



Fantastic office opportunity located at Portage & Main

- 213 Notre Dame Ave is located adjacent to 201 Portage Ave and linked to the 201 Portage Parkade/Concourse access
- A beautifully restored Heritage building with in-person security and professional management
- Steps from Portage & Main and the West Exchange
- Tenant Broker Fee: \$1.00 psf/annum Years 1- 5, \$0.50 psf/annum Years 6 -10
- Suite details:
UNIT 420 - Interior improvement only 5 years old. Mostly open space with 7 private offices and large multi-purpose/meeting room. LED lighting. Move-in ready.
UNIT 807 - 2 private offices, storage and open work area.



Unit 420 – 3,410 sf
Unit 807 – 1,058 sf



Excellent bus access
along Portage and Main



Parkade attached to
201 Portage Ave



Units are all move-in
ready



Gross rent: \$26.00
(2024 Base Year)

**Get more
information**

Linda Capar, Vice President
D 204 560 1503
C 204 298 9854

Steven Luk Pat, Associate
D 204 560 1512
C 431 278 9443

Office Space For Lease The Electric Railway Chambers

213 Notre Dame Avenue
Winnipeg, MB

The building

213 Notre Dame also known as the The Winnipeg Electric Railway Chambers is conveniently located just steps from Portage and Main in downtown Winnipeg. The building has been beautifully restored and is a municipally-designated historic site.

The area / access

The 2nd floor is directly connected to Portage and Main concourse via the 201 Portage Parkade elevators. Surrounded by restaurants, close to both East and West Exchange District and the Waterfront, this location is perfect for any business that needs to be downtown.

Portage and Main

Home to four significant buildings: 201 Portage (the second tallest building in Winnipeg), the Richardson Building, 300 and 360 Main.

In March 2024, Winnipeg council approved the plan to open Portage and Main to pedestrians for the first time since 1979. The crosswalks are expected to open by the summer of 2025.



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Restaurants

- 01 Hermanos
- 02 Local Public Eatery
- 03 Earl's
- 04 OEB Breakfast Co.
- 05 Velvet Glove
- 06 Hy's Steakhouse
- 07 Clay Oven
- 08 529 Uptown

Entertainment

- 09 Goodlife Fitness
- 10 The Forks
- 11 Blue Cross Park
- 12 RBC Convention Center
- 13 Centennial Concert Hall

Coffee

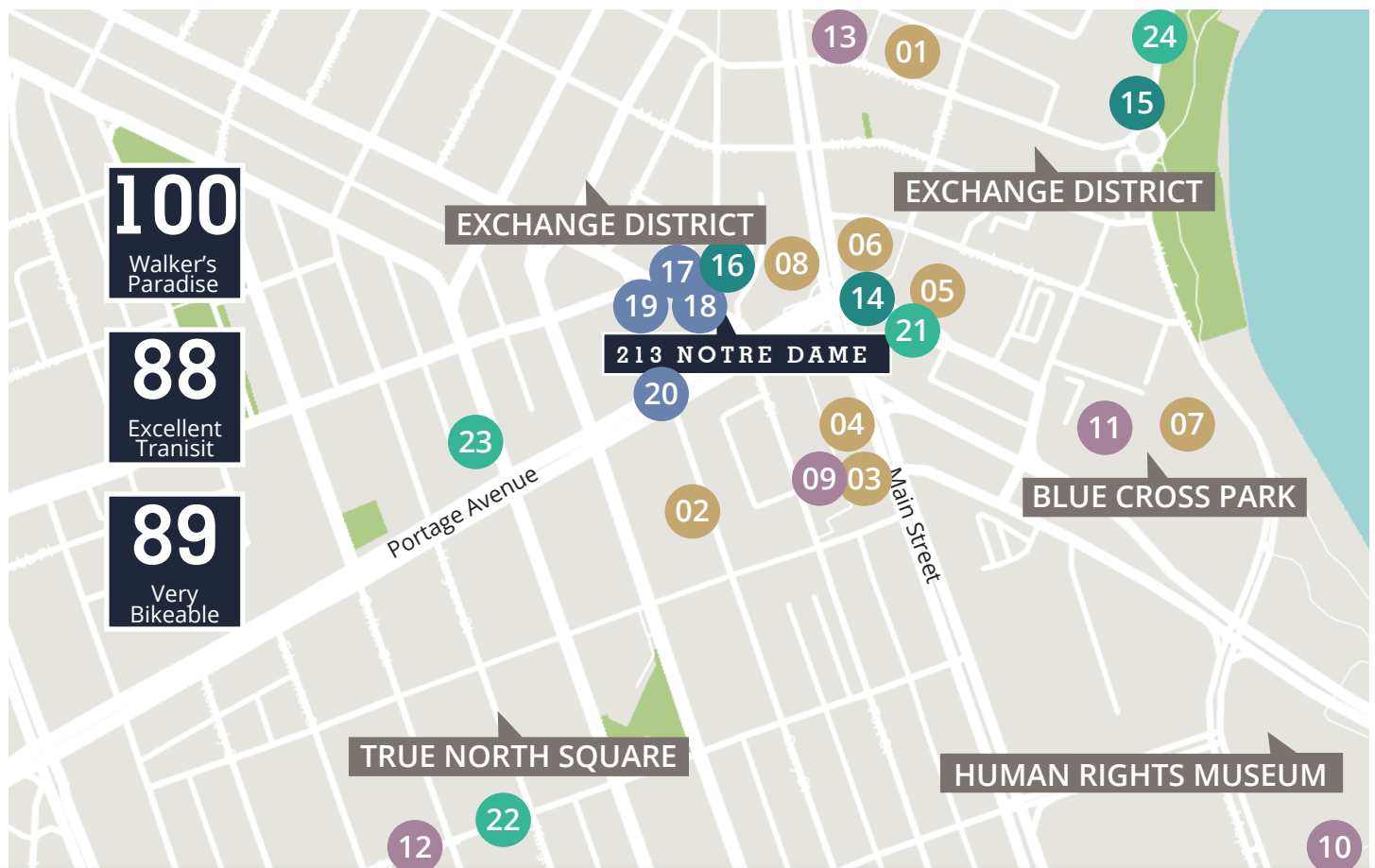
- 14 Empty Cup
- 15 Harrison's Coffee Co.
- 16 529 Coffee

