



Colliers

294 Portage Avenue | Winnipeg, MB

Skywalk connected office spaces **for lease**

294 Portage is located in Winnipeg's SHED with connection to the skywalk system, offering tenant's climate controlled paths to Portage & Main and back to Canada Life Centre. The building offers enclosed parking in the attached parkade of the Radisson Hotel.

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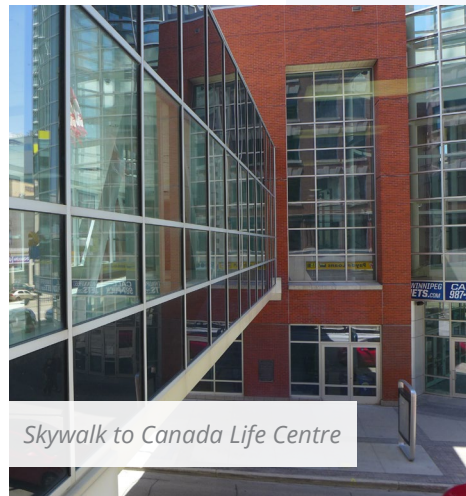
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Property Overview

294 Portage is located in the Sports, Hospitality and Entertainment District (SHED) of Downtown Winnipeg and is an established focal point of the Portage Avenue Development Strategy. Located directly across Donald Street from Canada Life, the location provides easy access to all downtown amenities. With major ongoing projects on Portage Avenue, including the overhaul of Portage Place and Wehwehneh Bahgahkinahgoohn (previously the Hudson's Bay Building), mixed-use density and further amenities are on the way for downtown Winnipeg.

The Building offers several built-out office opportunities each with varying buildout to suit tenant requirements and keep construction costs down. The Landlord controls parking in the attached parkade at the Radisson hotel with convenient access directly onto the second floor of the Building. With the launch of the new Winnipeg Transit system, 294 Portage has access out the front door to major rapid transit and express transit routes.



Address	294 Portage Avenue Winnipeg, Manitoba	
Zoning	C - Character	
Parking	Attached parkade	
Available	Immediately	
Lease rate	\$22.95/SF	
Size	Unit 504	502 SF
	Unit 507	968 SF
	Unit 508	1,295 SF
	Unit 511	697 SF
	Unit 600	1,882 SF
	Unit 605	1,513 SF
	Unit 607	654 SF
	Unit 608	1,048 SF
	Unit 610	1,771 SF
	Unit 614	3,352 SF
	Unit 616	2,579 SF
	Unit 700	6,522 SF
	Unit 803	2,531 SF
	Unit 806	1,857 SF
	Unit 807	2,560 SF
	Unit 811	1,873 SF
	Unit 816	2,293 SF
	Unit 900	1,042 SF
	Unit 909	1,196 SF
	Unit 910	3,951 SF
	Unit 926	1,971 SF



