



Landmark suburban office tower for lease

1661 Portage Avenue, Winnipeg MB



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1661 Portage Avenue

Located on Portage Avenue between St. James Street and Route 90, 1661 Portage Ave. offers professional office space for all types of businesses and is home to financial, dental, medical, and staffing services, etc.

1661 Portage Ave. is convenient to public transportation, Winnipeg James Armstrong Richardson International Airport, major industrial parks, residential areas, and Winnipeg's largest indoor shopping mall, Polo Park Shopping Centre.

With over 380 parking stalls and located at the pinnacle of Route 90 and Portage Avenue (Highway 1) this property is excellent for all commuters.

Building Size ±109,000 SF

Typical Floor Plate 11,483 SF

Property Management Towers Realty Group Ltd.

Parking ±320 stalls - Tenant parking
±60 stalls - Customer parking

- Features**
- Grade & dock level loading
 - Polo Park and Portage Avenue transit hubs
 - On-site security and maintenance

Net Rent \$15.50/SF

Additional Rent \$16.13/SF (2026 est.)



7th Floor

Contiguous: 10,498 SF
Suite 701: 6,609 SF
Suite 702: 2,539 SF
Suite 705: 1,305 SF

4th Floor

Suite 401: 4,292 SF

3rd Floor

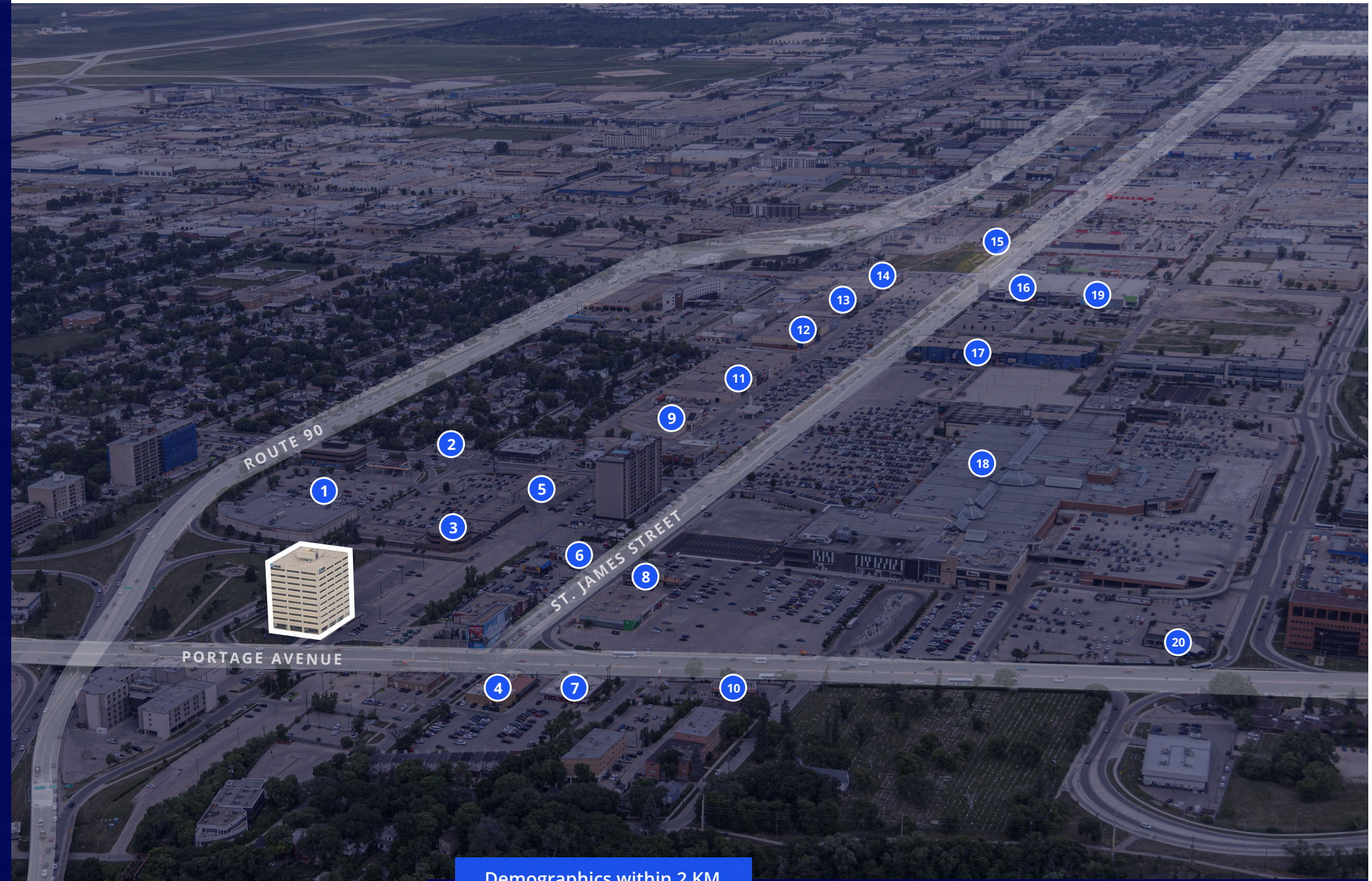
Contiguous: 3,157 SF
Suite 302: 2,482 SF
Suite 303: 675 SF

