

**DOWNTOWN OFFICE SPACE FOR LEASE**

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.



**428 PORTAGE AVENUE, WINNIPEG, MB**



# PROPERTY OVERVIEW

## PROPERTY DETAILS

	Unit 203:	356 sq. ft.
	Unit 211:	599 sq. ft.
	Unit 300B:	613 sq. ft.
	Unit 402:	1,791 sq. ft.
	Unit 405:	465 sq. ft.
	Unit 412:	452 sq. ft.
<b>AREA AVAILABLE (+/-)</b>	Unit 500:	636 sq. ft.
	Unit 503:	855 sq. ft.
	Unit 511:	730 sq. ft.
	Unit 604:	778 sq. ft.
	Unit 608:	700 sq. ft.

*\*Units 604 & 608 can be combined to a total of 1,478 sq. ft.*

**\*Contact agent for more details**

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**NET RENTAL RATE**      \$11.00 per sq. ft.

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**ADDITIONAL RENT**      \$14.18 per sq. ft. (est. 2026)

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## PROPERTY HIGHLIGHTS

- Directly connected to the Portage Place and former Bay redevelopments for Skywalk access
- On-site property management services and on-site security guard (weekdays 9am-9pm; weekends 9am-6pm)
- Tenant amenities include a tenant lounge and boardroom
- Heritage building located in Winnipeg's business and entertainment hub



## FINANCIAL HIGHLIGHTS

- Financial incentives available for qualified offers
- Turnkey and design-build options available for qualified offers



**WALK SCORE**  
*Walker's Paradise*  
**100**



**BIKE SCORE**  
*Very Bikeable*  
**85**



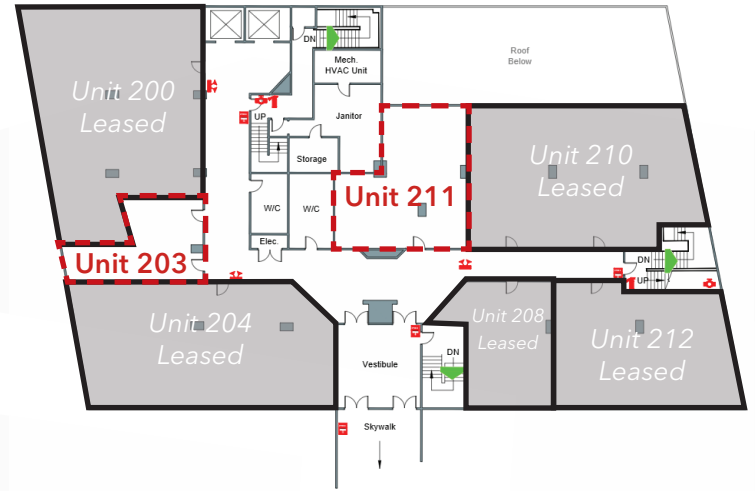
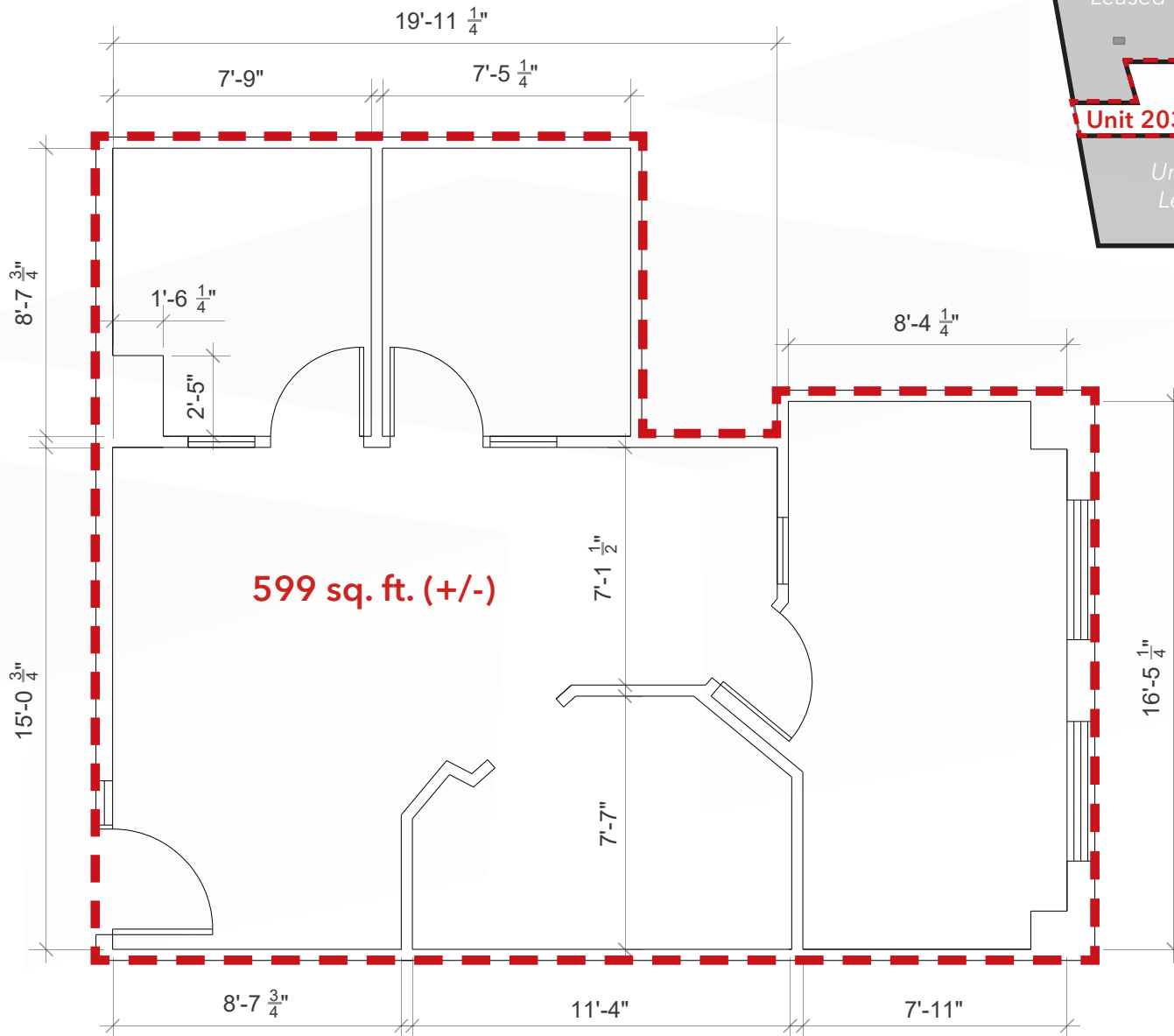
**TRANSIT SCORE**  
*Excellent Transit*  
**78**

