

**AVISON  
YOUNG**



330

**PORTAGE AVENUE**

WINNIPEG, MANITOBA

**OFFICE / RETAIL FOR LEASE**

Partnership. Performance.

Linda Capar

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# 330 Portage Avenue

## DETAILS AND HIGHLIGHTS

NewPort Centre is a Class B, 18-storey office building with offices ranging from 1,058 sf to a full floor plate of 8,974 sf NewPort is prominently located at the southwest corner of Hargrave Street and Portage Avenue between the Manitoba Hydro Building and the MTS Centre.

- **Skywalk:** Directly connected to the Downtown Skywalk, providing two kilometers of climate-controlled access
- **Parking:** A public parkade is located immediately behind the building, and underground heated parking is located at Portage Place Shopping Centre (five minutes via the Skywalk)
- Metered street parking is in front of NewPortCenter
- High-frequency transit service is available on Portage Avenue as well as one block south along the Graham Avenue Transit Mall
- **Amenities:** Bank of Montreal, sushi restaurant, Canada Post mailbox and Purolator drop box are located on the main floor
- **Security:** Security card access, with manned security desk during non-business hours
- **Management:** Managed by McCor Management, and equipped with Online Maintenance Request System
- Inducements available!
- **Upgrades:** Upgraded heat pump system completed. New corridor lobbies.
- **Available suites:**
  - Unit 120: 1,058 sf – Exterior & lobby access
  - Unit 300: 6,370 sf – Subdividable
  - Unit 710: 3,500 sf – Corner unit ready to develop
  - Unit 1010: 2,180 sf – Corner unit
  - Unit 1200: 8,961 sf – Available on 60 days notice
  - Unit 1720: 2,256 sf – Fully developed. Great views
  - Unit 1730: 1,126 sf – 44 ft of windows, bright open space
  - Unit 1808: 2,353 sf – 6 private offices, boardroom and galley kitchen. (Fully improved space)
- **Net rent: \$12.00 psf / annum (Retail / Office Unit 120)**  
**\$14.00 psf / annum (Office 3rd – 12th Fls)**  
**\$15.00 psf / annum (Office 17th & 18th Fls)**
- **CAM: \$11.32 psf / annum (2015 est. budget)**
- **Tax: \$2.96 psf / annum (2015 est. budget)**

