

FOR LEASE/SALE

4 Storey Office Building on Portage Avenue

829, 831, 835 Portage Avenue, Winnipeg, MB



7+ BUS ROUTES
NEARBY



150
PARKING STALLS



GREAT
ACCESS



116,130+
POPULATION

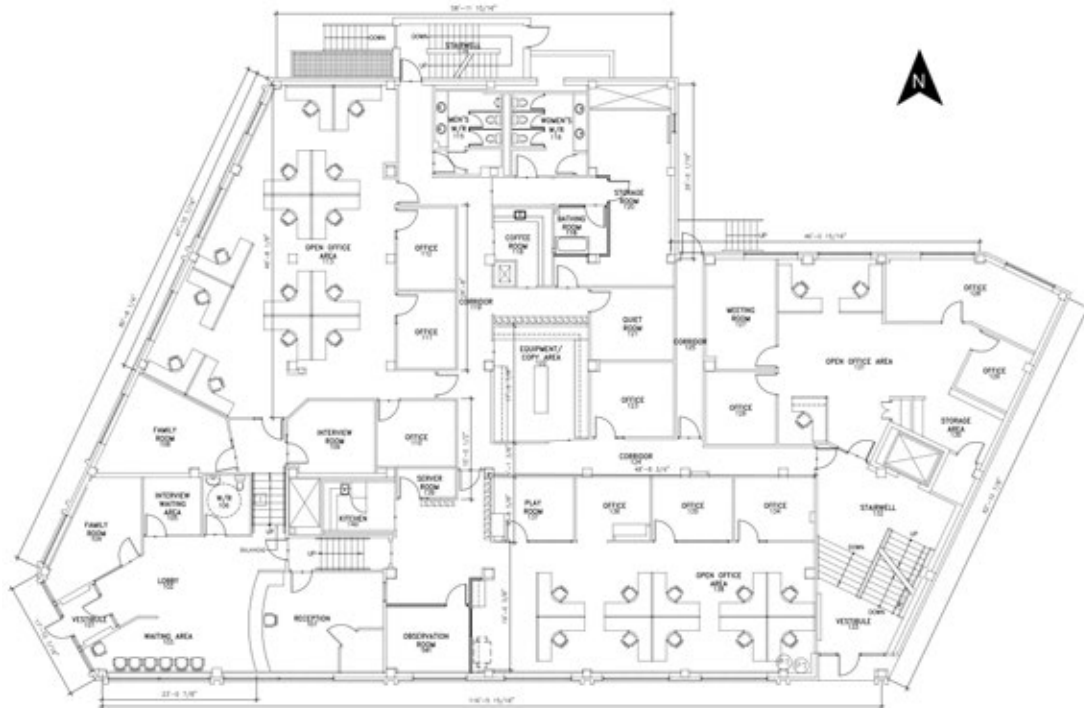
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

