

# NORTH ATLAS

COMMERCIAL REAL ESTATE

**Office  
For Lease**

*500 Portage Avenue  
Winnipeg, MB*



## North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue  
Winnipeg, MB, R3B 0X1  
[www.NorthAtlas.ca](http://www.NorthAtlas.ca)

## Jonah Levine

Partner & Managing Broker  
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## Khush Grewal

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## PROPERTY HIGHLIGHTS

There's an energetic feeling to 500 Portage Avenue, located in the shadow of the vibrant University of Winnipeg campus and all the its surrounding amenities. New investments in 2018 elevated the exterior, lobby, elevators and main floor amenities of this wonderful office building located just on the edge of downtown.

As a future office tenant at 500 Portage, you'll enjoy:



Convenience of proximity to every amenity downtown, in Osborne Village, in St. Boniface, on Academy Road AND in the Polo Park shopping district inside of a 7 minute drive, all without having to experience the worst of downtown rush hour.



The vibrancy and energy outside your front door that can only be found around an urban university campus.



Professional on site 24/7 maintenance and the operational expertise of a major Canadian property manager.

Connected to a larger residential and retail complex, as well as the wider neighbourhood, 500 Portage offers business owners and staff convenience and prestige. Retail amenities on site include a convenience store, sushi restaurant, pizza place, bubble tea shop, medical clinic, and barbershop. Parking is available on site and underground, and some of the best bus connections in Winnipeg are located right outside the front door.



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## VIBRANT SURROUNDINGS

# NORTH ATLAS

COMMERCIAL REAL ESTATE

THE  
GOOD  
WILL



STELLA'S

SUSHIGEN

wag

Thanks to proximity to the University of Winnipeg and many other important downtown anchors, you'll find fantastic amenities steps away that fit all lifestyles, and a comfortable energetic urban environment that is hard to replicate.



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## PROPERTY DETAILS

**Net Rental Rate:** \$13.50 per square foot

**Additional Rent:** \$14.75 per square foot

*(2024 Estimated. Including Management Fee)*

- 24/7 On Site Maintenance
- Underground and surface parking available (4 stalls per 1000 SF)
- Building Signage Opportunity
- Brand new lobby, elevator cabs, and exterior finish

UNIT	APPROX. SPACE AVAILABLE	
200	5,425 SF	} Can be combined 9,096 SF
210	2,000 SF	
220	759 SF	
230	912 SF	
310	1,445 SF	
350	1,885 SF	
380	1,845 SF	
400	11,563 SF	Full Floor
510	3,354 SF	} Can be combined 6,878 SF
595	3,524 SF	
600	11,563 SF	Full Floor
750	7,438 SF	



