

Portage Place Shopping Center



Retail / Office For Lease

393 Portage Avenue

Premiere Downtown Winnipeg Location

2nd Floor, Main Floor, Bridge and Walkway Space

Units Available

Partnership. Performance.

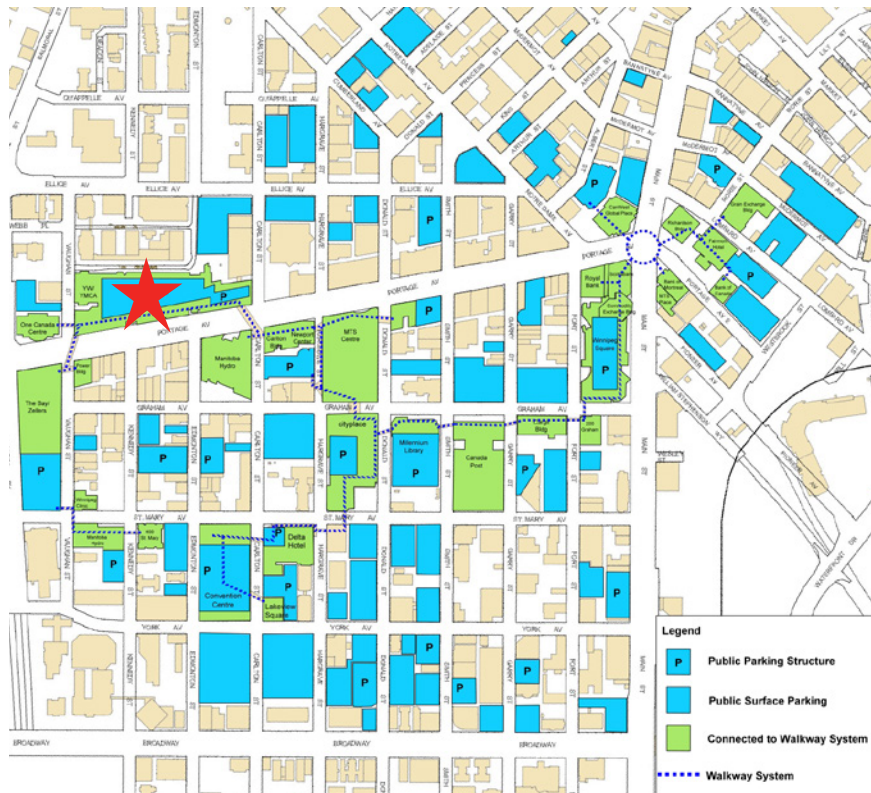


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The first stop for entertainment in Winnipeg

Location Map



Area Highlights

- Two elevated walkway bridges connect the north side building to The Bay at the west end and to the MTS Center at the east
- Portage Place is a beautiful, four-level center located in the heart of Downtown Winnipeg with over 125 shops and services, underground parking and an entertainment level all under one roof
- The entertainment level features Prairie Theatre Exchange (live theatre)
- The 3rd and 4th office level is home to Investors Group, Canadian Foodgrains Bank Association, Independent Living and The Family Centre

Details

WHY LOCAL RETAILERS LOVE DOWNTOWN

- A strong sense of community amongst local businesses
- Location makes downtown a transit hub, bringing 1000's downtown
- 72,000+ office workers create density during business hours
- A bustling entertainment crowd keeps the population thriving in the evening
- Safe and secure weather protected walkways offer convenience
- Downtown projects a strong worldwide brand and socio-economic image



Available Space

Unit	SQ FT	Gross Monthly Rent	Location
274	3,933 sf	\$8,200	East Wing – 2nd Floor
255	876 sf	\$3,000	East Wing – 2nd Floor
203	1,034 sf	\$2,500	West Wing – 2nd Floor
207	942 sf	\$2,400	West Wing – 2nd Floor
218	623 sf	\$2,200	West Wing – 2nd Floor
120	2,708 sf	\$6,300	Main Floor (Mall)
124A	2,765 sf	\$11,500	Main Floor (Mall)
CK 203	621 sf	\$1,275	Skywalk (Hydro to MTS)