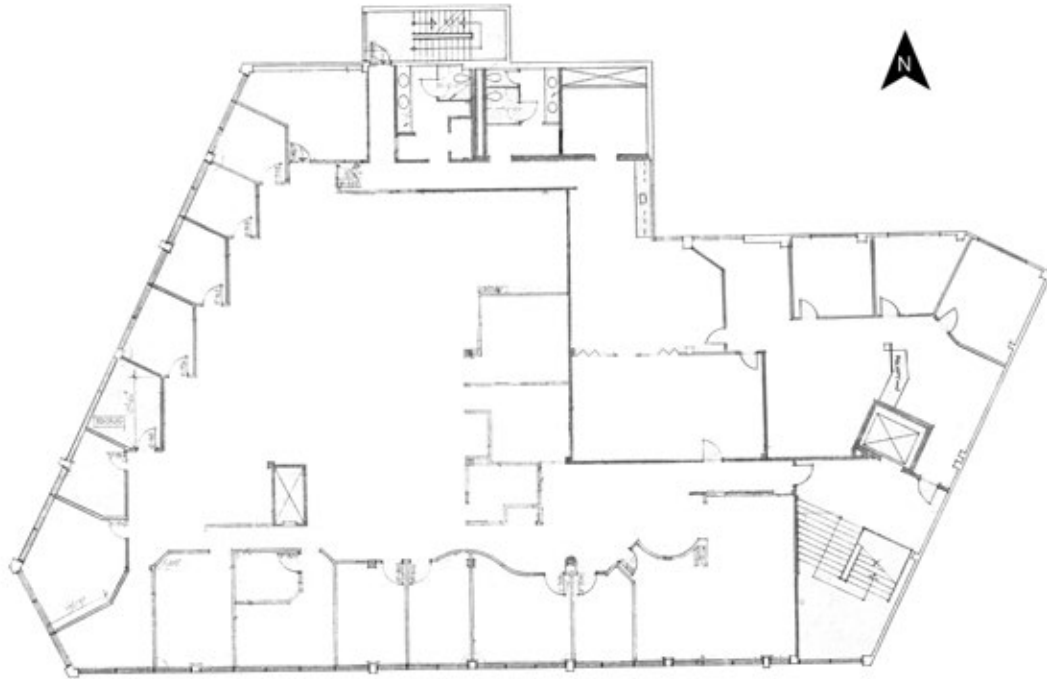


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THIRD FLOOR PLAN



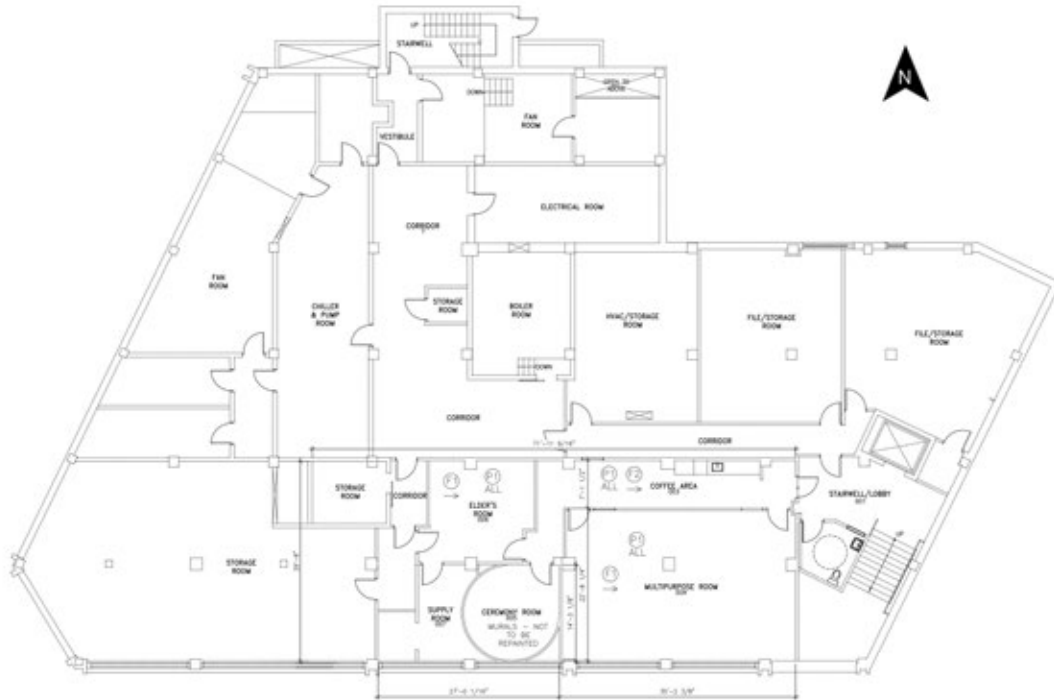
FOURTH FLOOR PLAN



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BASEMENT FLOOR PLAN



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PROPERTY SUMMARY

First Floor	+/- 9,810 SF
Second Floor	+/- 9,810 SF
Third Floor	+/- 9,810 SF
Fourth Floor	+/- 9,810 SF
Basement	+/- 3,600 SF
Total	+/- 42,840 SF

