

OFFICE SPACE ON PORTAGE AVENUE FOR LEASE



1111 PORTAGE AVENUE

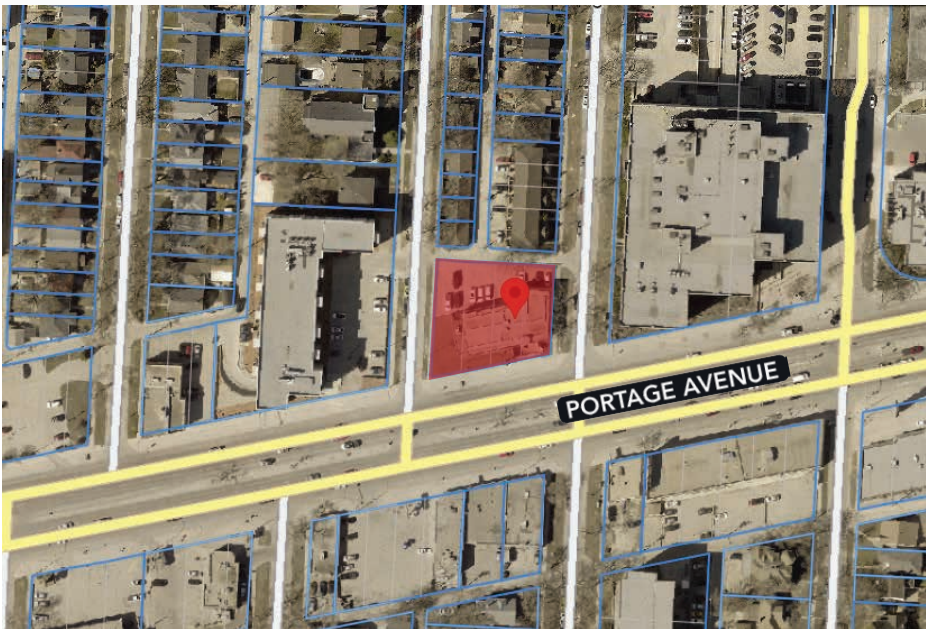
WINNIPEG, MB



GARY GOODMAN, Vice President, Sales & Leasing
(204) 997-4831
gary.goodman@capitalgrp.ca

PROPERTY DETAILS

BUILDING AREA (+/-)	10,107 sq. ft.
AREA AVAILABLE (+/-)	Suite 2: 2,572 sq. ft. Main Floor Suite 4: 2,091 sq. ft. Lower Level
NET RENTAL RATE	\$16.00 per sq. ft.
ADDITIONAL RENT	\$14.00 (est. 2026) <i>(Inclusive of CAM, taxes, utilities and mgmt. fee, tenant to pay for janitorial services)</i>
ZONING	C2



PROPERTY HIGHLIGHTS

- Brand new redevelopment
- Located on major traffic route on Portage Avenue
- On-site parking stalls
- Close proximity to Polo Park Mall
- Easy access to Winnipeg Transit bus routes
- Suite 2 is being built out



