

NEW LISTING



Starting at
\$24.00 PSF
Semi-Gross

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

wayne@waynesato.ca

www.waynesato.ca

FOR LEASE | 275 PORTAGE AVE

Kensington Building **Fully developed Offices** **3,000 – 5,500 SF**

Fully finished Office Space

Located at the corner of Portage Avenue and Smith Street, this 18-storey office building is an eye-catching design utilizing a Vari-tran silver glass wall that wraps the building on two sides and greatly reduces the sun's heat and glare, maximizing the comfort of the buildings occupants. The large windows and configuration of the floor plate allows for a maximum window/ office ratio.

Efficient office layouts and quality of improvements offer high value space at a minimum cost and build-out.



Scan QR code to
view website

RE/MAX
PROFESSIONALS

1601 Buffalo Place

Winnipeg, MB R3T 3K7

o. 204-957-0500

f. 204-452-4359

wpgproperty.ca

RE/MAX
COMMERCIAL

Property Highlights



- Desirable location across from the Radisson Hotel
- Parking available at the Smith Street Parkade, directly across the street.
- Attractive tenant improvement packages available.
- Opportunity to have design input on offices
- Excellent transit connections

AVAILABLE UNITS

Floor	Square Footage (±)	Lease Rate (Semi-Gross)	CAM & Tax (2020 est.)	Availability Date
15th	3,000	\$24.00 PSF	Included	Immediately
16th	5,500	\$24.00 PSF	Included	Immediately
17th	5,500	\$24.00 PSF	Included	Immediately
15+16+17	up to 14,000	\$24.00 PSF	Included	Immediately

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. RE/MAX Professionals / Each office is independently owned and operated.