Land Area	+/- 2 acres
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Net Rent	\$12/SF
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Each floor can be leased separately

Sale Price	Contact Agent
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Additional Rent* (2025 est.)	\$9.50/SF
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Zoning	C2, R2
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Parking	150 stalls
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*Includes management fee

FEATURES

- Potential re-development opportunity on excess lands into multi-family.
- Windows facing Portage Avenue.
- Interior upgrades including multi-floor office renovations, washroom improvements, and elevator lobby enhancements.
- Life safety and code improvements such as fire exit door upgrades and basement code compliance.
- Building systems and exterior work including mechanical replacements, roof and window upgrades, curtain wall and stairwell recladding, and cooling tower retrofit.
- Two entrances off of Portage Avenue.
- Potential for main floor retail.

LOCATION

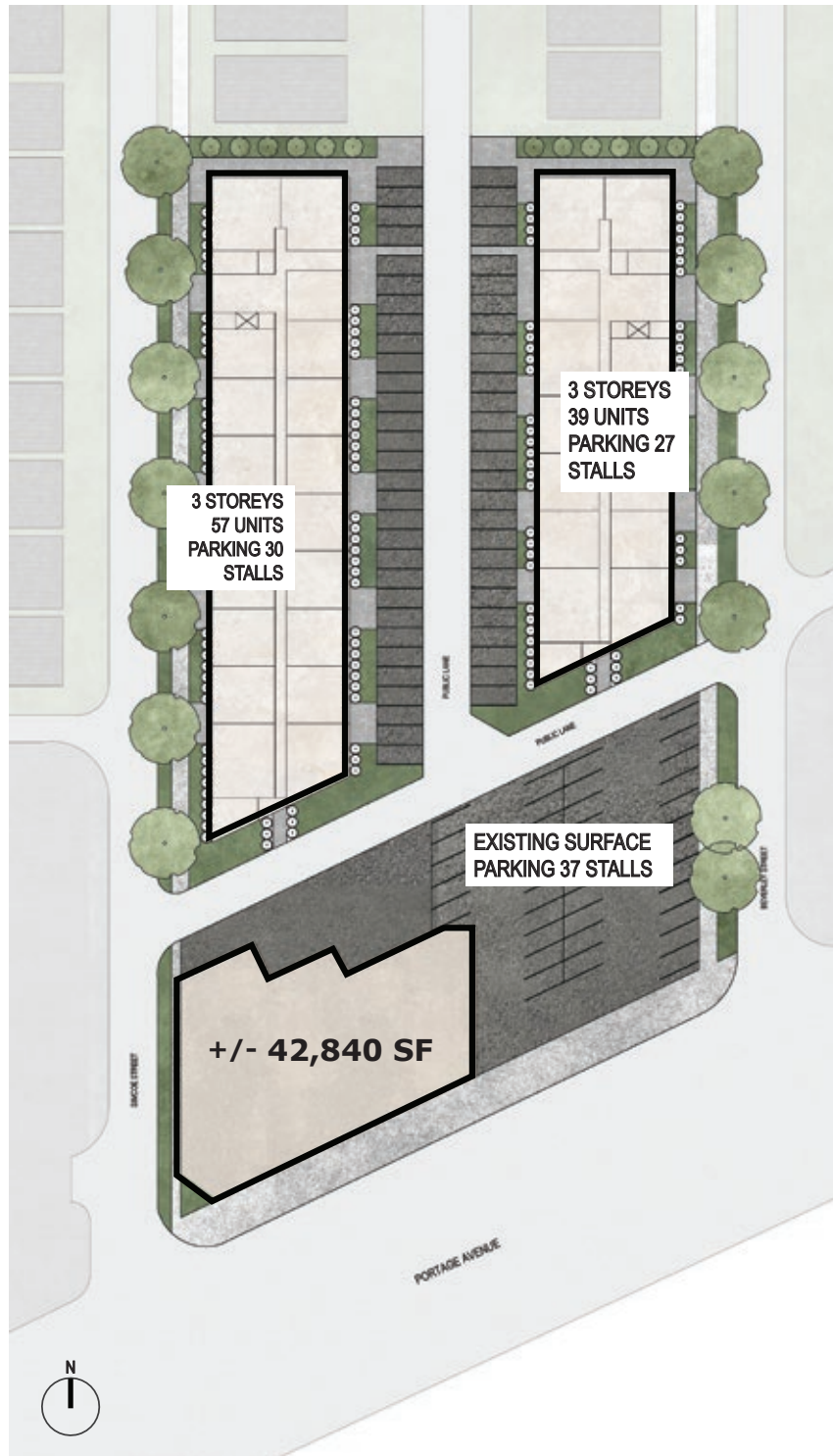
- Direct access from Portage Avenue, Simcoe Street and Beverley Street.
- Excellent public transit access—multiple major bus routes run directly along Portage Avenue.
- Just minutes from downtown Winnipeg, providing convenient access to the city's core.
- Close proximity to Polo Park Shopping Centre, one of the largest retail destinations in the city.



