

MAIN FLOOR SUBURBAN OFFICE SPACE FOR SUBLEASE



1661 PORTAGE AVENUE

WINNIPEG, MB



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PROPERTY OVERVIEW

BUILDING DETAILS

LOCATION Situated between St. James Street and Route 90 on Portage Avenue

TOTAL RENTABLE AREA (+/-) 108,978 sq. ft.

NO. OF STOREYS 9 storeys

PROPERTY DETAILS

AREA AVAILABLE (+/-) Unit 103: 2,138 sq. ft.

RENTAL RATE \$16.00 per sq. ft.

ADDITIONAL RENT \$19.19 per sq. ft. (est. 2025) inclusive of mgmt. fee and utilities

AVAILABILITY Immediately

HEAD LEASE EXPIRY DATE October 31, 2028

PARKING Two parking stalls under Head Lease; additional parking through Landlord

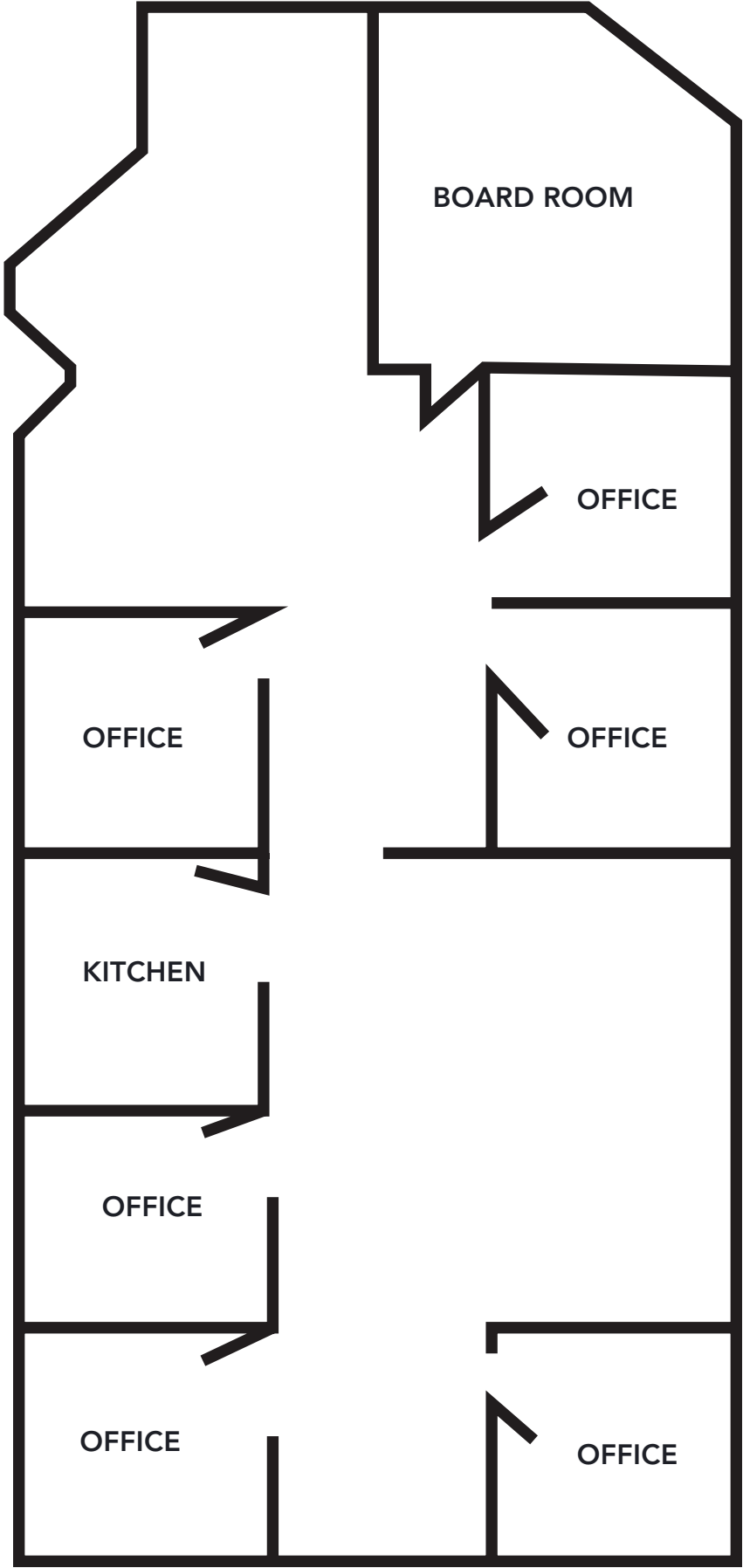
HIGHLIGHTS

- Move in ready office space located within the buildings main floor atrium
- Situated between St. James Street and Route 90 on Portage Avenue, offering exceptional visibility and accessibility
- Located adjacent to CF Polo Park - Winnipeg's largest shopping centre - and within close proximity to Winnipeg James Armstrong Richardson International Airport, major industrial parks, and established residential neighbourhoods
- Conveniently located along major Winnipeg Transit routes, ensuring seamless accessibility for employees and clients
- Over 380 on-site parking stalls, accommodating both staff and visitors
- On-site security

UNIT 103 PHOTOGRAPHS



UNIT 103 FLOORPLAN



AREA OVERVIEW

HIGHLIGHTS

Retail & Shopping: CF Polo Park is home to a wide variety of retailers including major brands like Apple, H & M, Sephora, Zara, Aritzia and EQ3. The surrounding area also features additional shopping plazas and specialty stores with major tenants including Canadian Tire, Best Buy, Home Depot, Costco, Rona, Supertore and Walmart.