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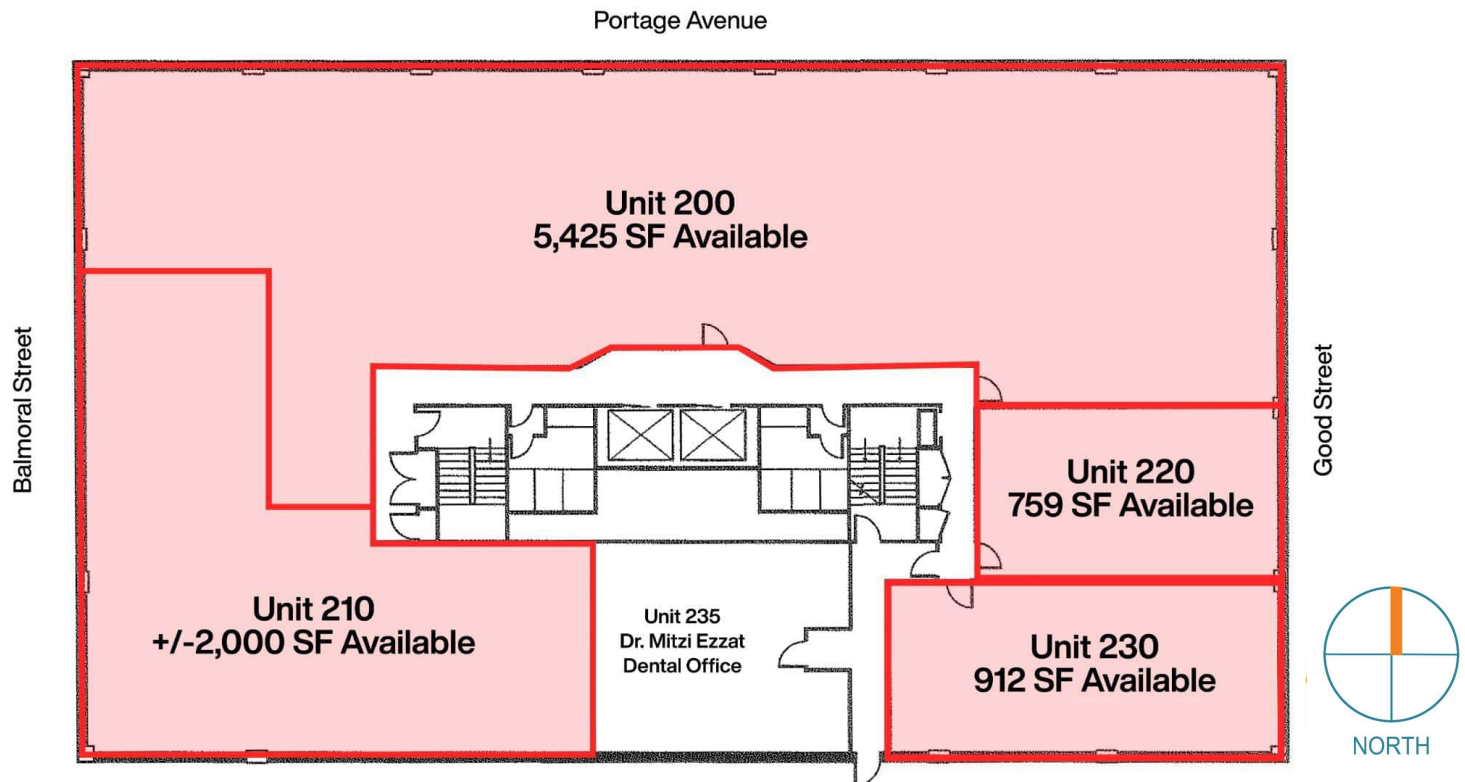