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POTENTIAL RE-DEVELOPMENT OPPORTUNITY



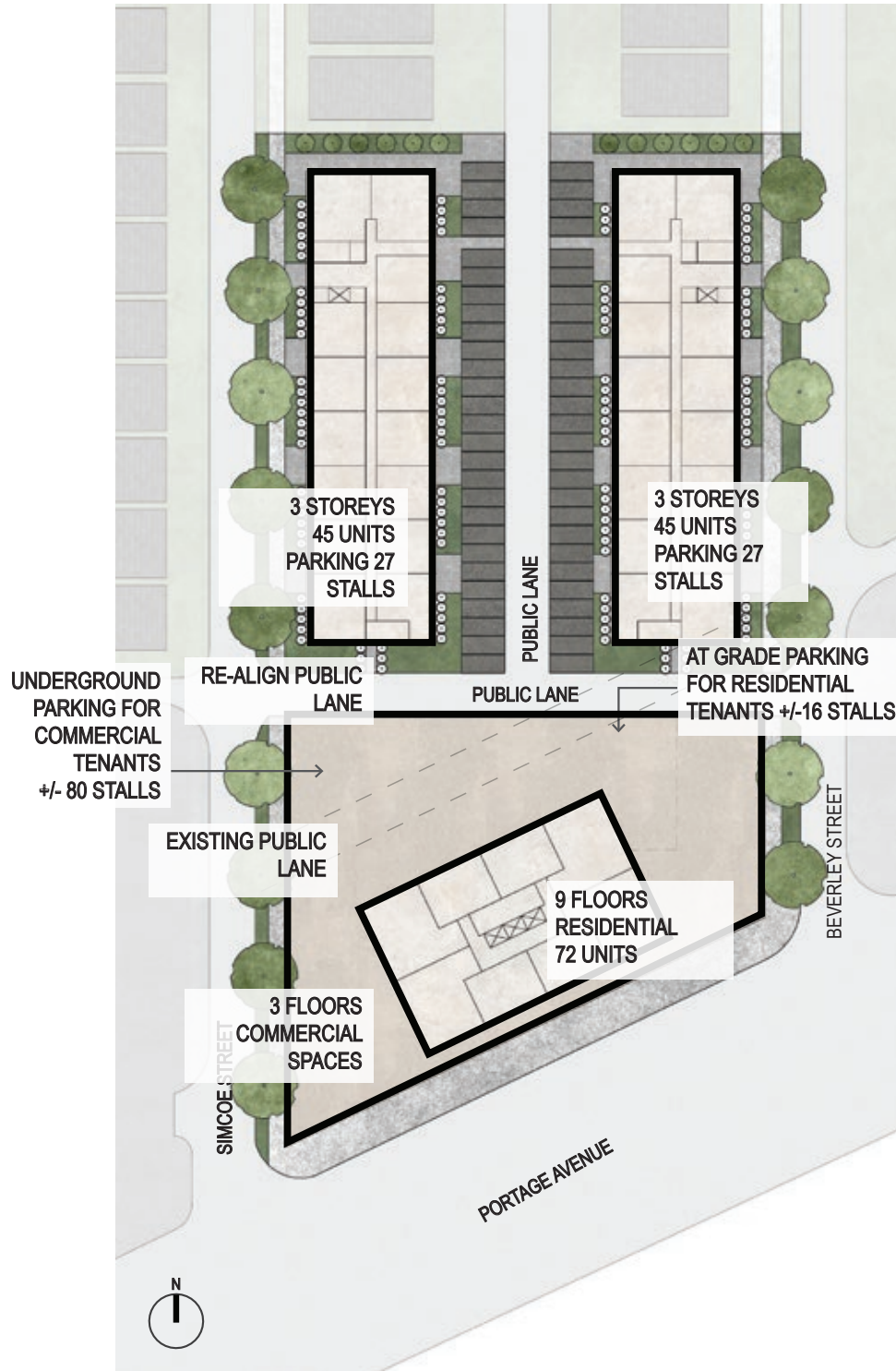