1st Floor

Suite 101: 2,001 SF

The Location

- 1 Madison Square
- 2 DOMO Gas
- 3 Liquor Mart
- 4 Olive Garden
- 5 One Great City Brewing Co.
- 6 Tony Roma's
- 7 Red Lobster
- 8 JOEY Polo Park
- 9 Oomomo St. James
- 10 A&W
- 11 Canadian Tire
- 12 Best Buy
- 13 Save on Foods
- 14 Freshii
- 15 Tim Horton's
- 16 Winners & HomeSense
- 17 Scotiabank Theatre Winnipeg
- 18 Polo Park Shopping Centre
- 19 P.F. Changs
- 20 Earls Kitchen + Bar



Demographics within 2 KM



2025
Population
29,652



Median
Age
39.0



Average Household
Income
\$148,408

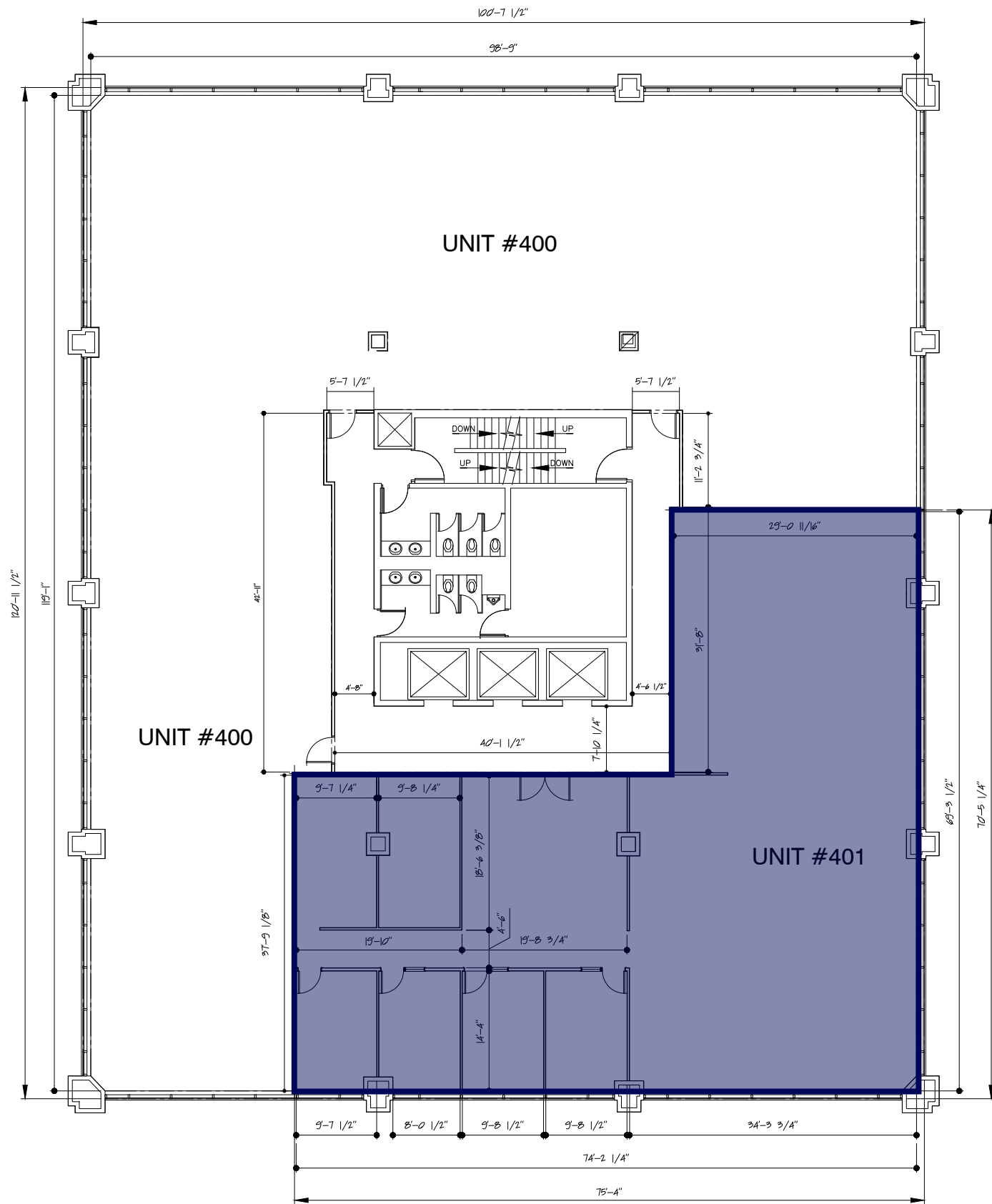


2025
Dwellings
12,562

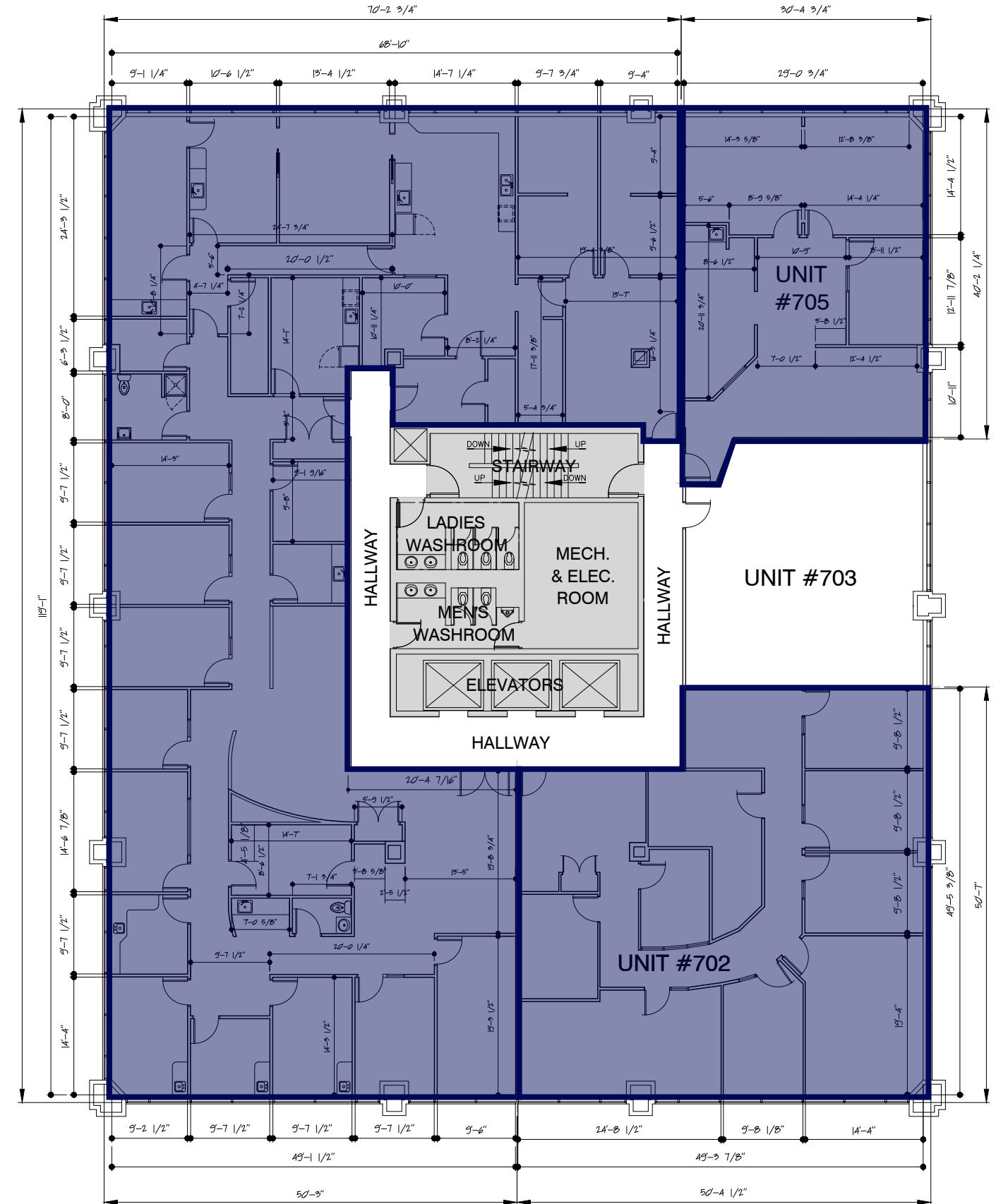


Population
Employed
17,192

4th Floor
Floorplan



5th Floor
Floorplan



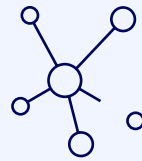
Property Management



Towers Realty Group Ltd. manages over 2,000,000 square feet of commercial property across Winnipeg, Brandon, and Regina, including high traffic retail, medical, restaurant, and office.