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## SECOND FLOOR OPPORTUNITY

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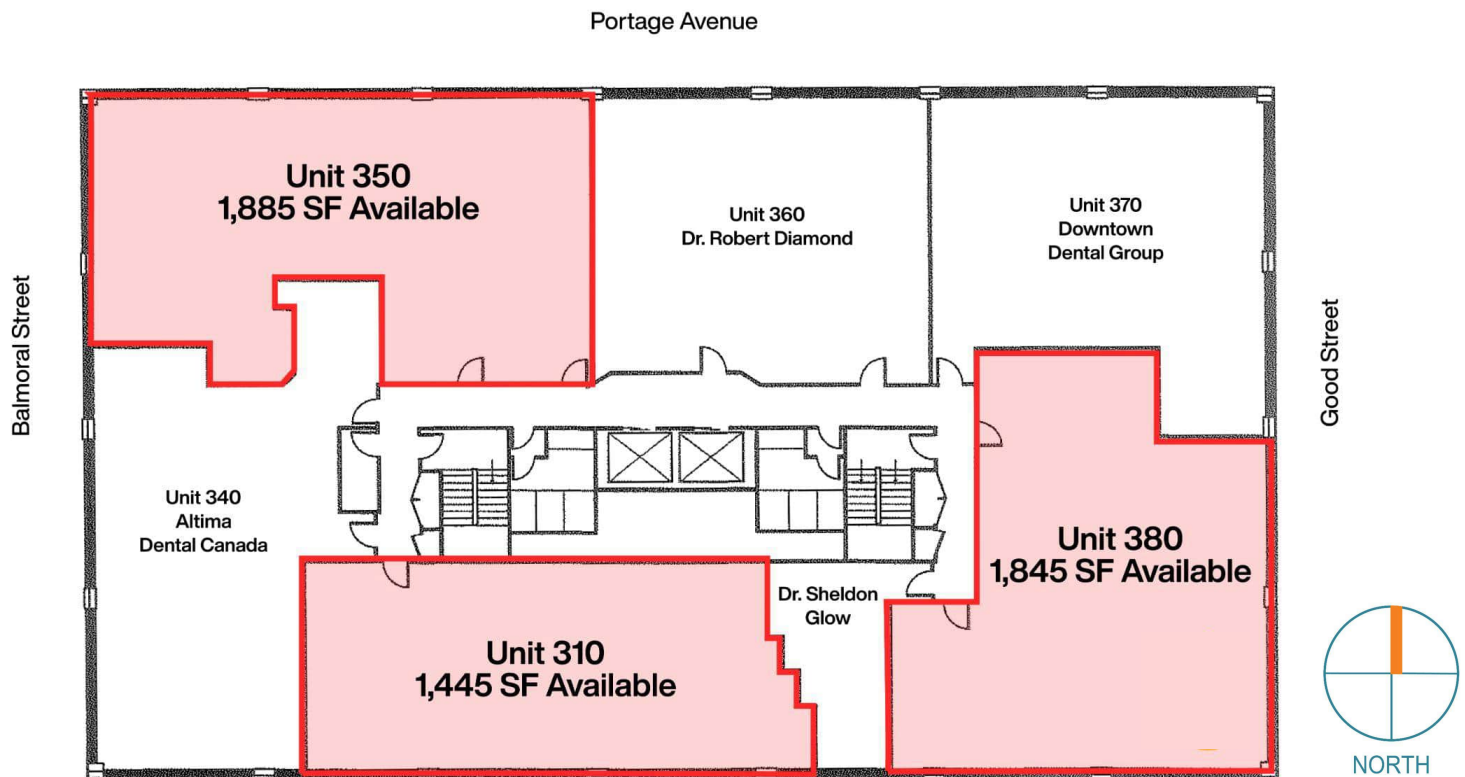
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## THIRD FLOOR OPPORTUNITY