Parking

- 17 21 Arthur St - Impark
- 18 241 Notre Dame - Indigo
- 19 35 King St - Impark
- 20 351 Smith St - Impark

Hotels

- 21 Fairmont Hotel
- 22 Delta Hotel
- 23 Alt Hotel
- 24 Mere Hotel



Get more information

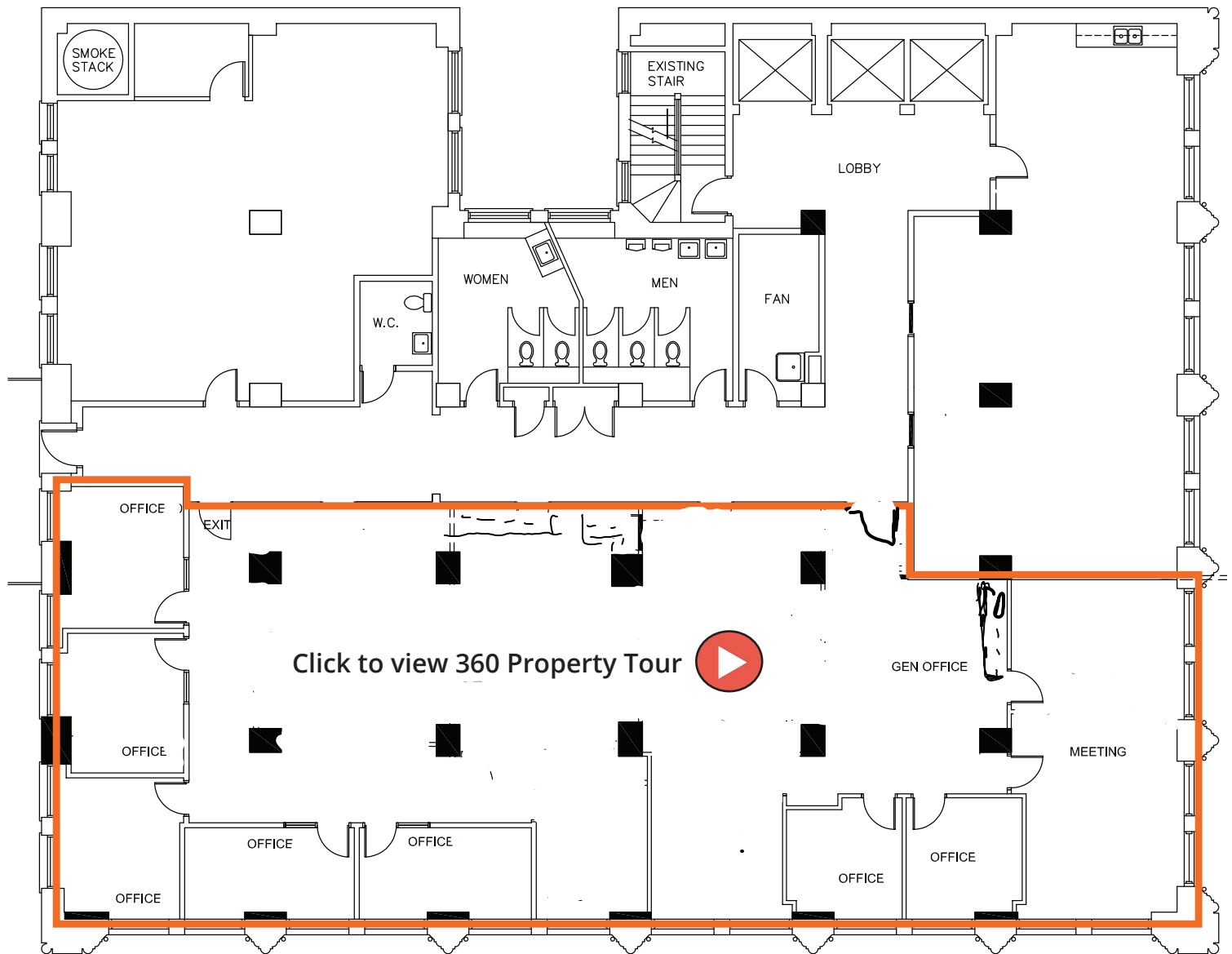