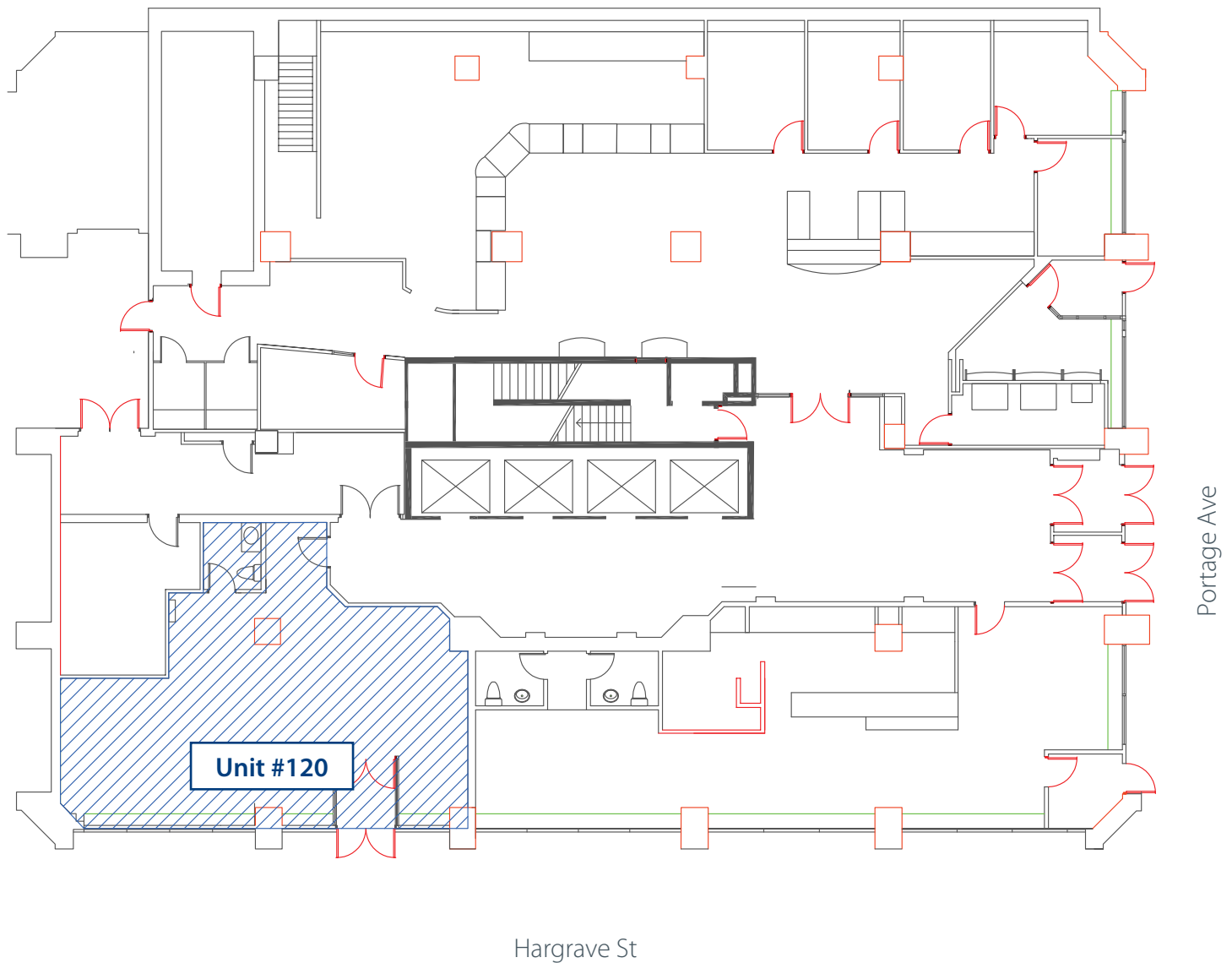


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# 330 Portage Avenue

## FLOOR PLAN

Unit 120: 1,058 sf (\$12.00 Net)



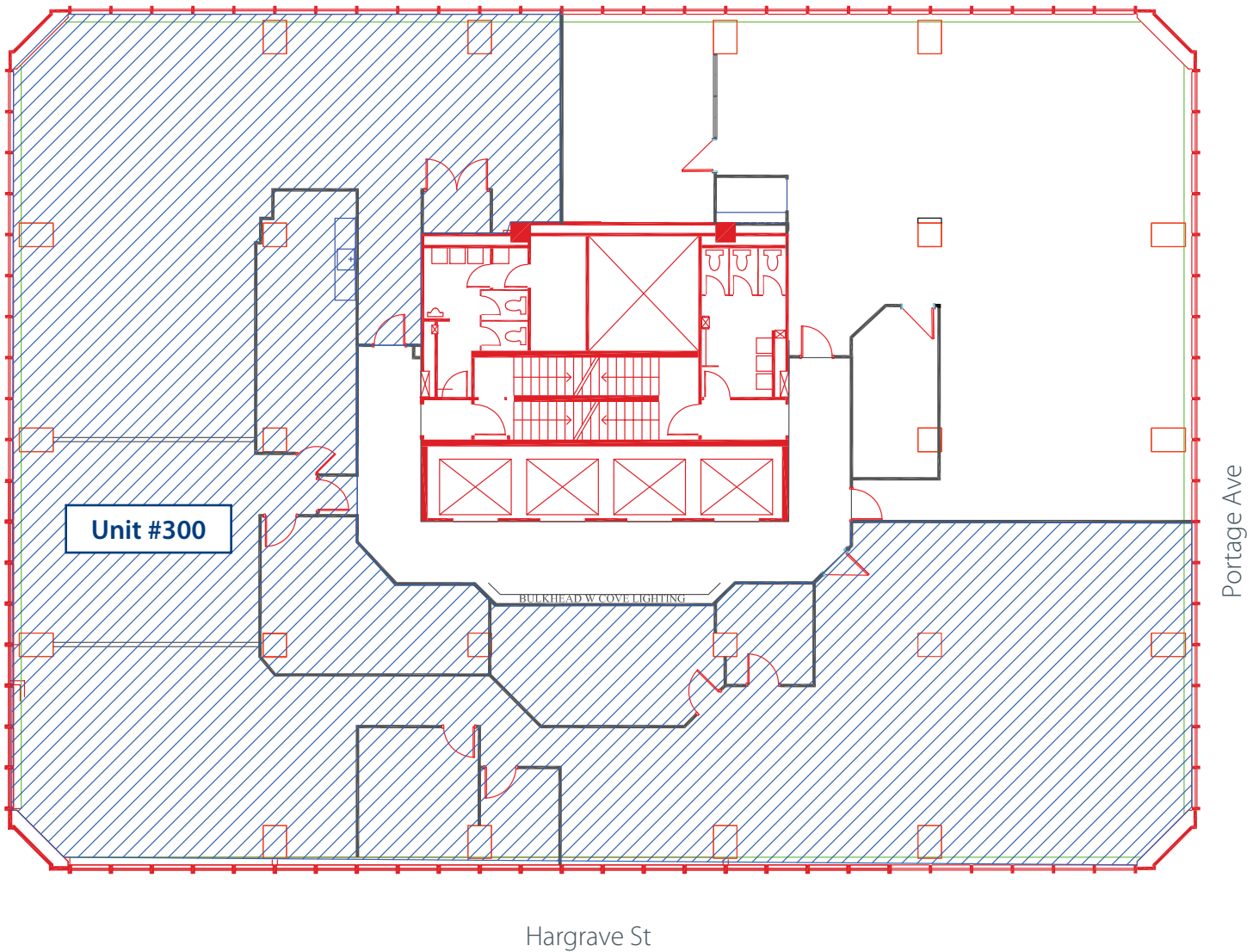
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## FLOOR PLAN