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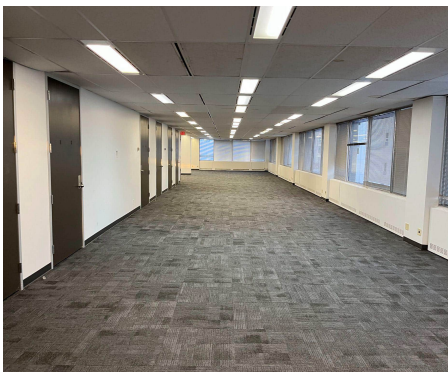
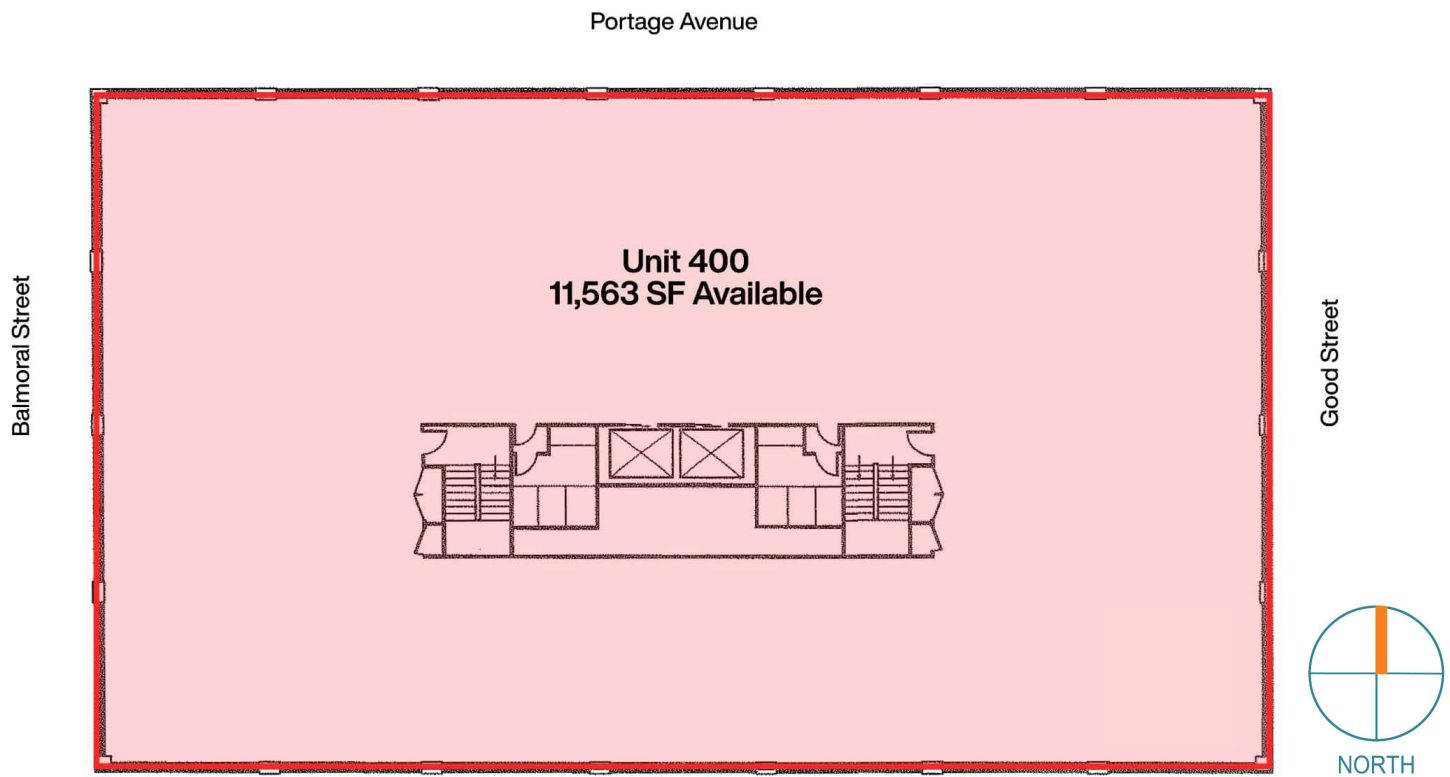
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## FIFTH FLOOR OPPORTUNITY