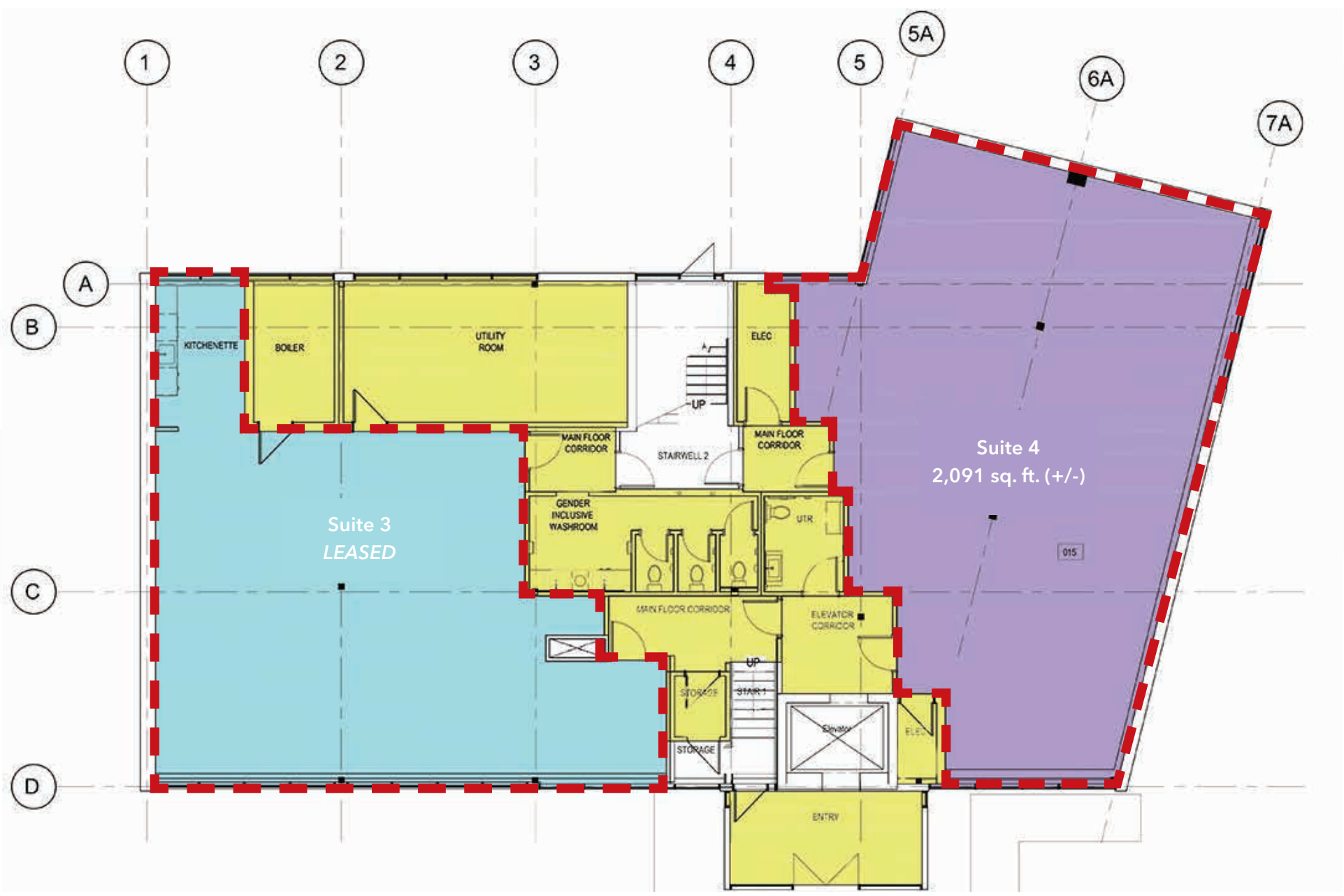
FLOOR PLAN

MAIN FLOOR



FLOOR PLAN

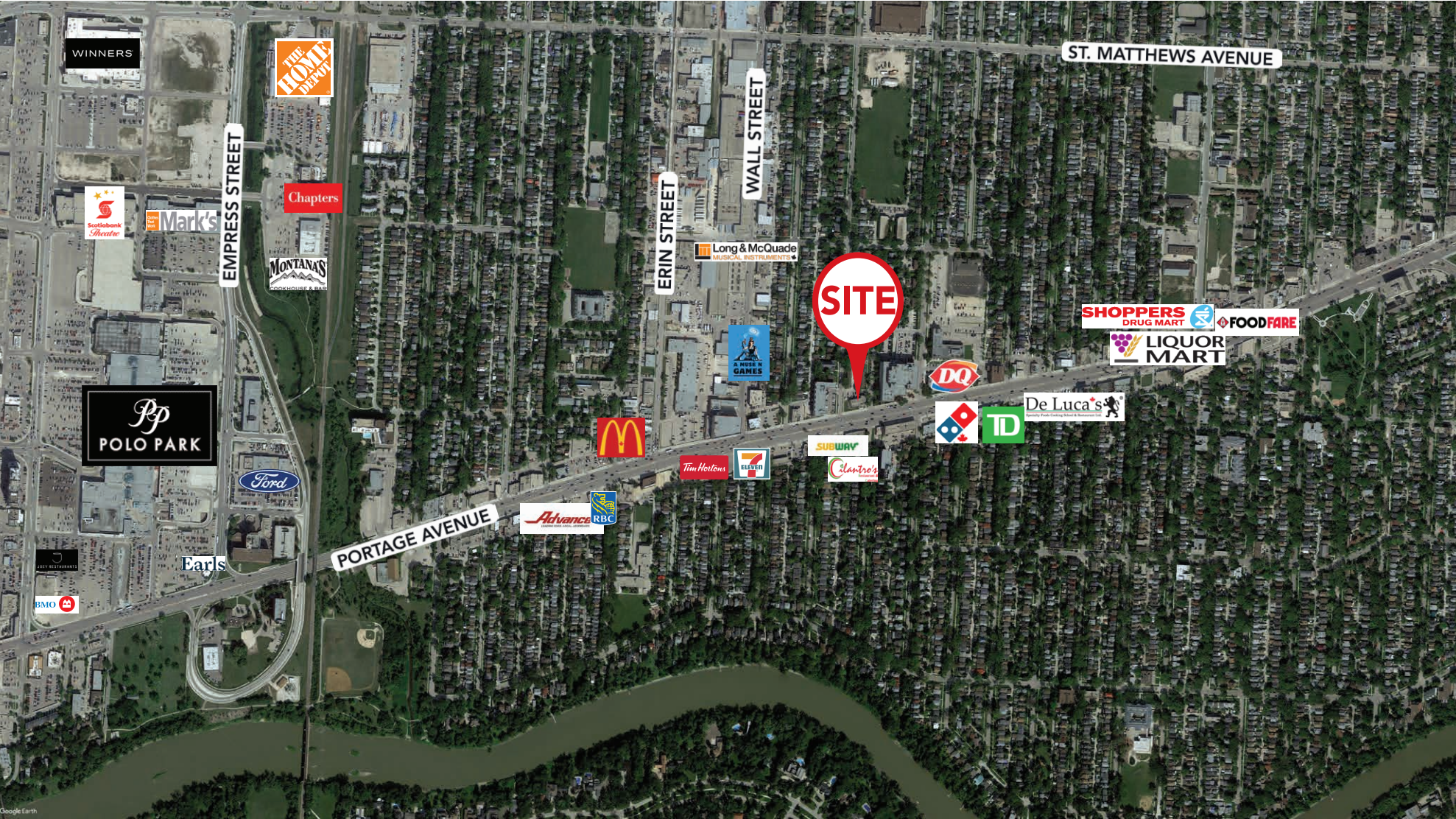
LOWER LEVEL



INTERIOR PHOTOS



RETAIL AERIAL



DEMOGRAPHIC ANALYSIS



POPULATION

Total Population

Projected Population (2030)

1 km	3 km	5 km
13,535	121,009	229,034
13,803	125,469	238,129



MEDIAN AGE

Median Age

1 km	3 km	5 km
37.1	36.7	37.5



HOUSEHOLD INCOME