Unit 300: 6,370 sf (\$14.00 Net)



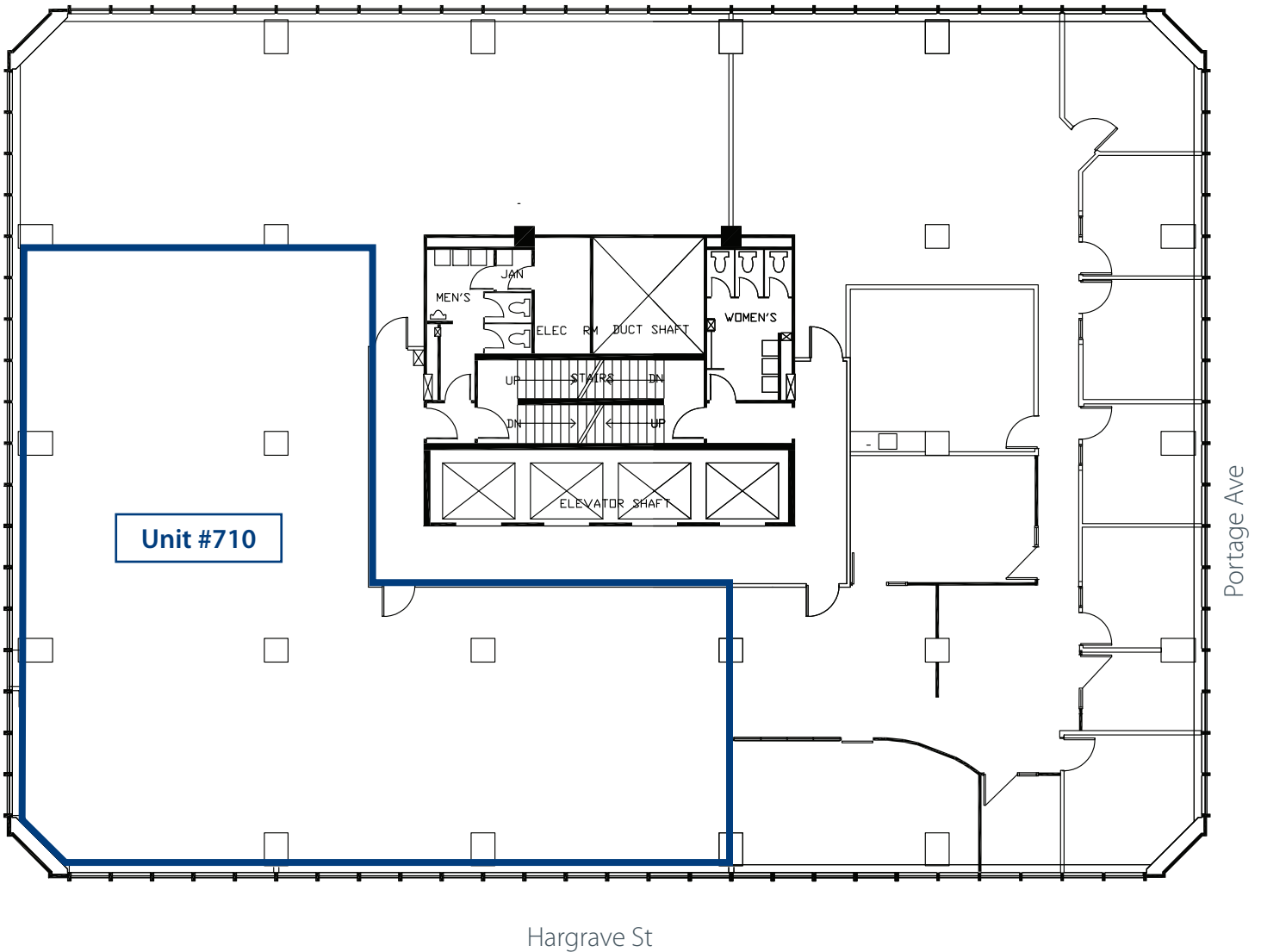
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## FLOOR PLAN