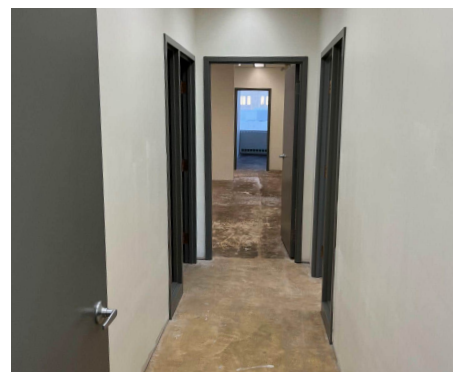
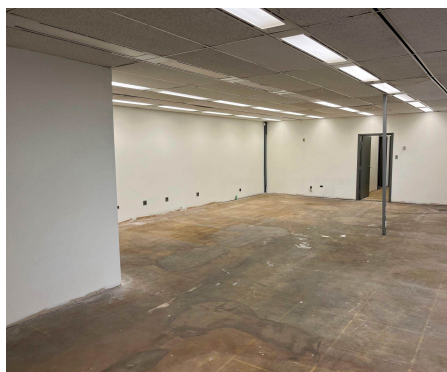
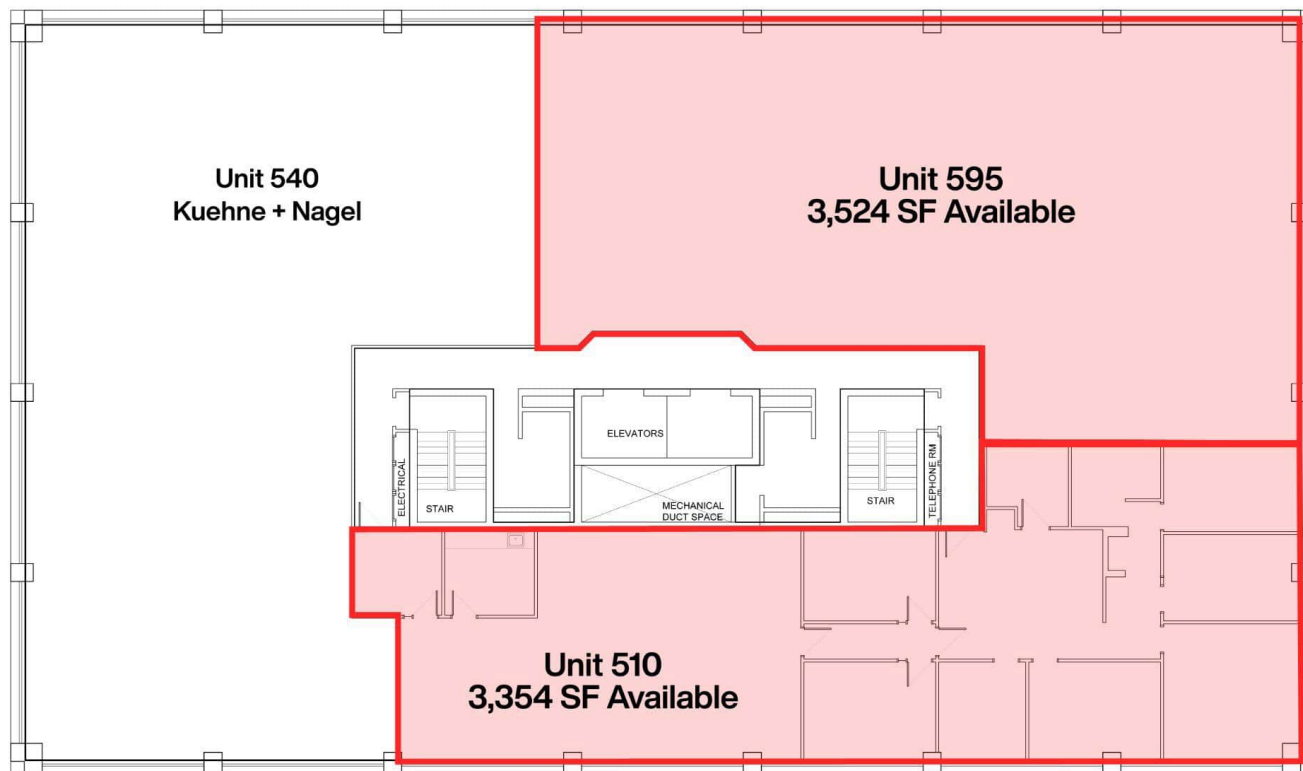
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Portage Avenue