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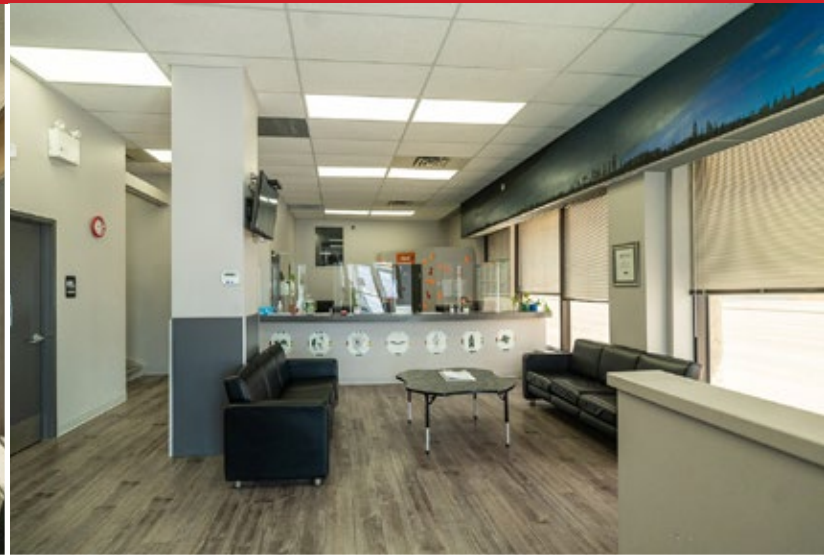
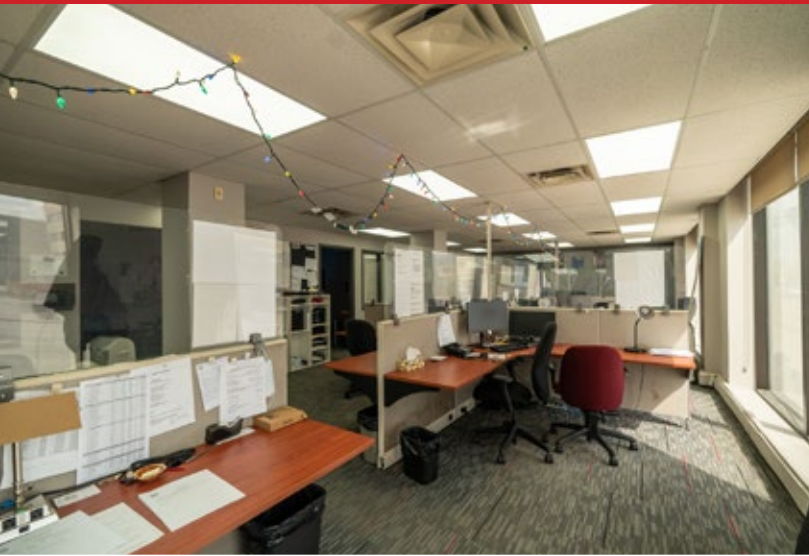