### **AREA HIGHLIGHTS**

- Adjacent to major Winnipeg Transit bus stops
- Walking distance to the SHED district and amenities including Canada Life Centre, True North Square, Millennium Library and Winnipeg Art Gallery
- Ample parkade and street parking

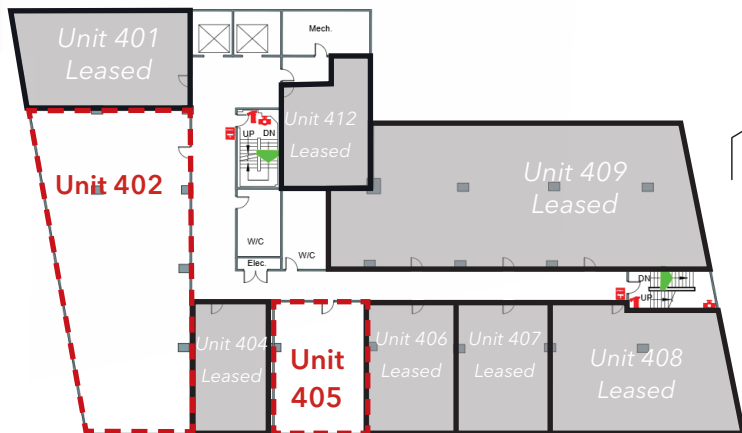
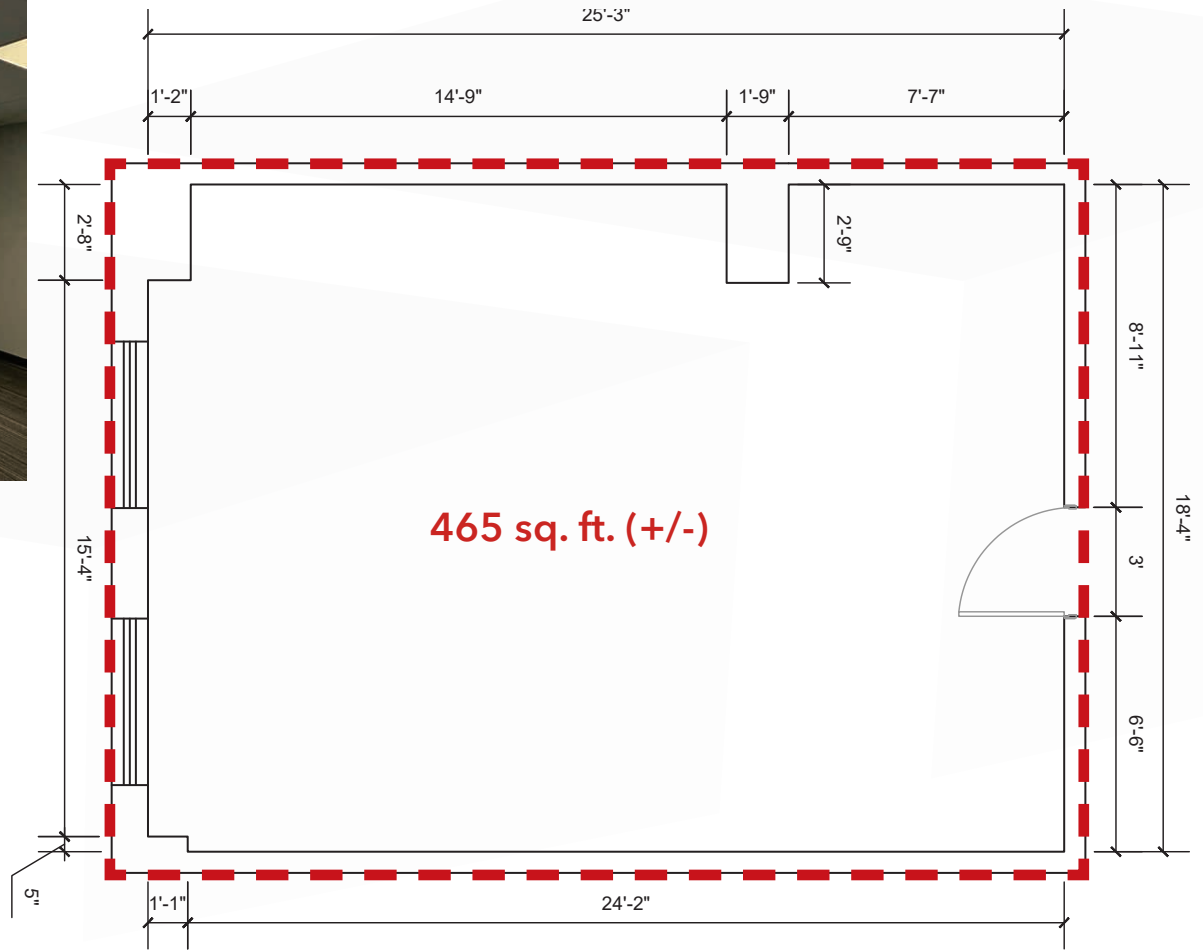
# FLOOR PLAN