Balmoral Street

Good Street



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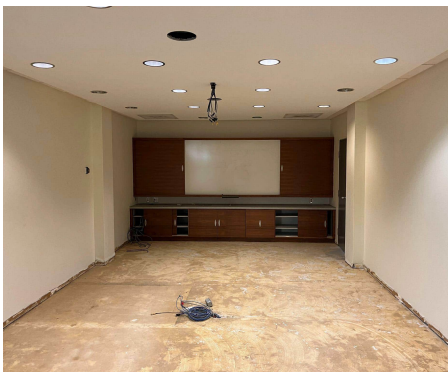
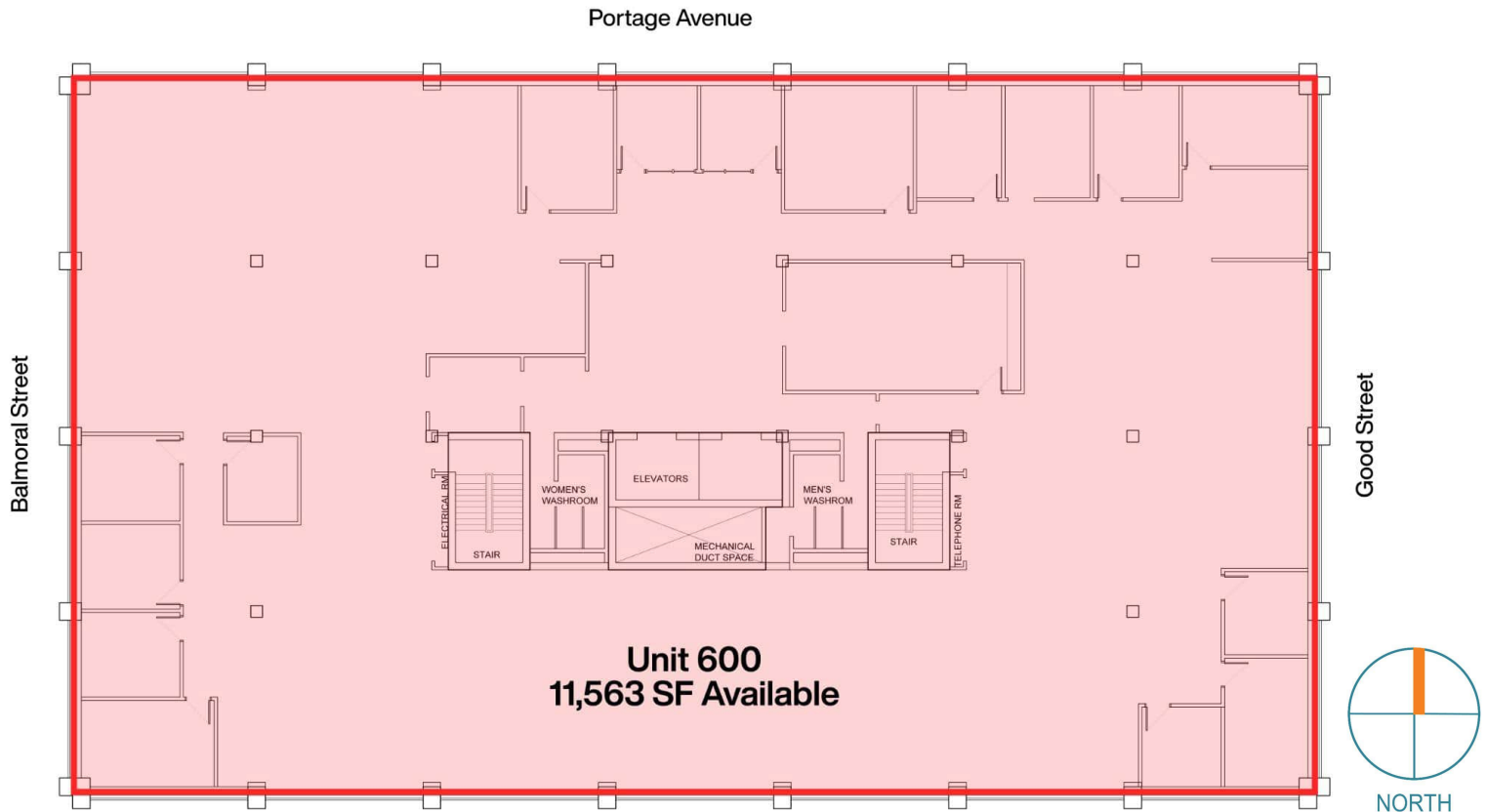