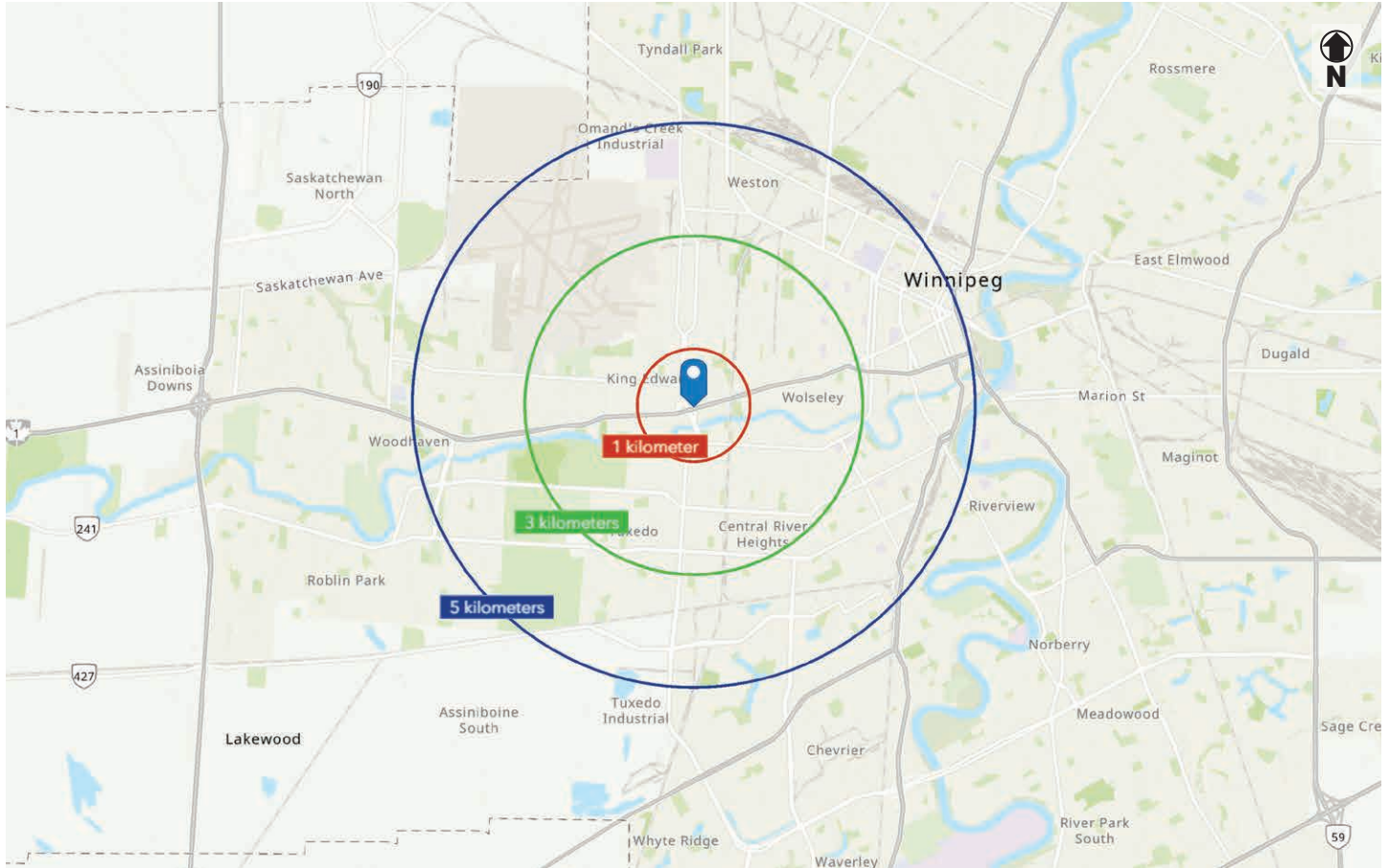
Dining & Entertainment: The neighborhood offers a rich mix of fast food and sit-down restaurants such as Earl's, Joey Polo Park, and Moxies as well as quick service restaurants like Jollibee, McDonalds, Starbucks and the foodcourt at CF Polo Park. Entertainment options include the Scotiabank Theatre and the Polo Park Bowling Centre.

Parks & Recreation: Green spaces like Omand's Creek Greenway and Halter Park provide outdoor leisure options. There are also several community centres and fitness facilities including GoodLife Fitness and Brickhouse Gym.

Accessibility: Polo Park is well-served by public transit, with numerous bus stops and routes making it easily accessible from other parts of Winnipeg. Approximately 18.9% of commuters in the area use public transportation.



DEMOGRAPHIC ANALYSIS



POPULATION

1 km

7,637

3 km

63,862

5 km

190,584

PROJECTED (2029)

8,106

64,871

201,386



HOUSEHOLD INCOME

1 km

\$101,076

3 km

\$131,247

5 km

\$101,924

PROJECTED (2029)

\$120,361

\$152,110

\$117,985



HOUSEHOLDS

1 km

3,476

3 km

26,904

5 km

87,656



MEDIAN AGE

1 km

39.1

3 km

39.6

5 km

38.1

CONTACT

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