## UNIT 211 - MOVE-IN READY



# FLOOR PLAN

## UNIT 405 - MOVE-IN READY

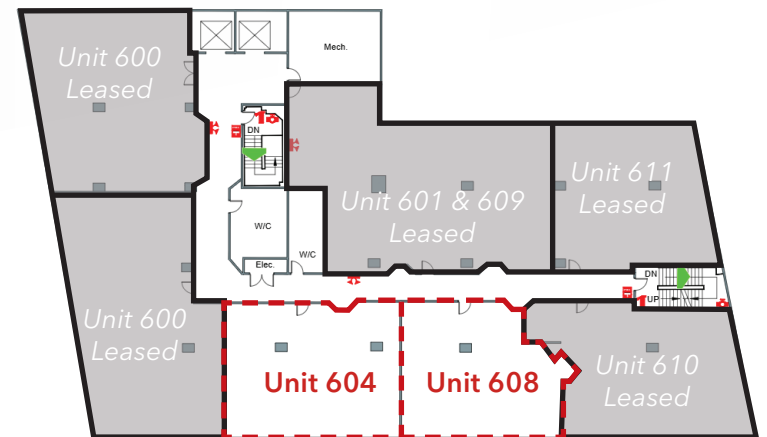
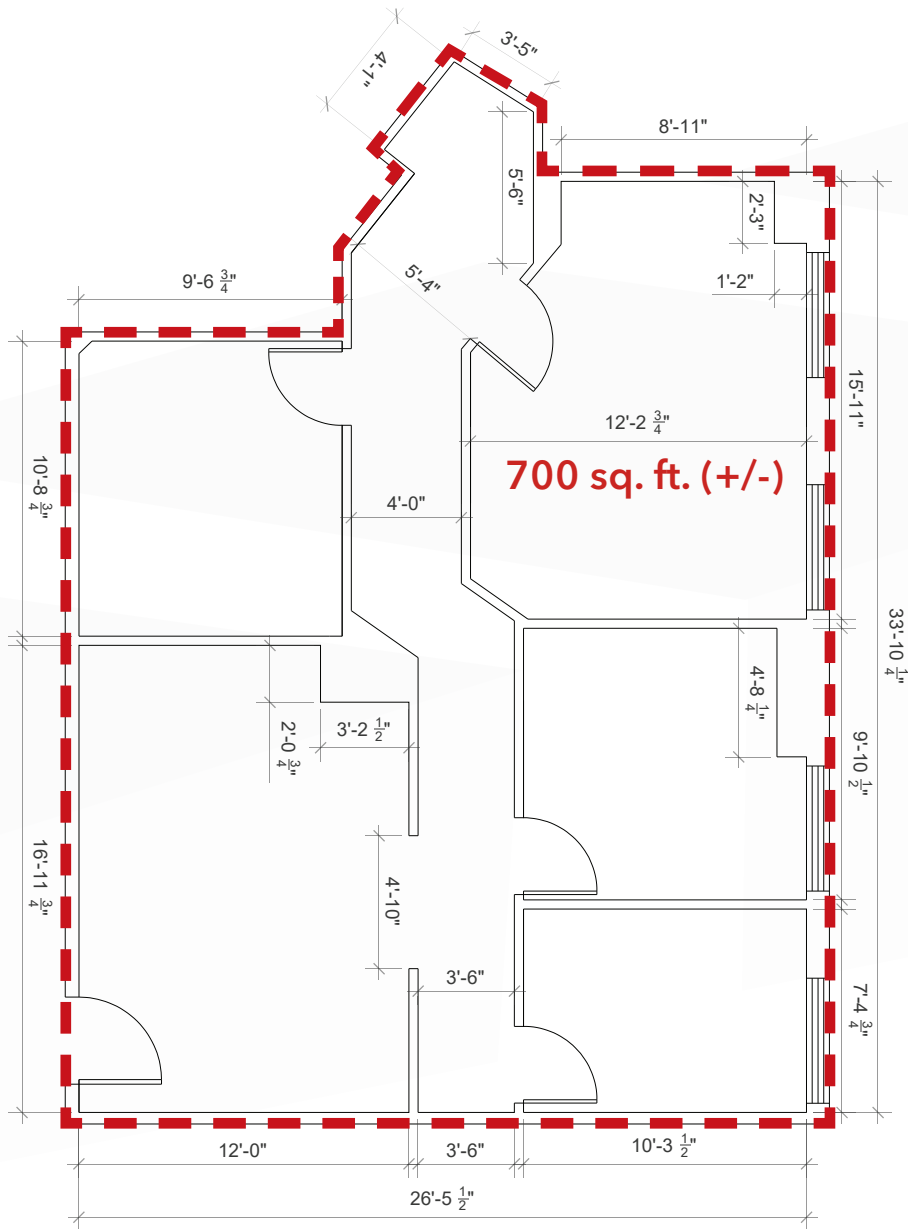




# FLOOR PLAN

\*Can be combined with Unit 604 for a total of 1,478 sq. ft.

## UNIT 608 - MOVE-IN READY



# CONTIGUOUS SPACE OPTION

## 6TH FLOOR

\*Can be combined with Unit 604 for a total of 1,478 sq. ft.





1 Lombard Avenue

201 Portage Avenue

360 Main Street

Canadian Museum for Human Rights

Air Canada Building

Canada Life Centre

The Forks

Portage Place Mall

Manitoba Hydro Building

For Gary Hotel

Wawanesa Building

RBC Convention Centre

Investors Group Building

**SITE**

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## Contact

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*Services provided by Brett Chartier Personal Real Estate Corporation*

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