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## SIXTH FLOOR OPPORTUNITY

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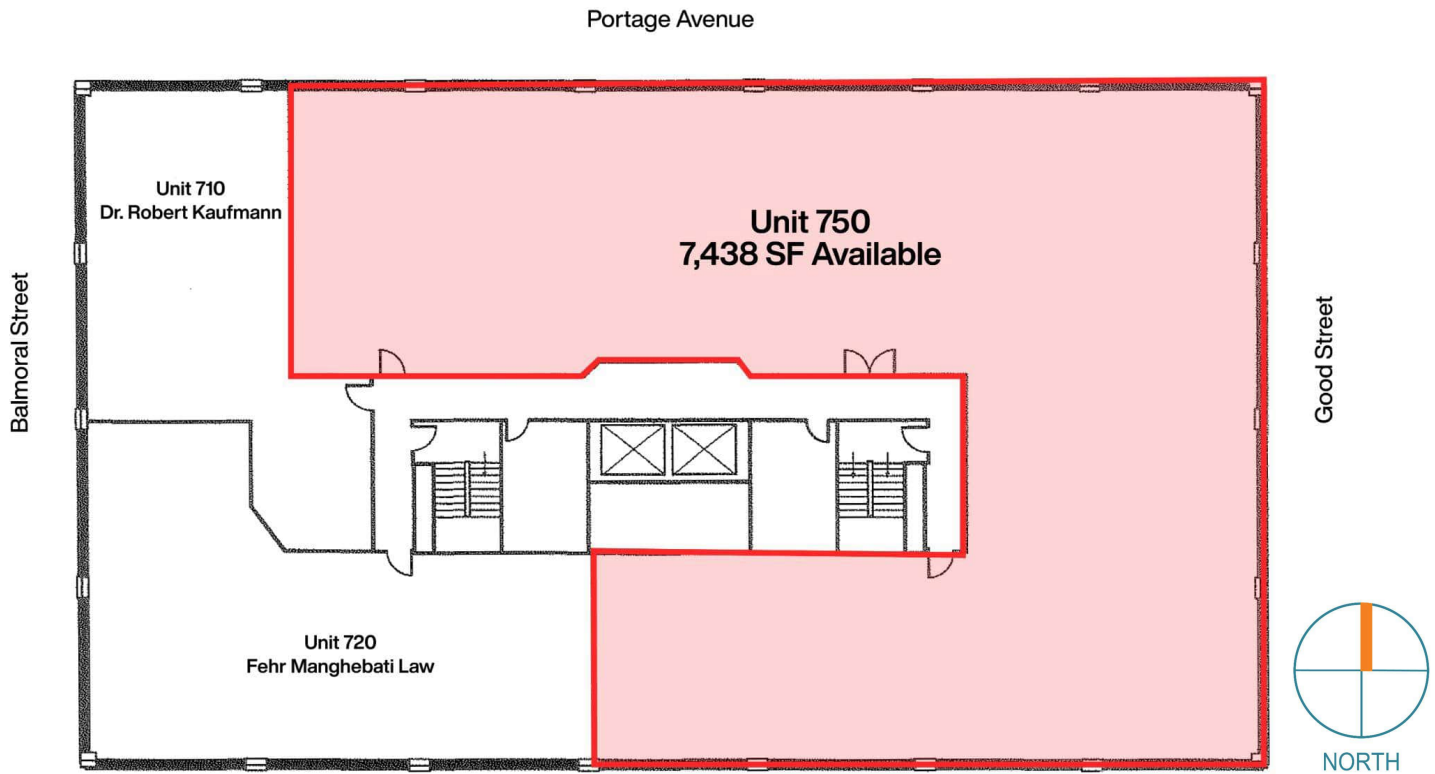
