



1445 Portage Avenue, Winnipeg MB

Amenity Rich Office Space for Lease

A six-storey mixed-use building with the top two floors, with private elevator access, dedicated to professional office space. This building is anchored by Clarion Hotel, The Original Pancake House, and Urban Oasis Mineral Spa.

Tenant benefits include access to professional meeting rooms, a fitness centre, main floor restaurant, and airport shuttle services.

Available:

Unit 501: 8,471 SF

Unit 615: 1,343 SF



Close to amenities



Parking on site

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Property Overview

Location: Situated at the corner of Empress Street and Portage Avenue, this building is located right next to Manitoba's largest shopping mall, Polo Park Shopping centre, which houses over 200 shops and restaurants.

Available: Unit 501: 8,471 SF (available Jan 1, 2023)
Unit 615: 1,343 SF

Gross Rent: \$31.00

- Features:**
- Excellent unobstructed views
 - Existing build out in place
 - Private elevator
 - Open concept elevator lobby on each floor
 - Attached multi-level parkade
 - Cocktail lounge and Restaurant with catering service
 - Day Spa
 - Waterpark and Pool
 - Fitness Facility
 - Airport Shuttle Service

Key Highlights



Excellent
Transit
Access



Numerous
Restaurants
and Amenities



On-Site
Management,
Maintenance
and Security



Various Meeting
and Conference
Rooms



Bike Score
78



Walk Score
76



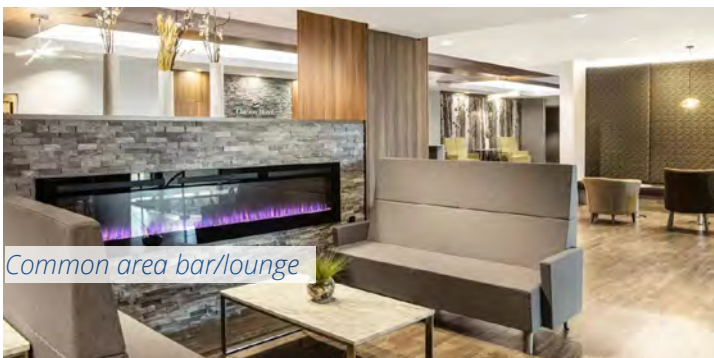
Transit Score
66



Fitness centre



Common area bar/lounge



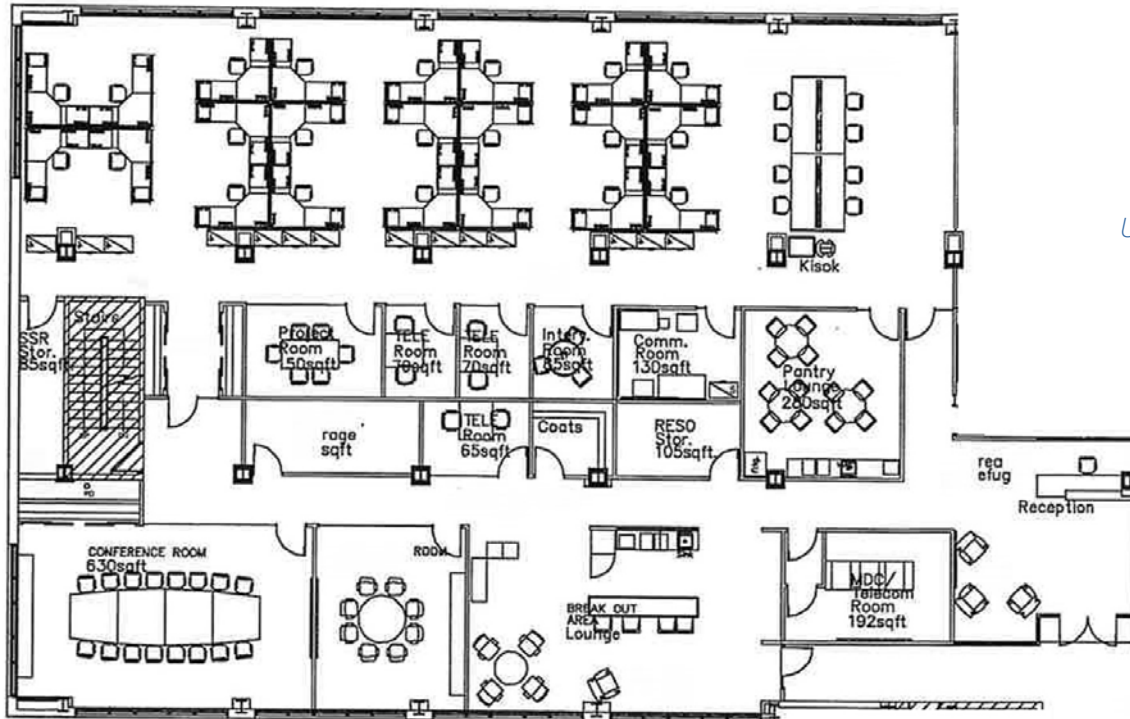
Common area bar/lounge



Mineral pool and spa

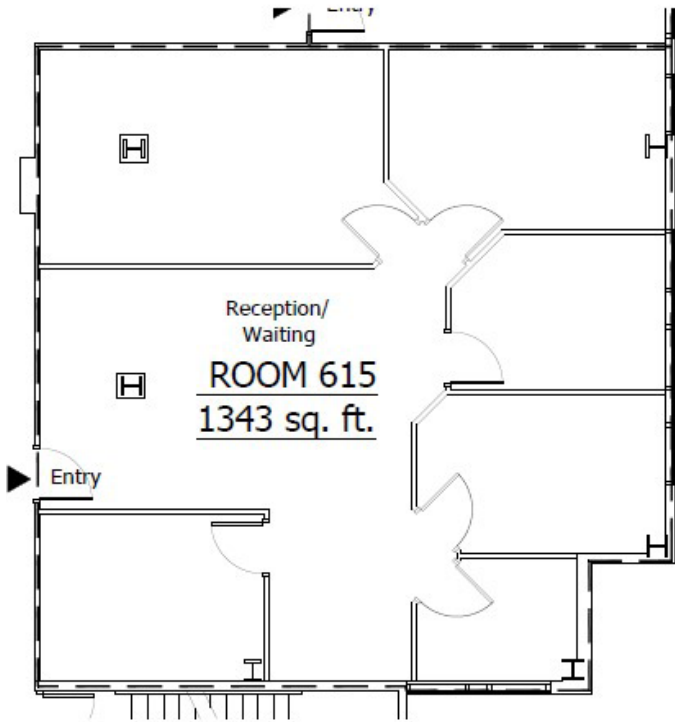
On-site Amenities:

Unit 501

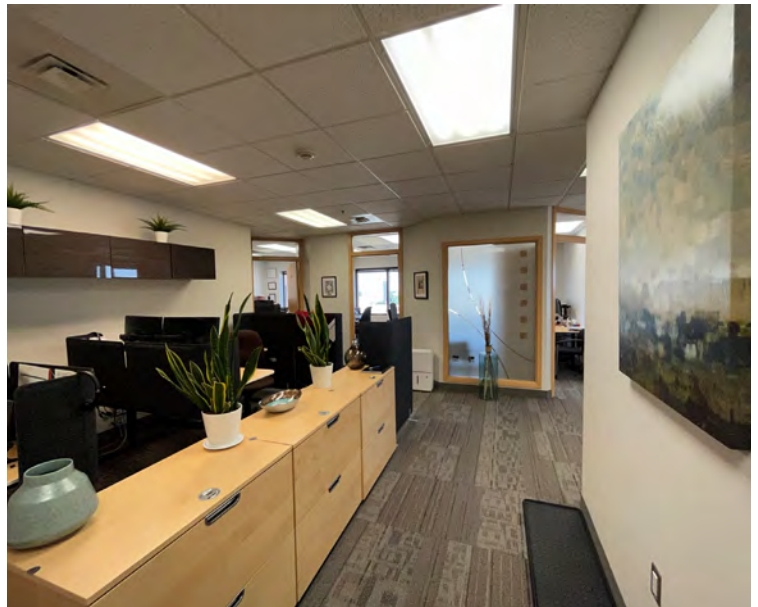


Unit 501: 8,471 SF

Unit 615

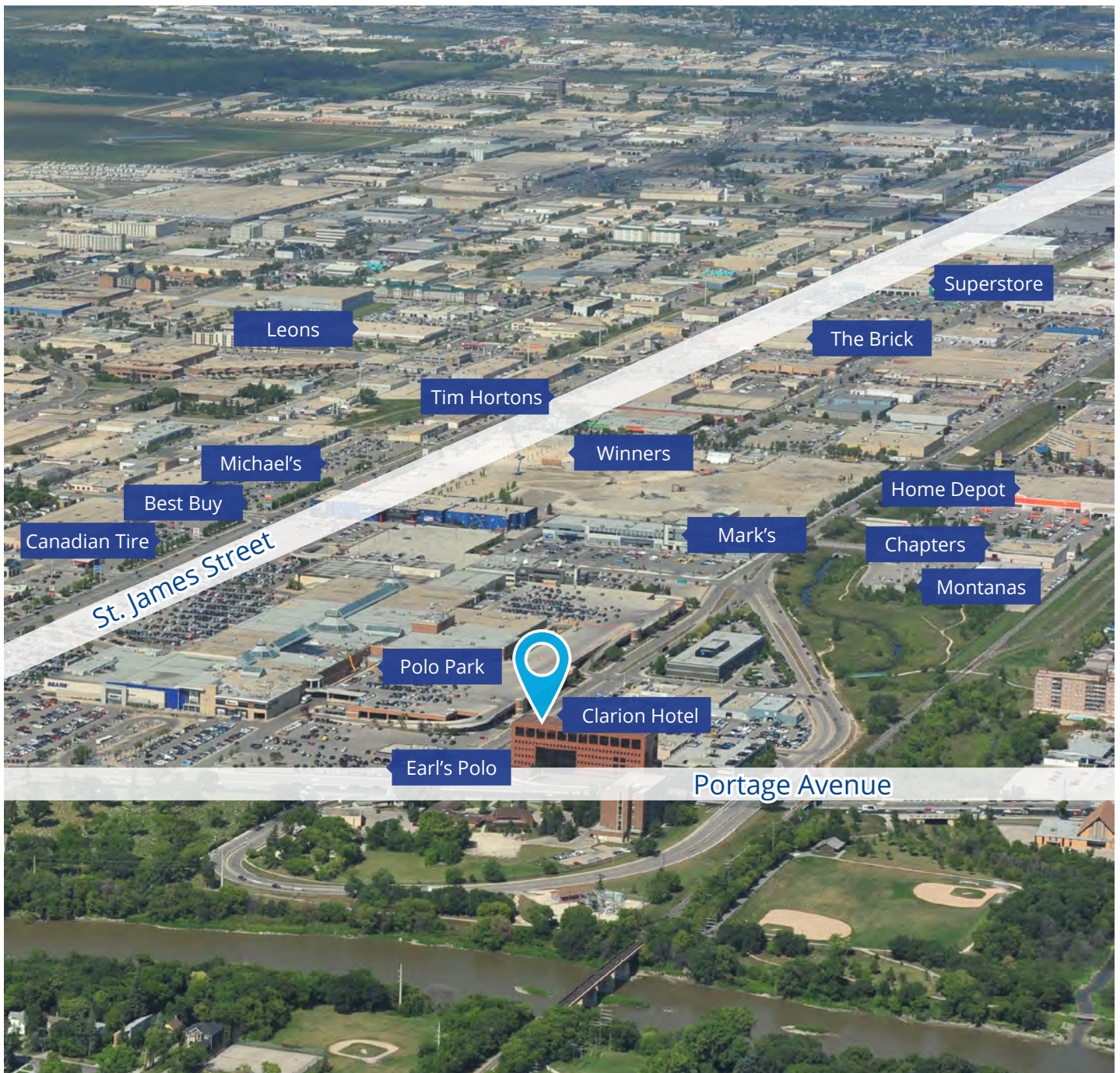


Unit 615: 1,343 SF



Surrounding Amenities

Located just minutes from downtown Winnipeg, the Polo Park area is a dense commercial node hosting a 1.3M SF shopping centre; 600,000+ SF of mixed use development with office tenants including 24-7 In-touch and Western Financial Group; and large national retail anchors. This area has a surplus of amenities for tenants and their employees with great access by all modes of transportation.





Colliers



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