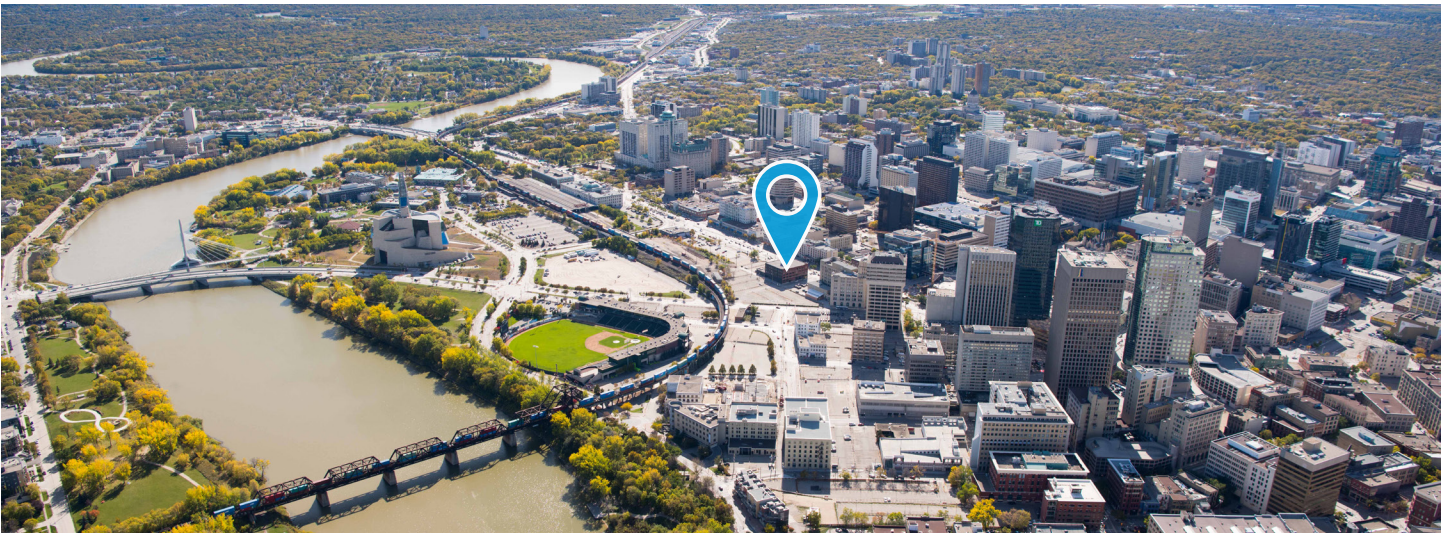
Bike Score
86



Walk Score
91



Transit Score
88



Floor Plans

Unit 401

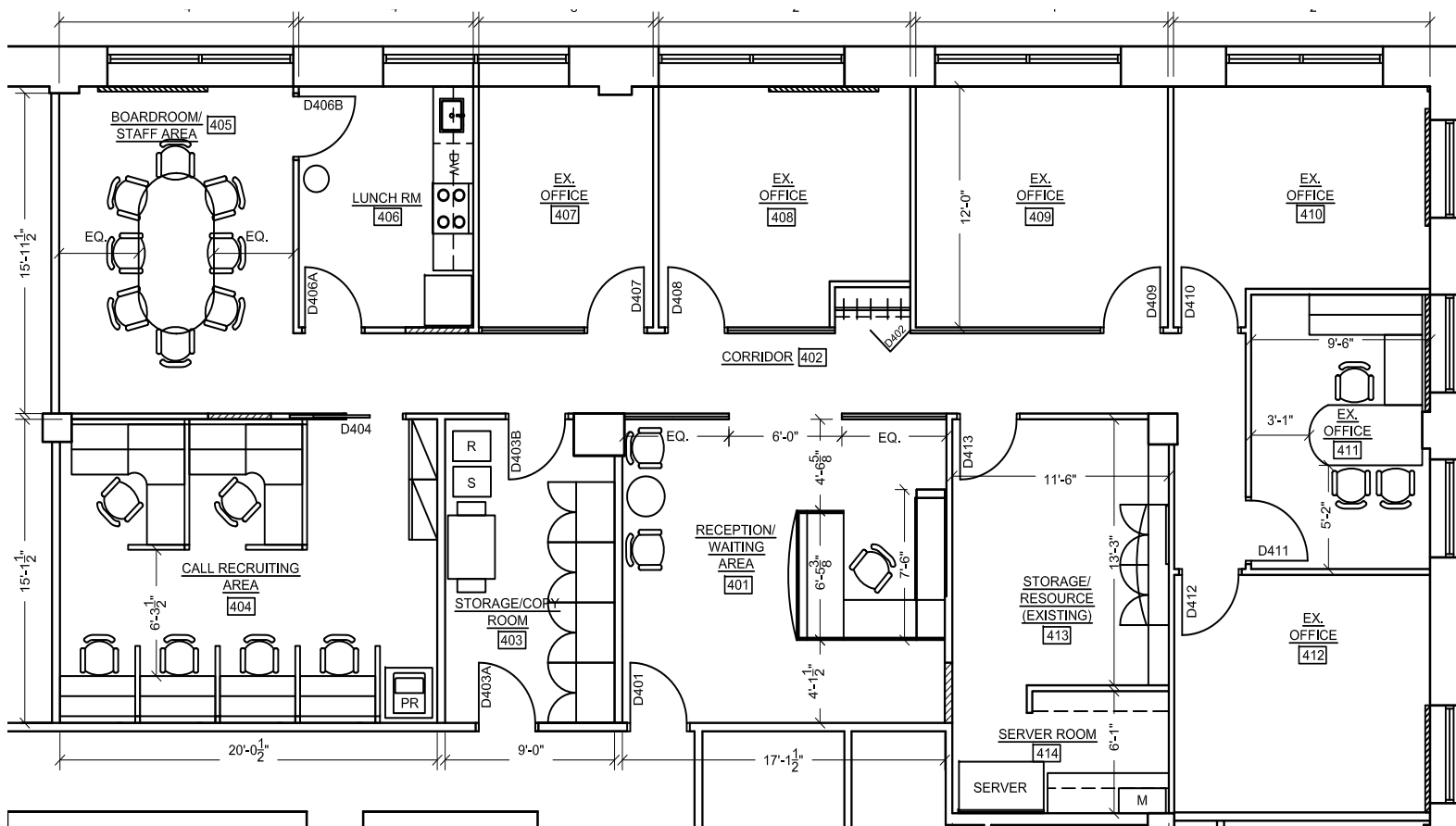
2,802 SF

Available Immediately

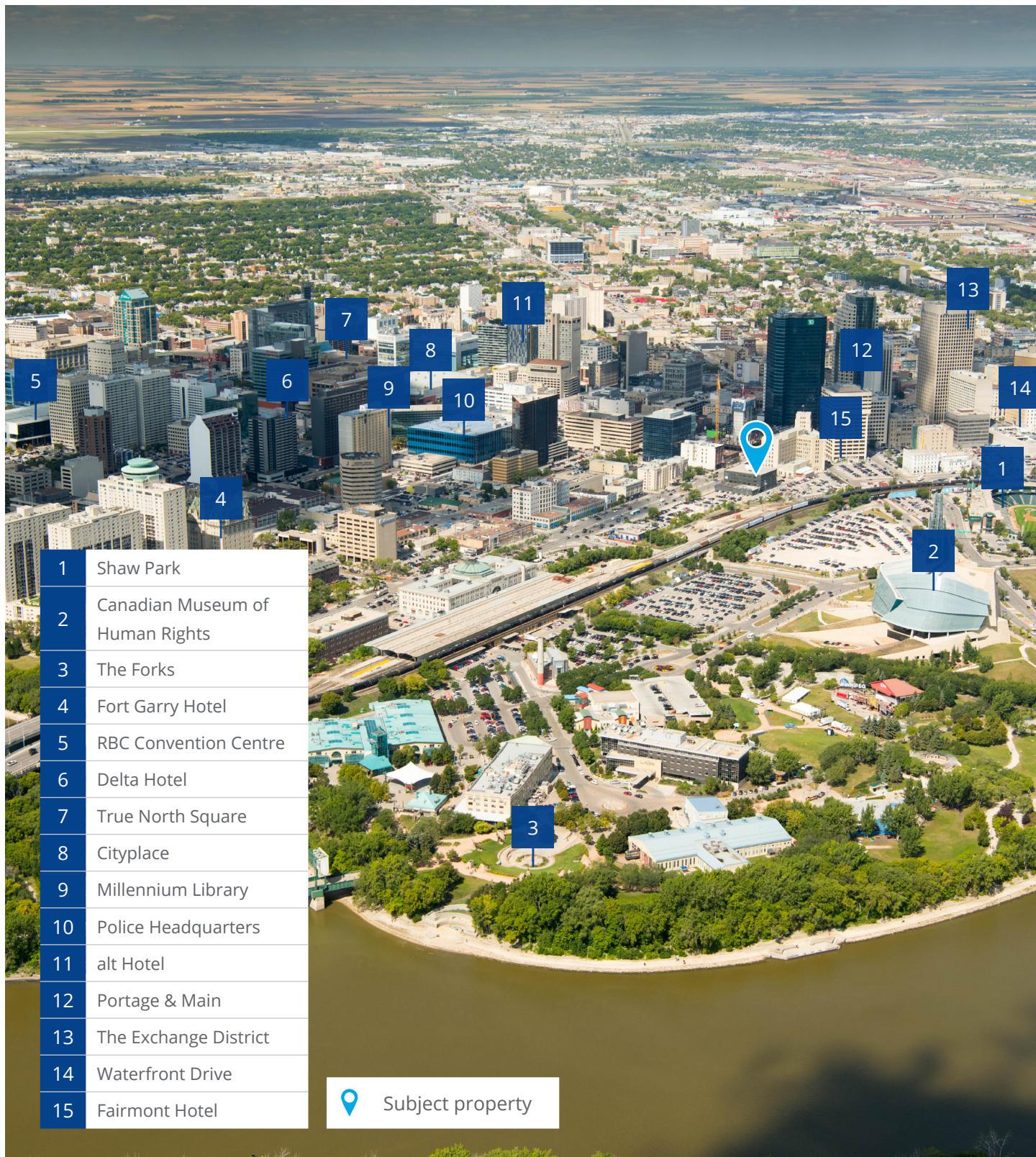
Private offices

Boardroom

Natural light



Surrounding Amenities





Proposed lobby renovation



1 Wesley Avenue, Winnipeg MB

Sean Kliewer

Senior Vice President
+1 204 926 3824
sean.kliewer@colliers.com

Jordan Bergmann

Vice President
+1 204 954 1793
jordan.bergmann@colliers.com

Copyright © 2025 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2025 Colliers International



collierscanada.com