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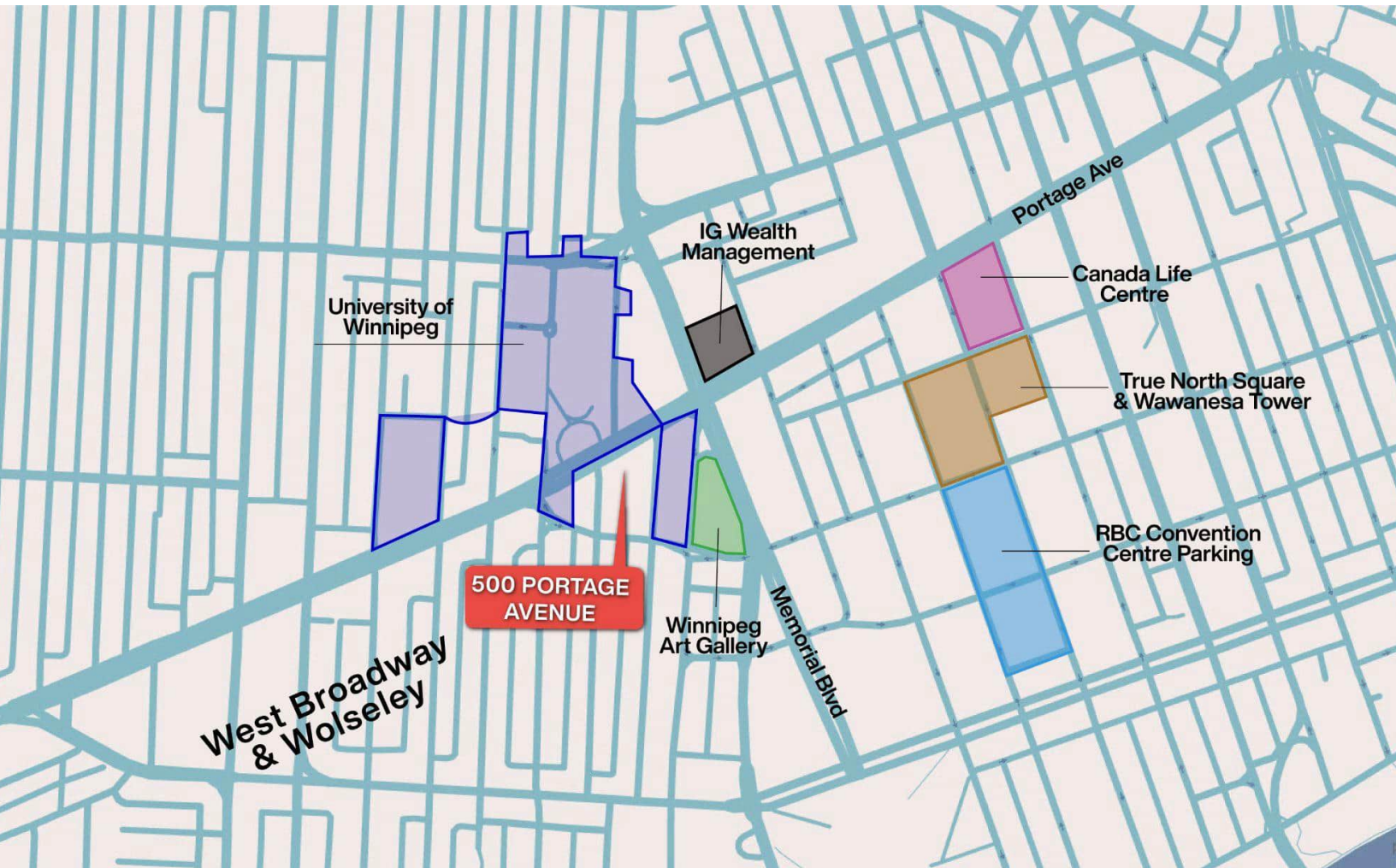
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