



1200 Portage Avenue, Winnipeg MB

# Office fronting Portage Avenue for lease

Prominently located on Portage Avenue, the building offers excellent connectivity to all main routes and is accessible via numerous transit options

Situated on Portage Avenue between Newman Street and Camden Place, the building is surrounded by amenities and is well positioned for easy accessibility to any part of the city.

Home to a wide array of professional office occupiers, the building offers on site parking, ample visitor parking, and newer upgrades, including a renovated lobby and a card access system servicing the building.

Available:

Suite 301: 1,631 SF  
Suite 305: 499 SF



Close to amenities



Parking on site

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# Property Overview

<b>Address:</b>	1200 Portage Avenue
<b>Available:</b>	Suite 301: 1,631 SF - Available February 1, 2023 Suite 305: 499 SF - Available immediately
<b>Rent:</b>	\$15.00
<b>Additional Rent:</b>	\$11.51

<b>Parking:</b>	19 stalls on site 584 Wall Street: \$50/stall/mo + tax 2 hour street parking Ample visitor parking
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- Comments:**
- Existing Leasehold Improvements
  - Picnic Area
  - Elevator Accessed

## Key Highlights



Excellent transit access



Numerous restaurants and amenities



Parking available on site



Bike Score  
**79**

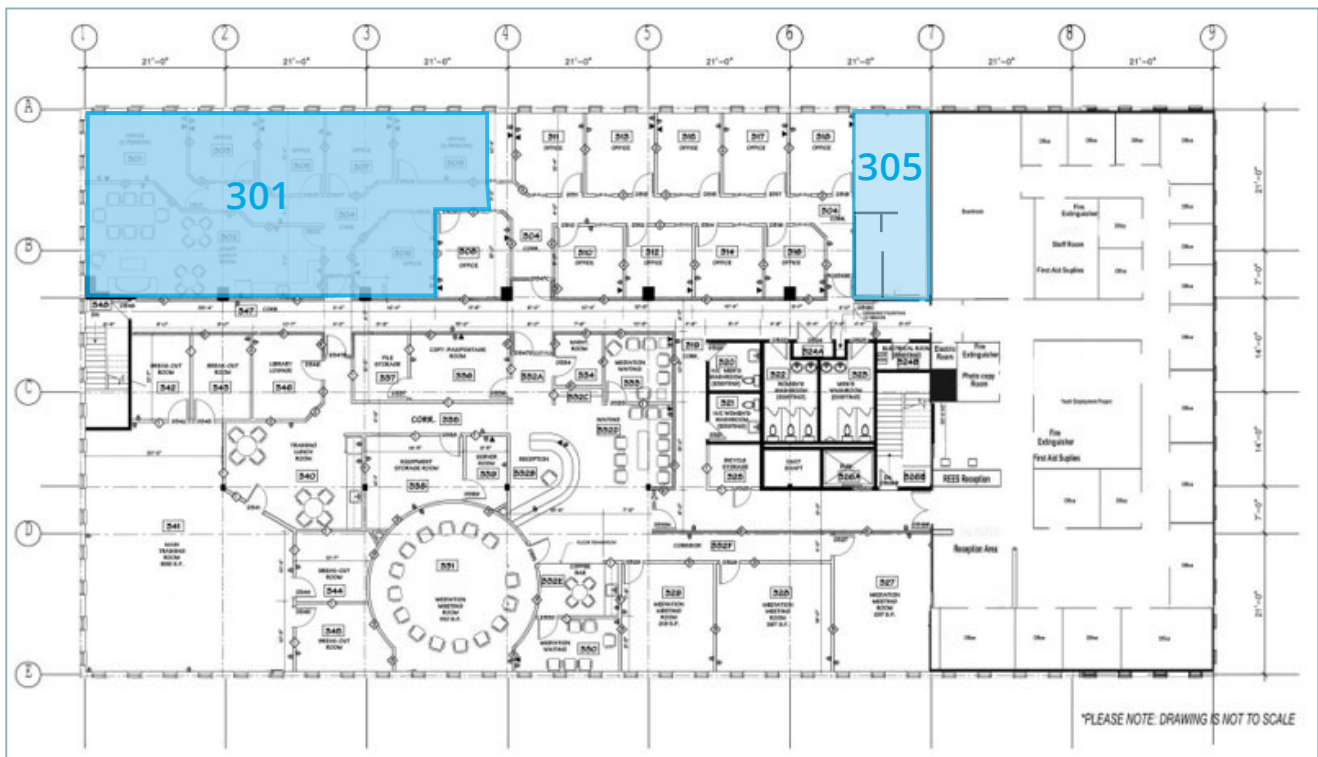


Walk Score  
**74**



Transit Score  
**65**

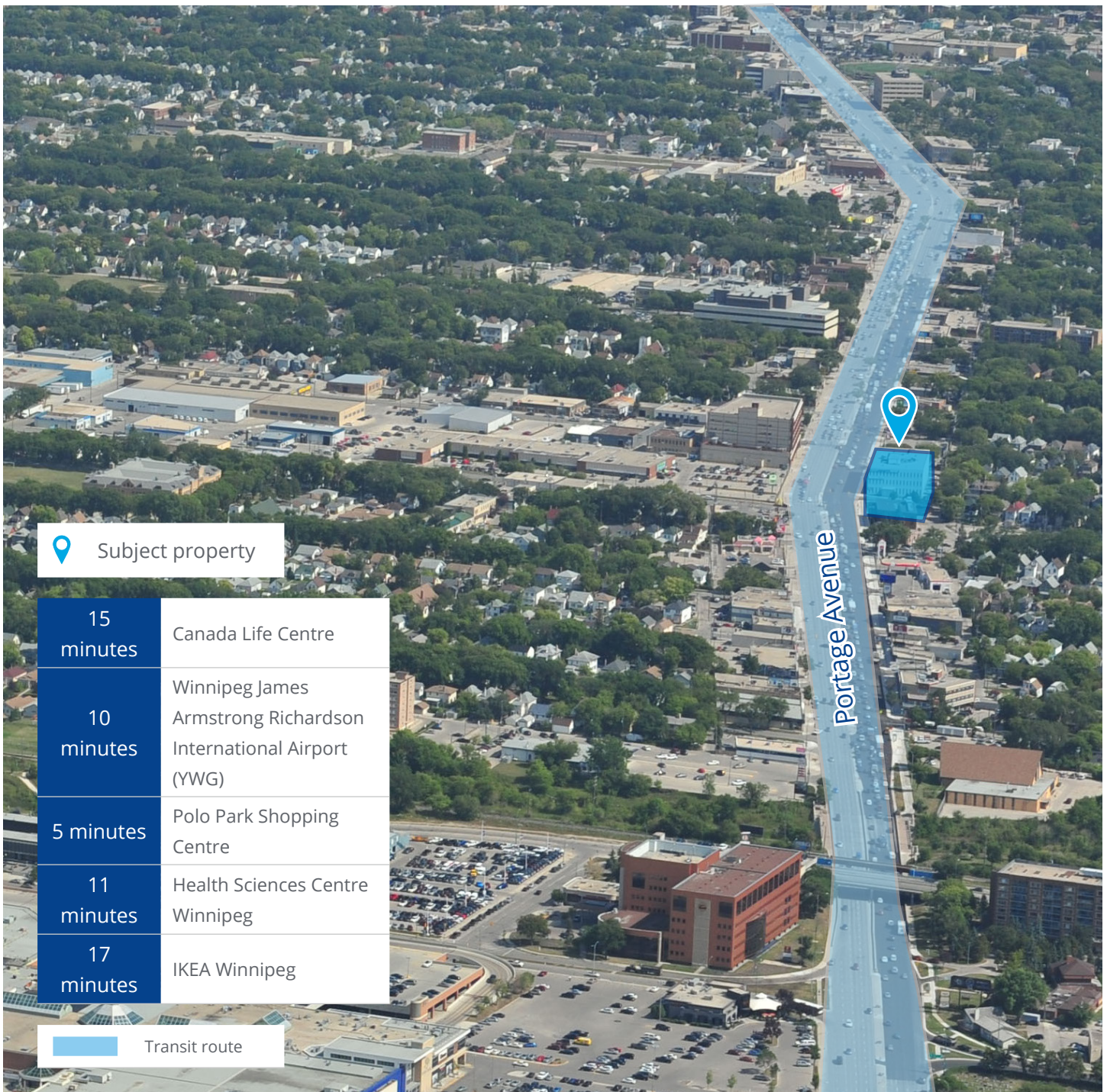
## Floorplan





# Drive Times

Located just minutes from downtown Winnipeg, the building is part of a dense commercial office and retail node on a main traffic artery connecting Portage Avenue to Main Street, Trans Canada Highway, Century Street, and Kenaston boulevard. This area has a surplus of amenities for tenants and their employees with great access by vehicle and alternative transportation.





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