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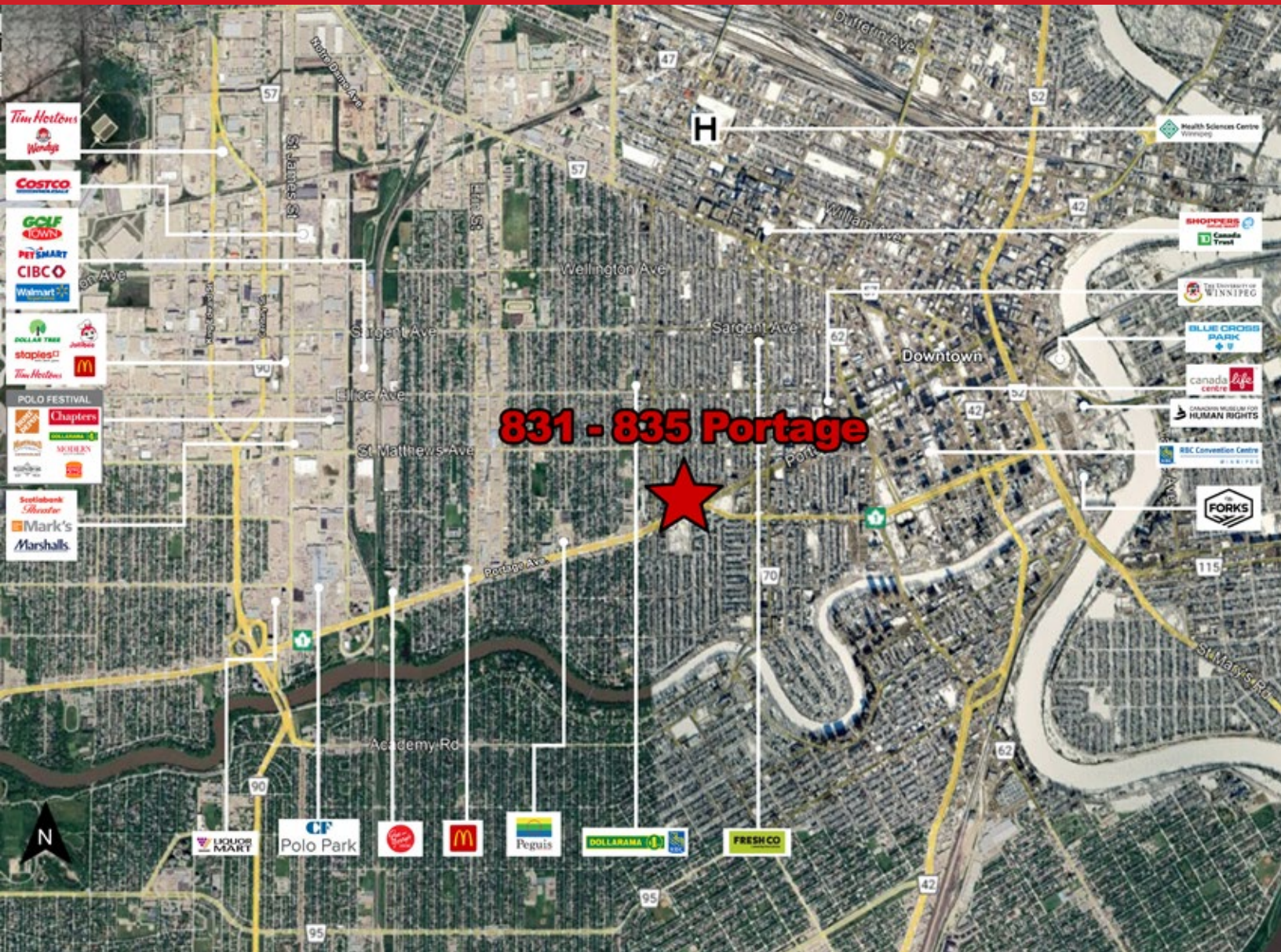
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