

### FOR LEASE | 400 ELLICE AVENUE

### (±) 2,370 SF of Office Available

- · Located at the corner of Ellice Avenue and Edmonton Street
- · Main floor space with finished office with wrap around windows
- · Great visibility
- Connected via indoor sky walk to Portage Place and over 100 parking spots available
- · Landlord will redevelop the main floor of the building
- · New lobby work



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### RE/MAX PROFESSIONALS

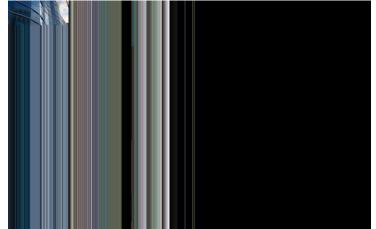
1601 Buffalo Place Winnipeg, MB R3T 3K7 o. 204-957-0500 f. 204-452-4359 wpgproperty.ca





Unit	Square Footage (±)	Lease Rate	CAM & Tax (2024 est.)	Availability Date
Main Floor	2,357 SF	\$20.00 PSF	\$13.51 PSF	_













## The Area







Food and drink within walking



Groceries and shopping



**Amenities** within walking



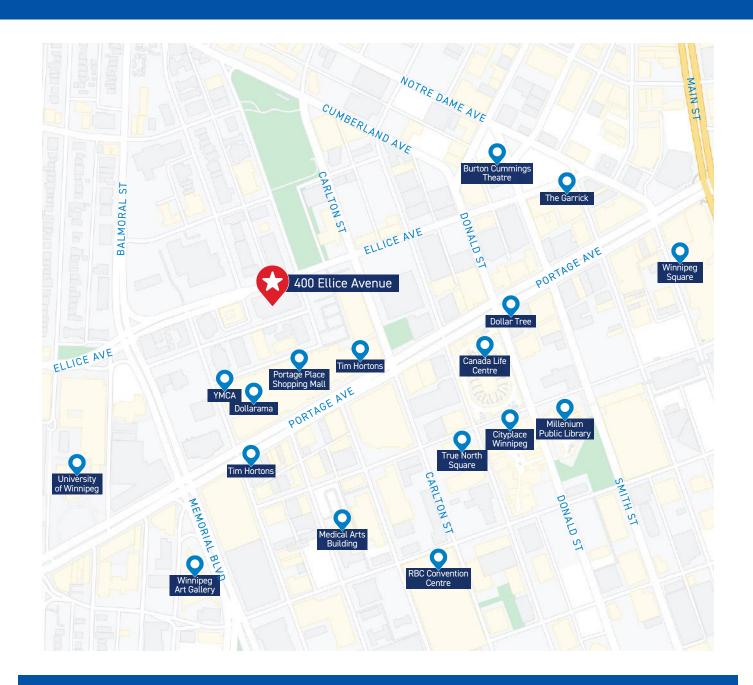
infrastructure



Convenient bike Excellent transit stops



Culture & Entertainment

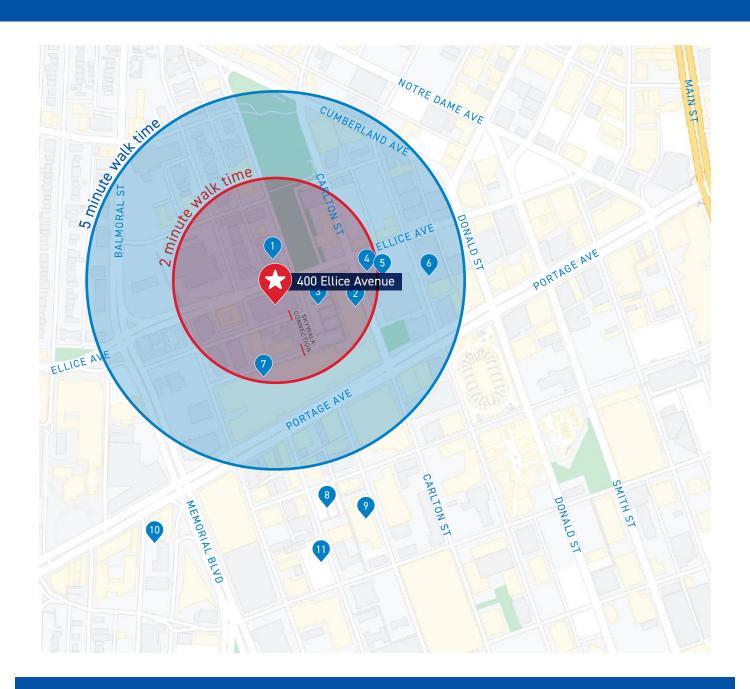




# Walk Time & Parking Map

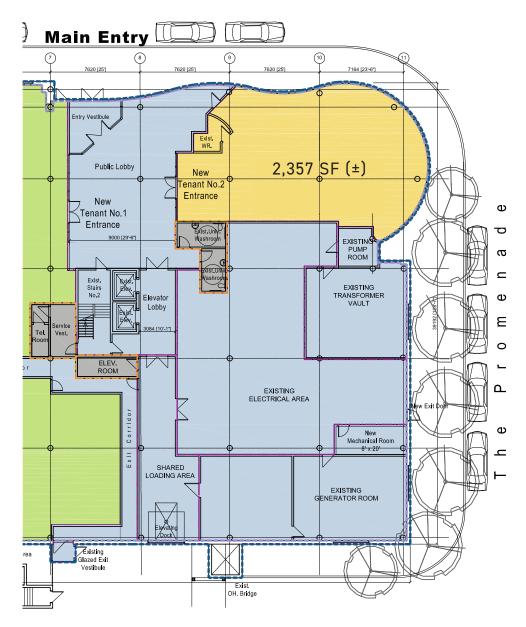
- 1 Impark
- 2 Indigo Parking
- 3 Impark
- 4 W024, Indigo Parking, 356 Ellice Ave
- 5 393 Portage Ave Parking
- 6 W029, Indigo Parking, Centrepoint Parkade
- 7 FNP Parking, Portage Place Mall
- 8 Lot #326, Winnipeg Clinic

- 9 Parking, Edmonton St
- 10 Parking, Behind Stella's
- 11 Lot #325, Winnipeg Clinic





#### **ELLICE AVENUE**



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