Bike score

90



Walk score

100

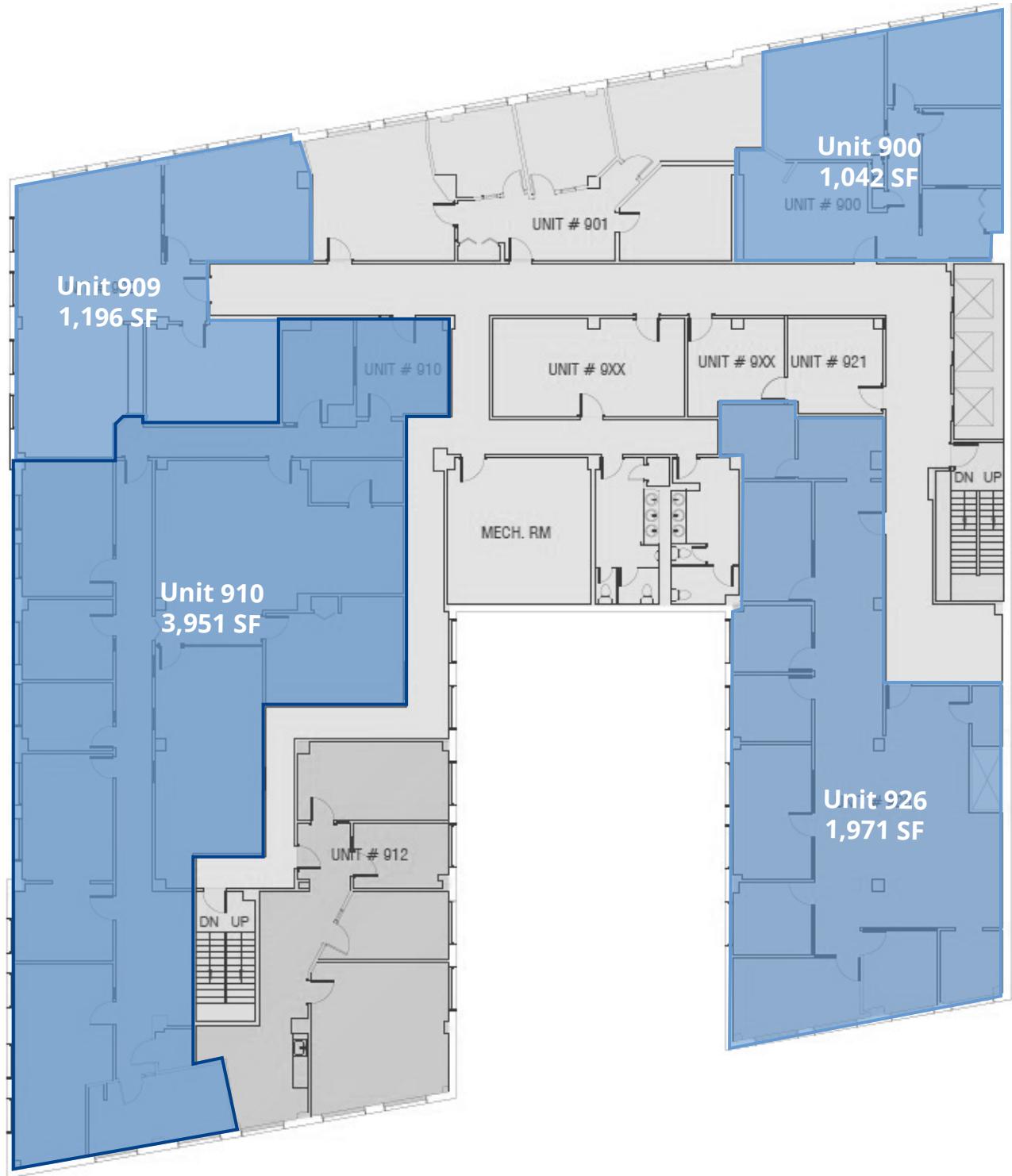


Transit score

88+

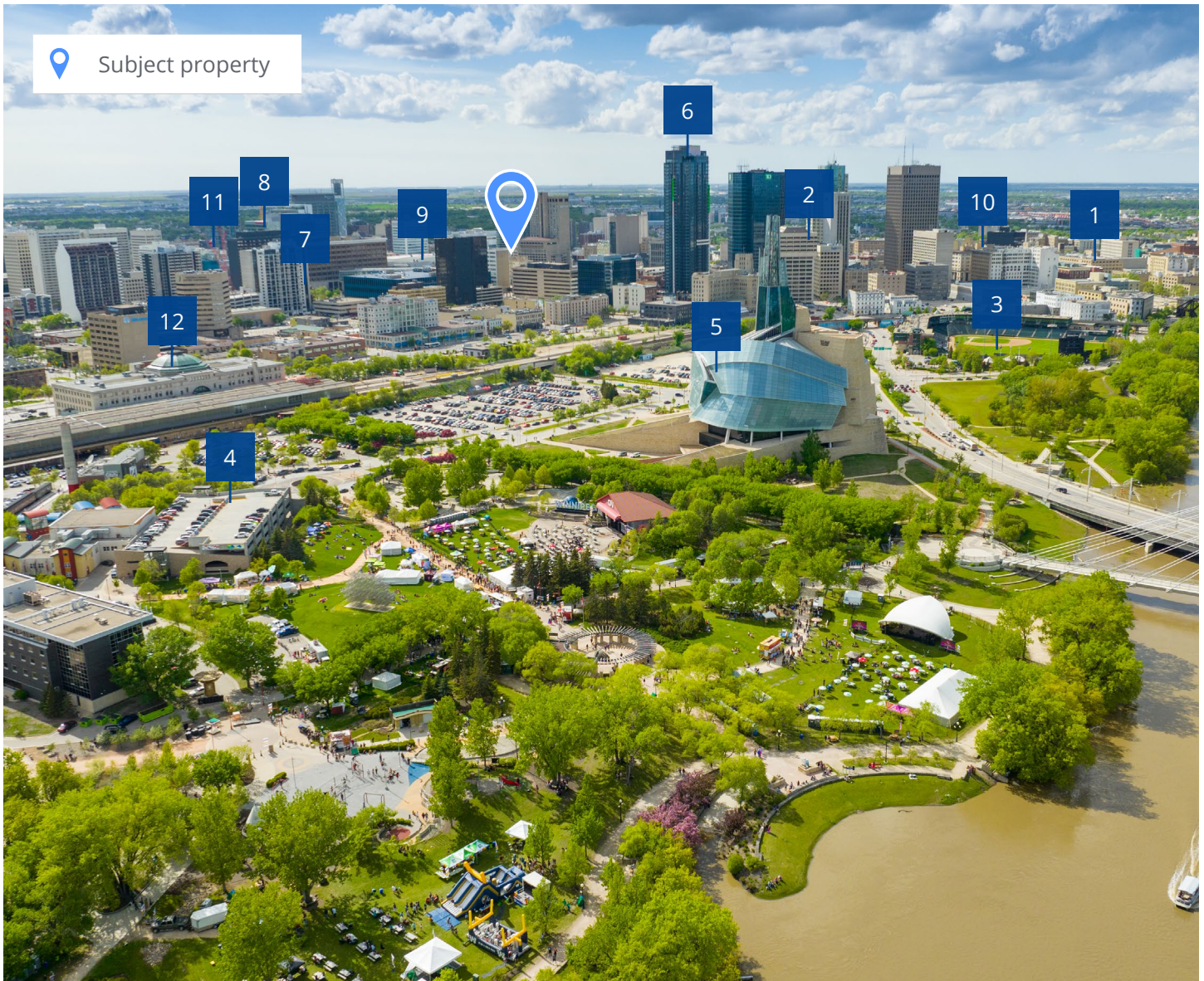
Floor Plan

General floor plate (9th floor for reference)



Surrounding Amenities

Located in the heart of the Sports, Hospitality and Entertainment District (SHED) the walkable amenities and increased density offer tenants and their employees the best of downtown Winnipeg



1 The Exchange District

2 Portage & Main

3 Blue Cross Park

4 The Forks

5 Canadian Museum for Human Rights

6 300 Main Street

7 Cityplace

8 True North Square

9 Canada Life Centre

10 Burton Cummings Theatre

11 Portage Place

12 Union Station



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