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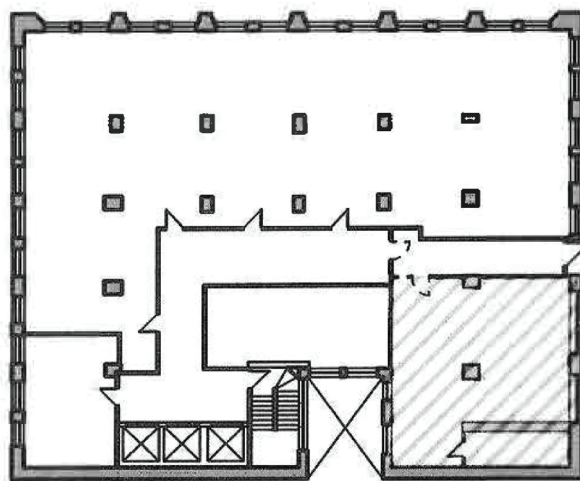
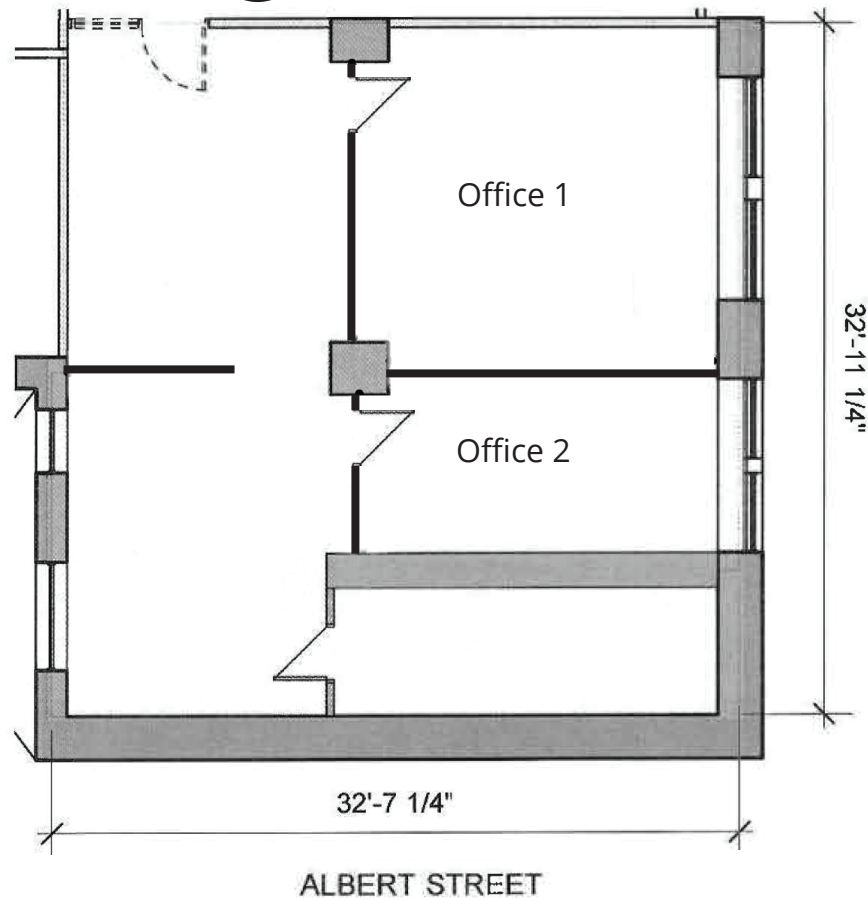
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Click to view 360 Property Tour



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