The Area



Convenient location



Food and Drink within Walking



Groceries and Shopping



Amenities within walking



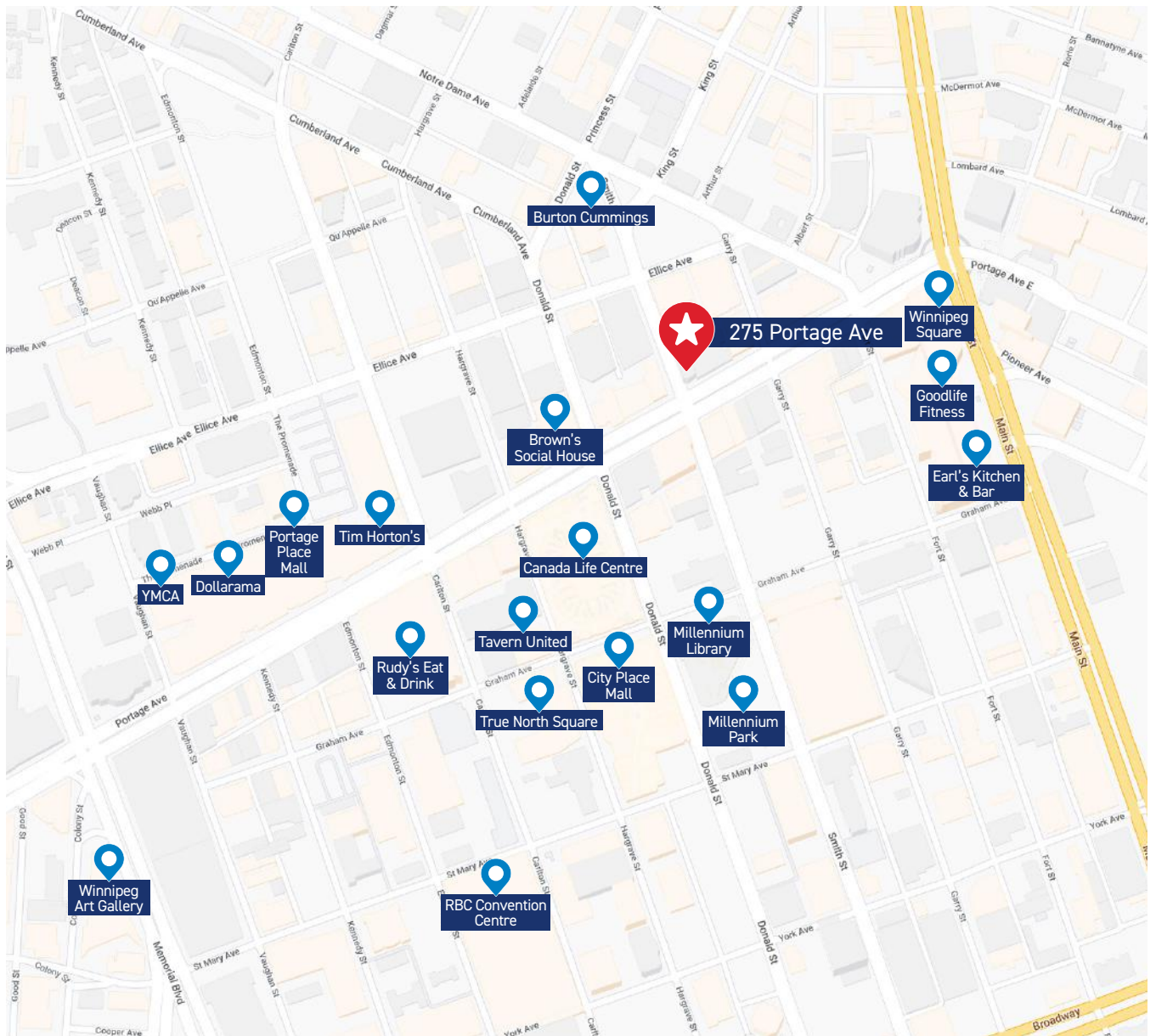
Convenient bike infrastructure



Excellent transit stops

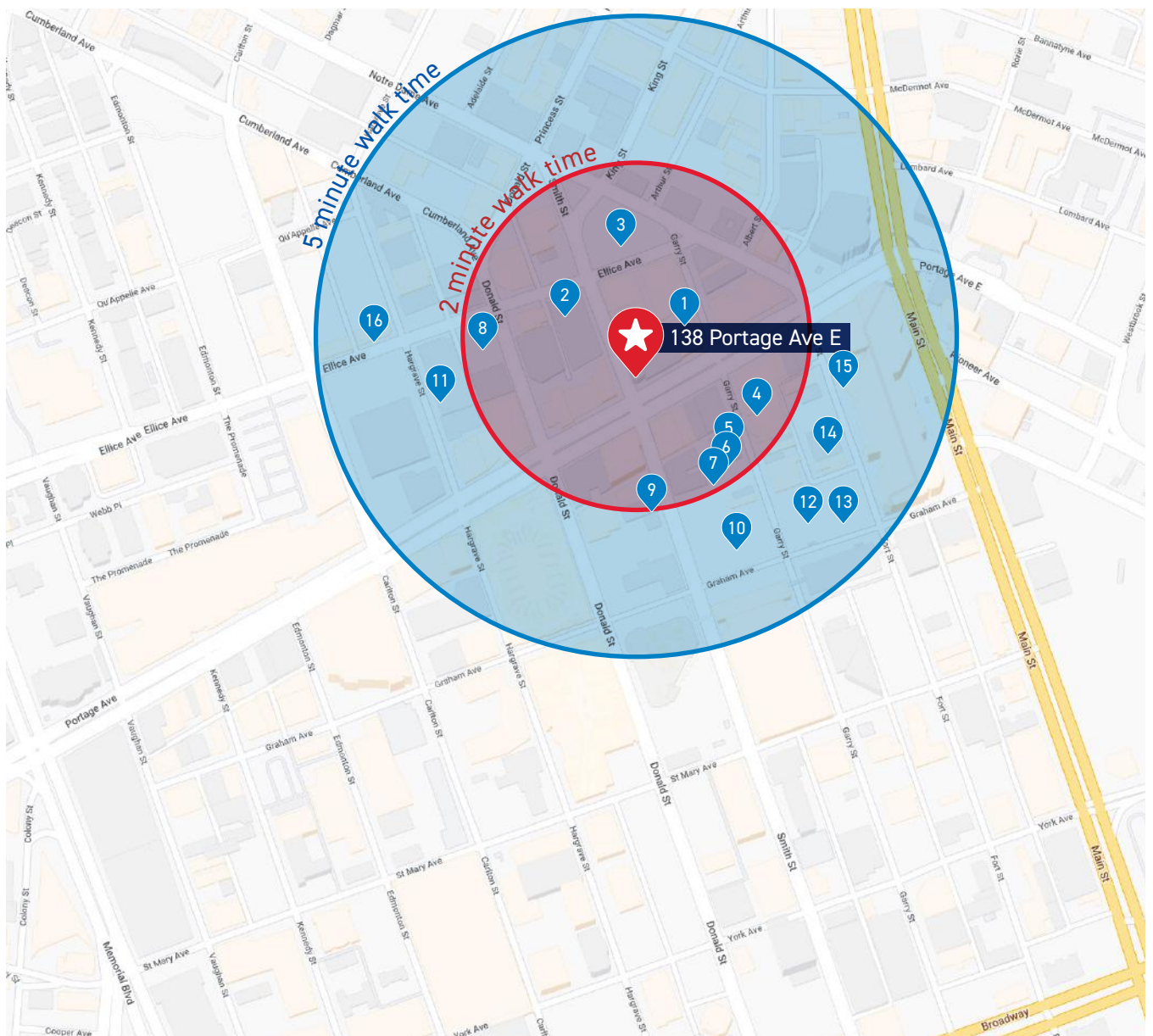


Culture & Entertainment nearby

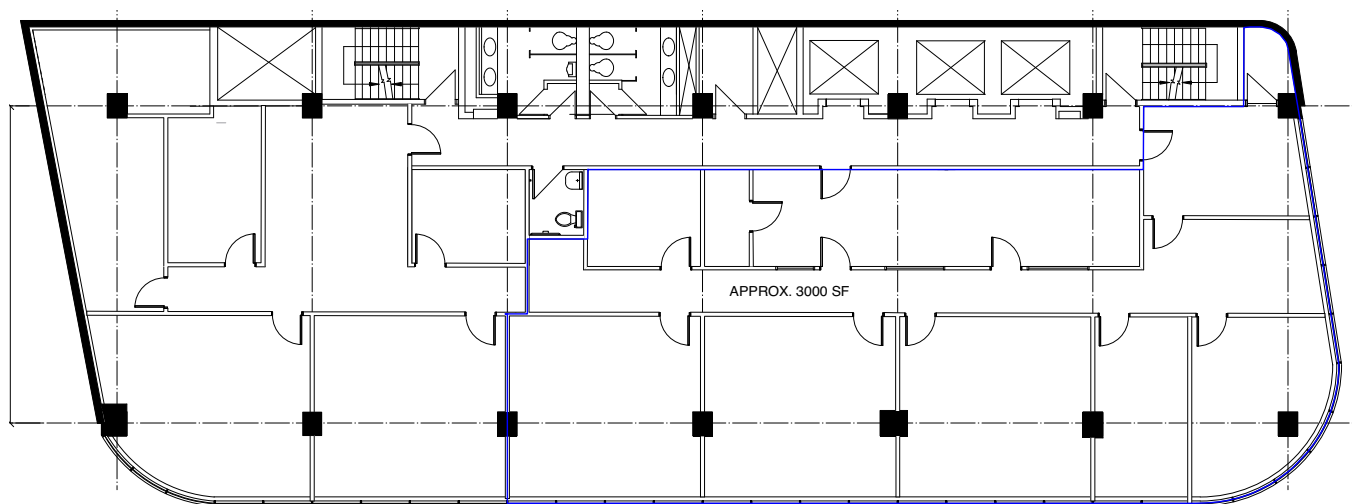


Walk Time & Parking Map

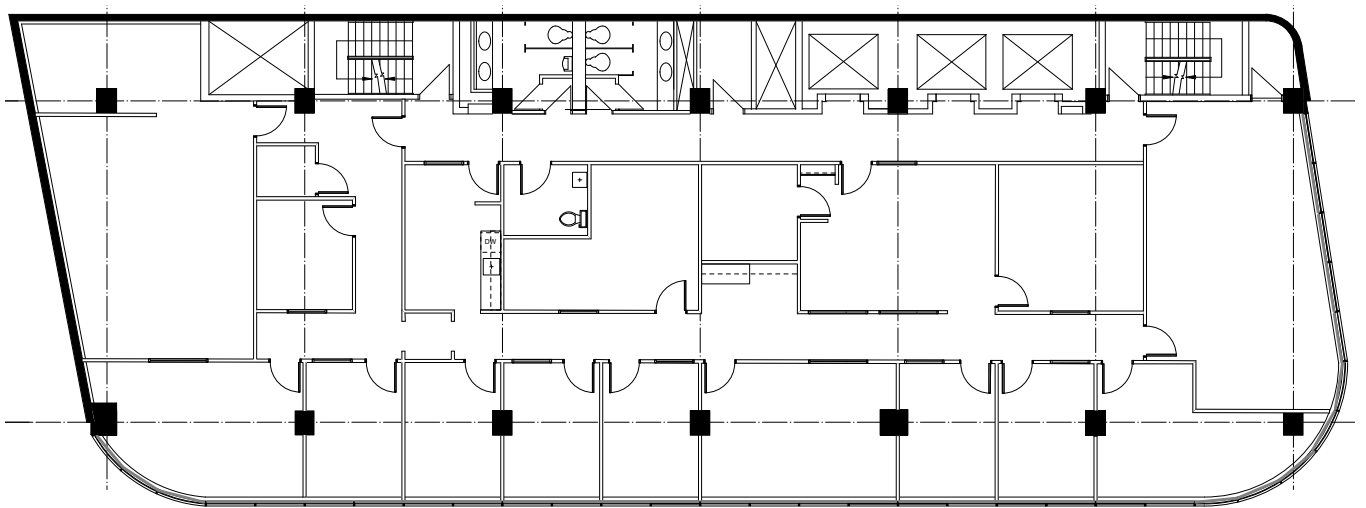
- | | | |
|--------------------------------------|--|--|
| 1 FNP Parking Ltd | 7 290 Garry St | 13 W044, Parking Indigo, 252 Fort St. |
