



FOR LEASE

# 240 Portage Avenue

Full Fee to  
Outside Agent!



**Chris Hourihan**  
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(+/-) 1,600 sf Office Retail

## PROPERTY HIGHLIGHTS

- Retail or office space fronting Portage Avenue with dedicated entrance to unit
- Ideal for medical, convenience, restaurant, or other retail and professional uses
- Located two blocks east of Canada Life Centre and steps away from Portage & Main, Winnipeg's iconic intersection
- Unit ready for tenant fixturing with new sprinkler and HVAC system
- Beautifully renovated common area washrooms and hallways (access shared with small number of commercial tenants)
- Major bus stop conveniently located in front
- Attached parkade (295 stalls) connected via rear door (fob-controlled)
- Zoned M (Multiple Use)

**Lease Rate: \$13.50 psf Net**  
**CAM & Tax: \$8.70 psf (2022 est.)**  
*plus utilities*



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## AREA MAP



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## FLOOR PLAN



- ELEVATOR TO PARKADE
- COMMON WASHROOMS

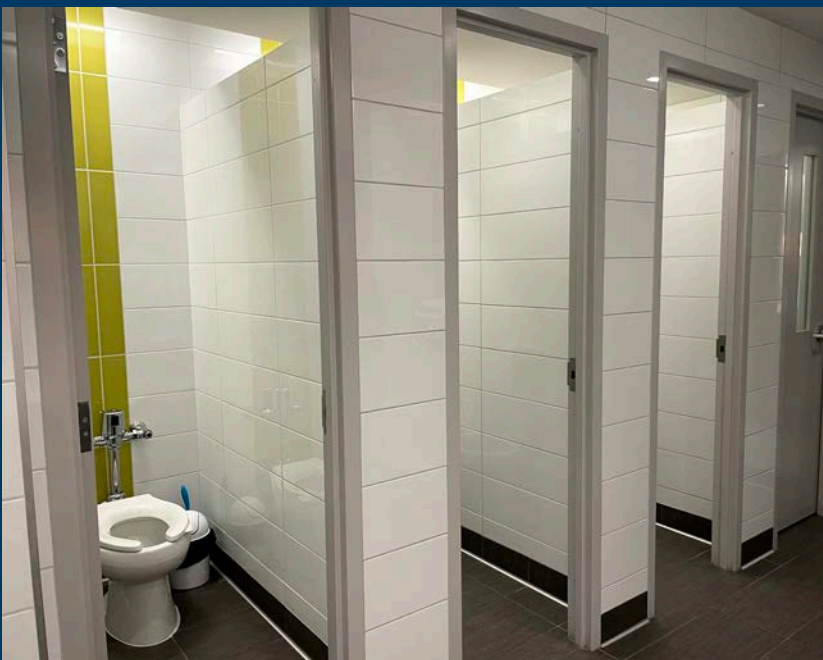
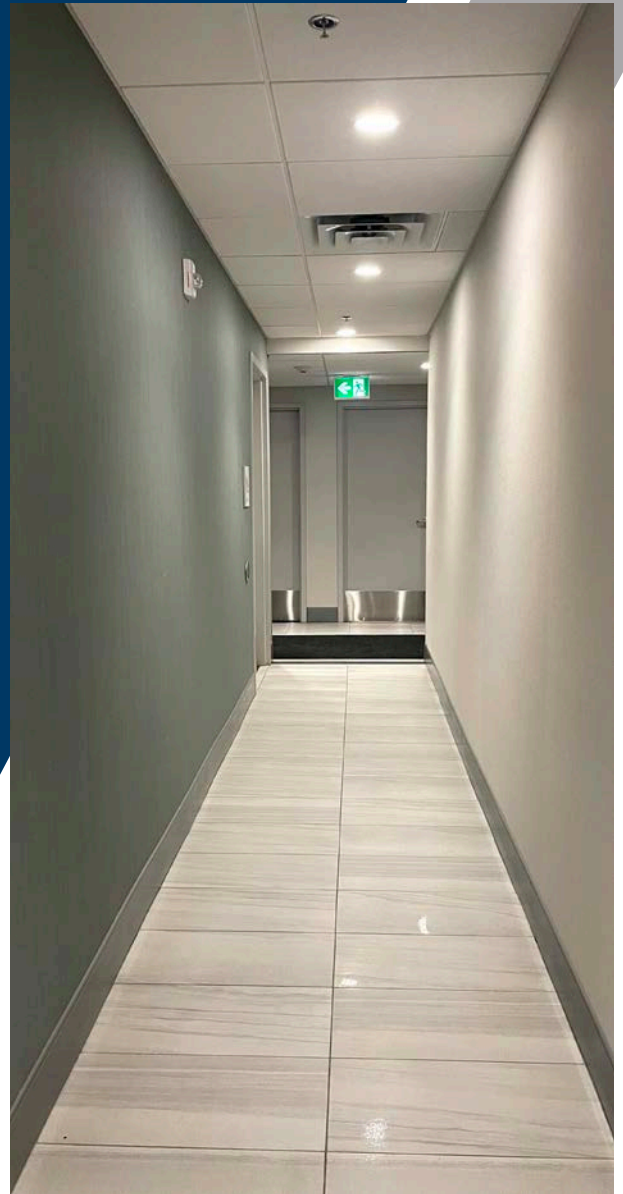
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## COMMON ACCESS CORRIDORS AND WASHROOMS



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