Building Highlights

- Opened in 1987
- Total building area: 497,561 sq ft
- Common area: 140,407 sq ft
- Gross leaseable area: 294,440 sq ft
- Number of floors: 4
- Parking stalls: 1,000+ (underground parkade)

Demographics



	2006	2012	2017
1 Kilometer			
Population	25,849	32,234	36,952
Households	13,386	16,016	18,619
Avg. Household Income	\$30,900	\$38,971	\$46,441
Median Age	35	37	39
2 Kilometers			
Population	70,047	78,401	82,721
Households	34,152	37,267	39,897
Avg. Household Income	\$41,831	\$50,118	\$57,930
Median Age	36	38	40
3 Kilometers			
Population	120,023	126,999	130,473
Households	56,277	59,322	62,009
Avg. Household Income	\$46,328	\$55,045	\$63,324
Median Age	36	37	39

For more information, please contact:

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The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

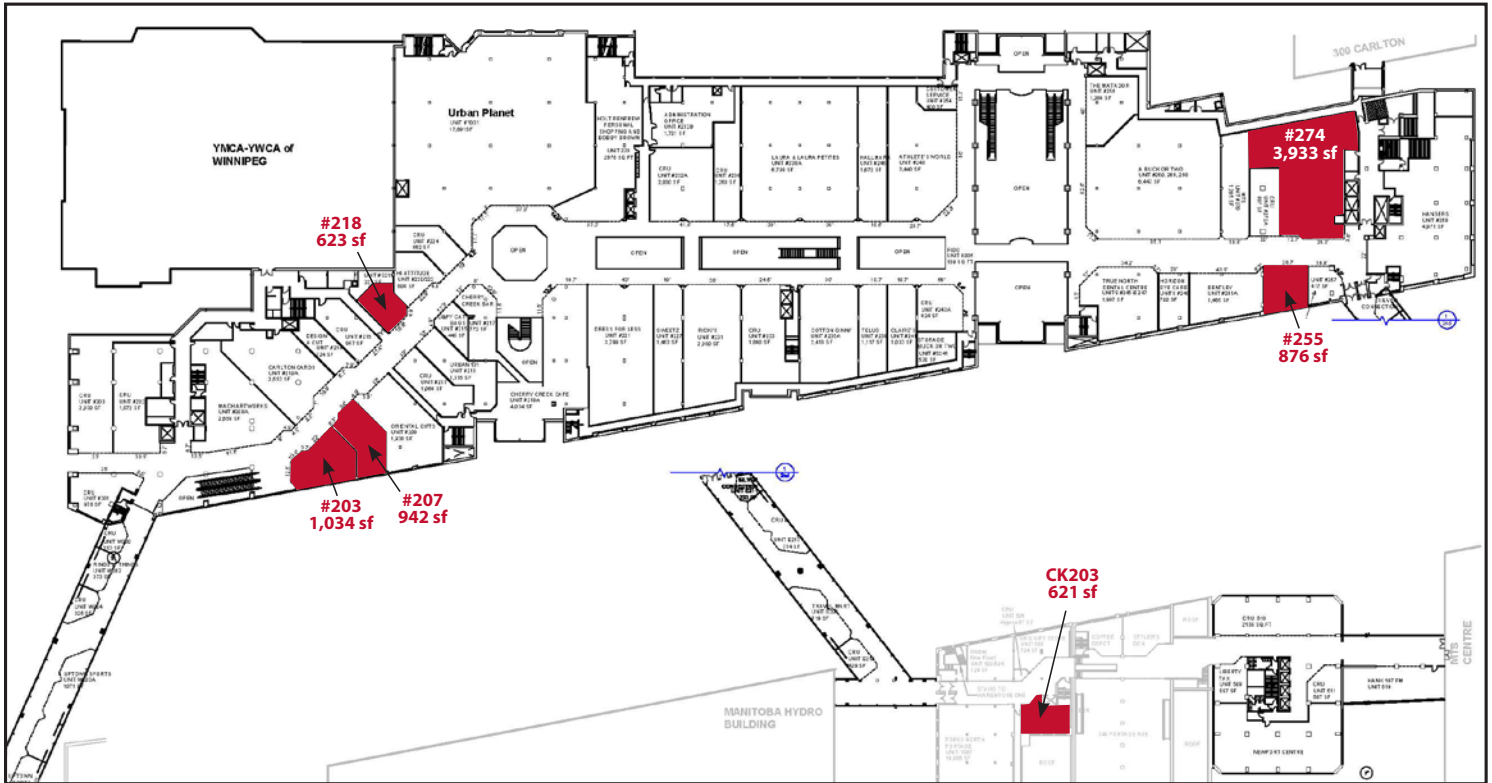


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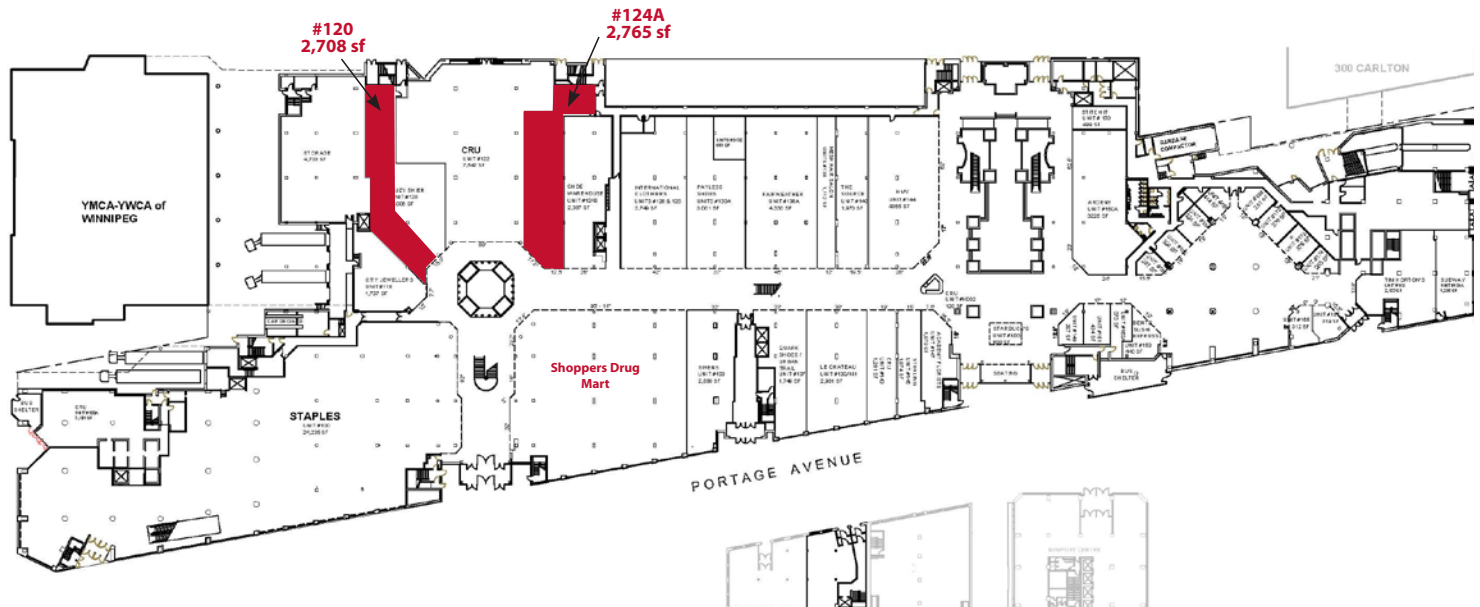
Site Plan

(Approximate, not to scale)

2nd Floor



Main Floor



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