| 2 Lot #125, Smith St Parkade | 8 Donell Parking | 14 Lot #254, 280 Fort St |
| 3 Lot #367, 351 Smith St | 9 Indigo Parking Garage | 15 W025, Parking Indigo, 1-360 Main St |
| 4 Garry St Parkade | 10 265 Smith St Parking/270 Garry St | 16 333 Ellice Ave |
| 5 W056, Parking Indigo, 286 Garry | 11 W029, Parking Indigo, Centrepoint Parkade | |
| 6 Gryd Park Parking Lot, Downtown #2 | 12 Lot #86, 225 Fort St | |



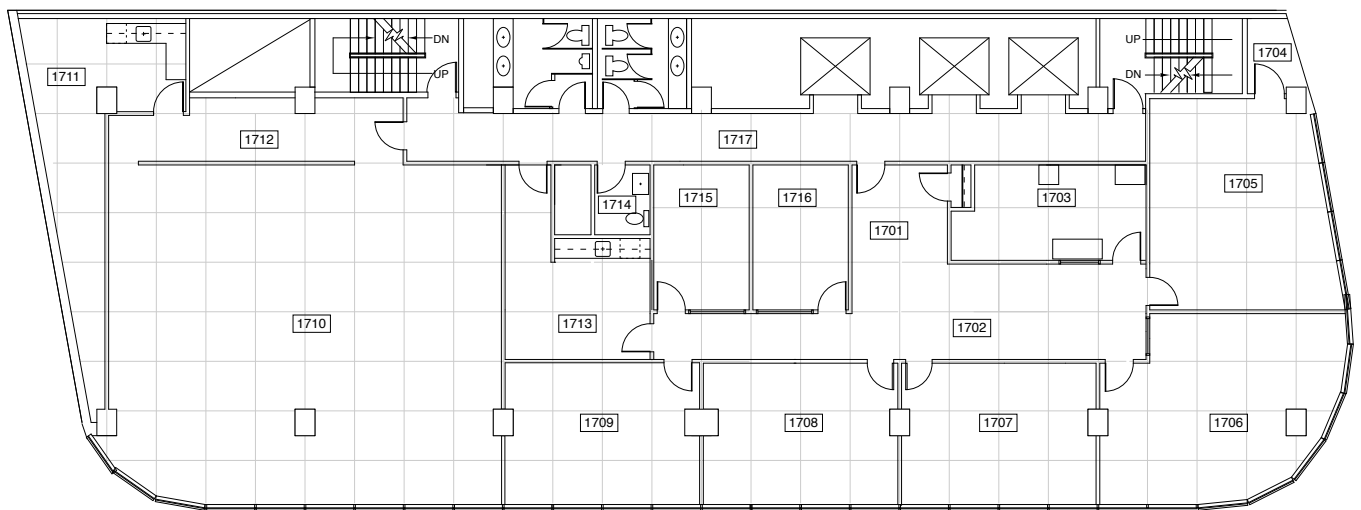
15TH FLOOR - 3,000 SF



16TH FLOOR - 5,500 SF



17TH FLOOR - 5,500 SF



This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Wayne Sato Personal Real Estate Corporation. RE/MAX Professionals / Each office is independently owned and operated.



CONTACT:

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

wayne@waynesato.ca

www.waynesato.ca



Scan QR code
to view website

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Wayne Sato Personal Real Estate Corporation, RE/MAX Professionals / Each office is independently owned and operated.

RE/MAX
COMMERCIAL®

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