Unit 710: 3,500 sf (\$14.00 Net)



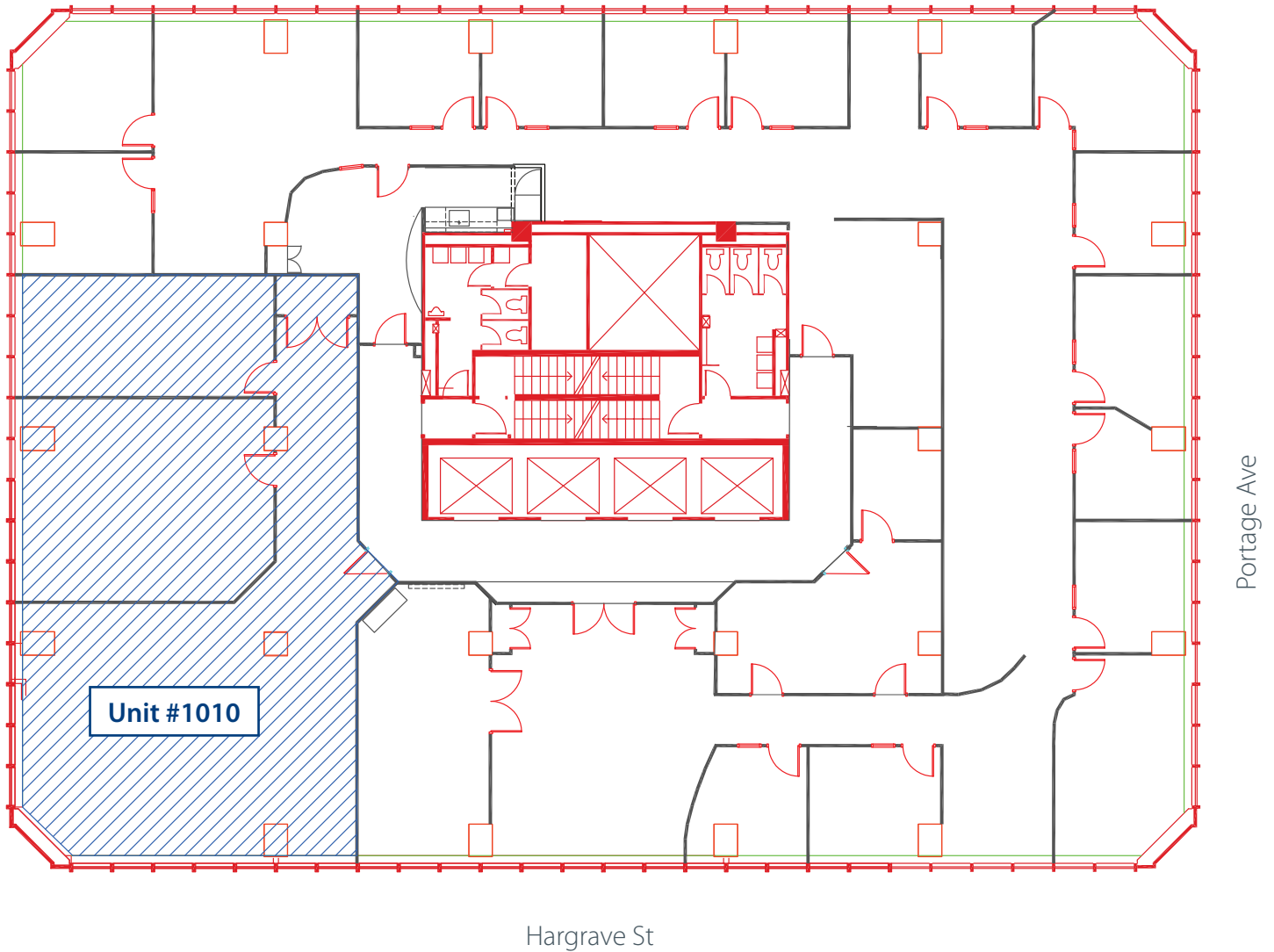
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## FLOOR PLAN