As part of their commitment to service excellence, Towers Realty Group Ltd. has developed their own discount card program.

This card entitles the bearer to a number of discounts from our friends and retail partners. Please visit our retail partners at www.towersrealty.ca/discounts to receive discounts in Brandon, Selkirk, Winnipeg and Regina by showing your Towers Benefits Card.



Experience & Expertise

- Dedicated team of Property Managers
- Full service in-house accounting and marketing departments
- Class 5 Power Engineer on staff
- Extensive network of trades and suppliers



Client Service Excellence

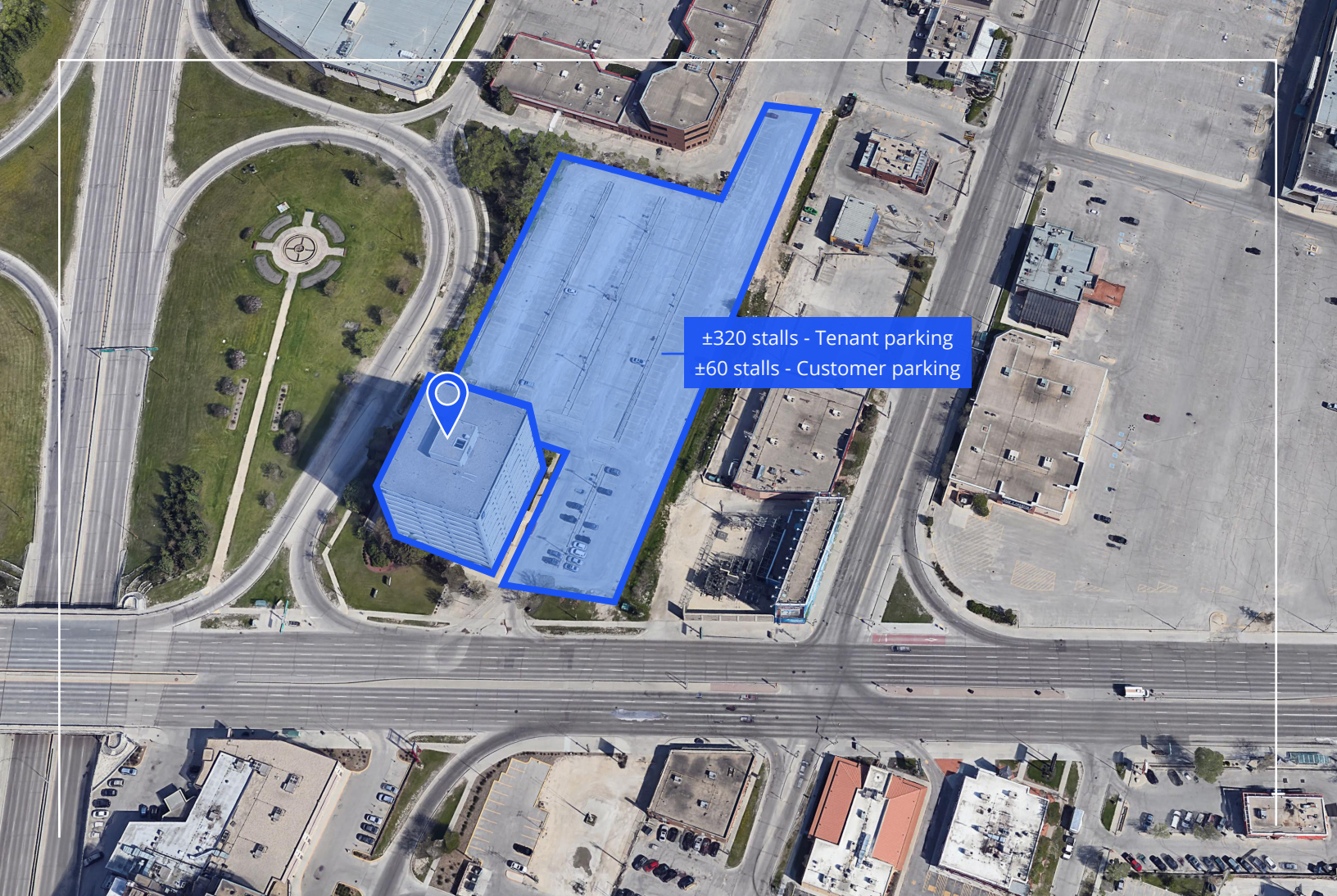
- Accounting and administration
- Timely, in-depth financial reporting
- Property tax assessment
- Property development and capital improvement project management
- 24/7 After-hours Emergency Line



Dedicated to Success

- Lease preparation, negotiation, and renewals
- Property staff recruitment and training
- Tenant screening and dispute resolution
- Timely repair and maintenance





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