Avg. Household Income

Proj. Household Income (2030)

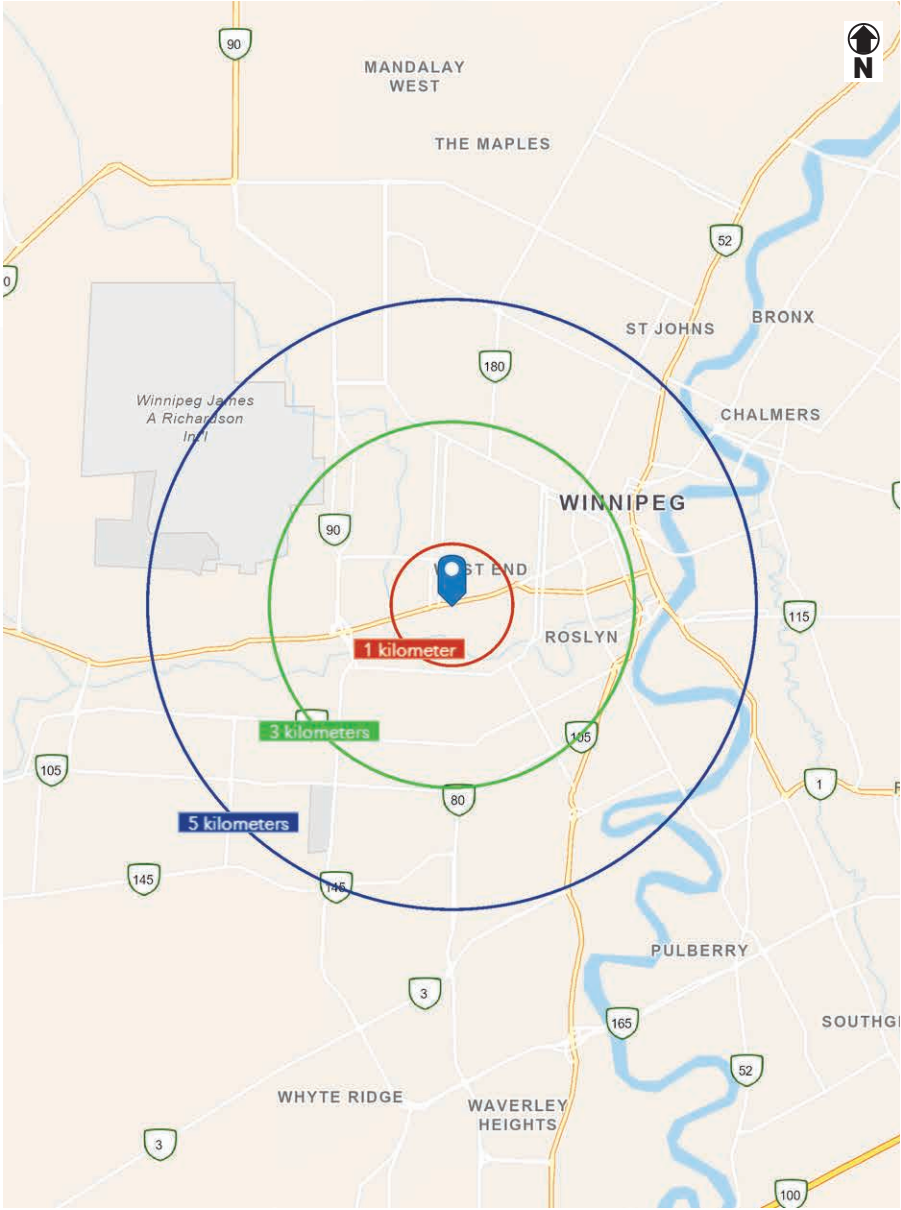
1 km	3km	5km
\$115,392	\$97,949	\$99,425
\$134,914	\$112,875	\$114,634



HOUSEHOLDS

Total Households

1 km	3 km	5km
5,635	54,975	100,382



Contact

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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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