Unit 1010: 2,180 sf (\$14.00 Net)



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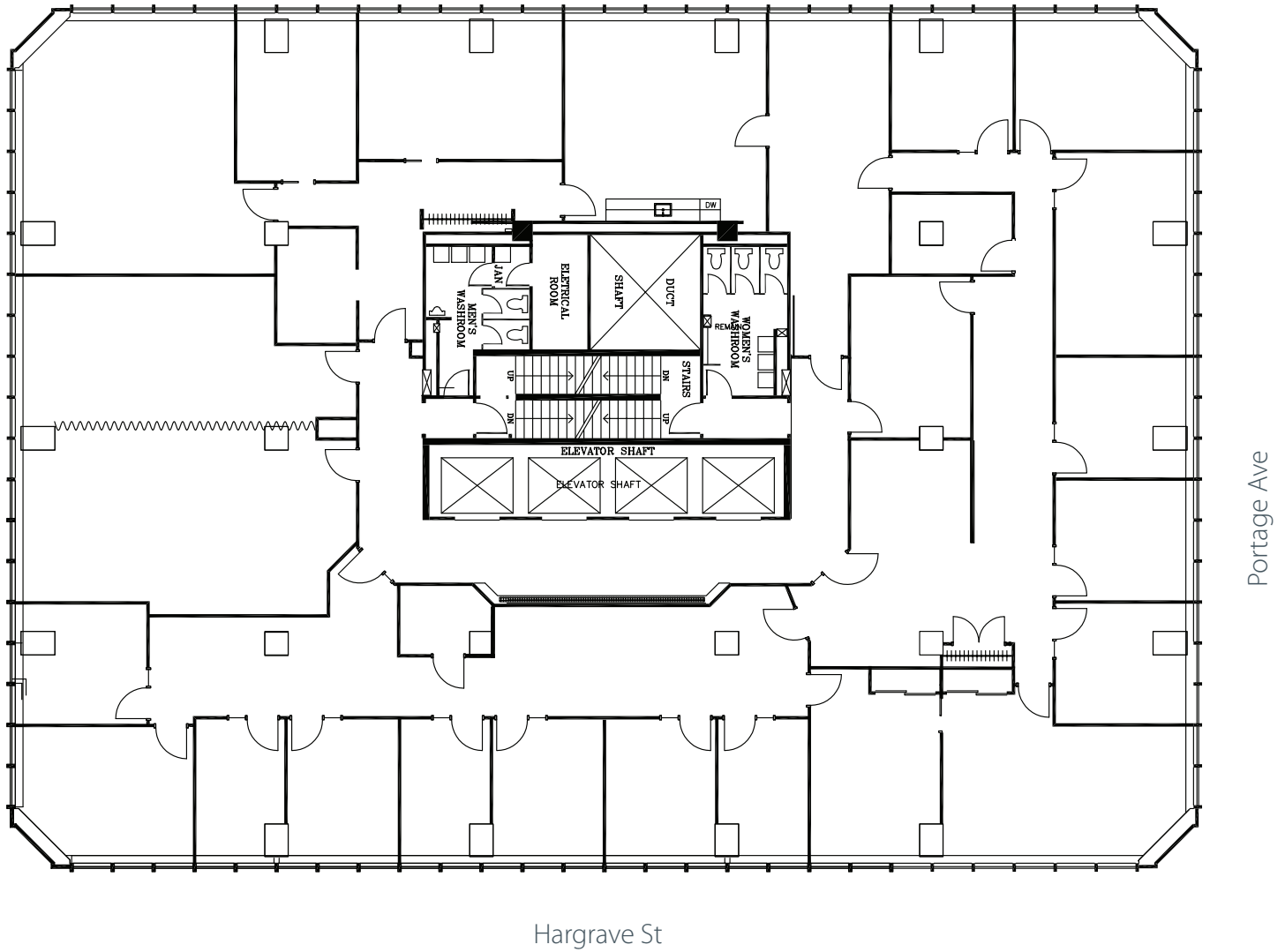
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Unit 1200: 8,961 sf (\$14.00 Net)



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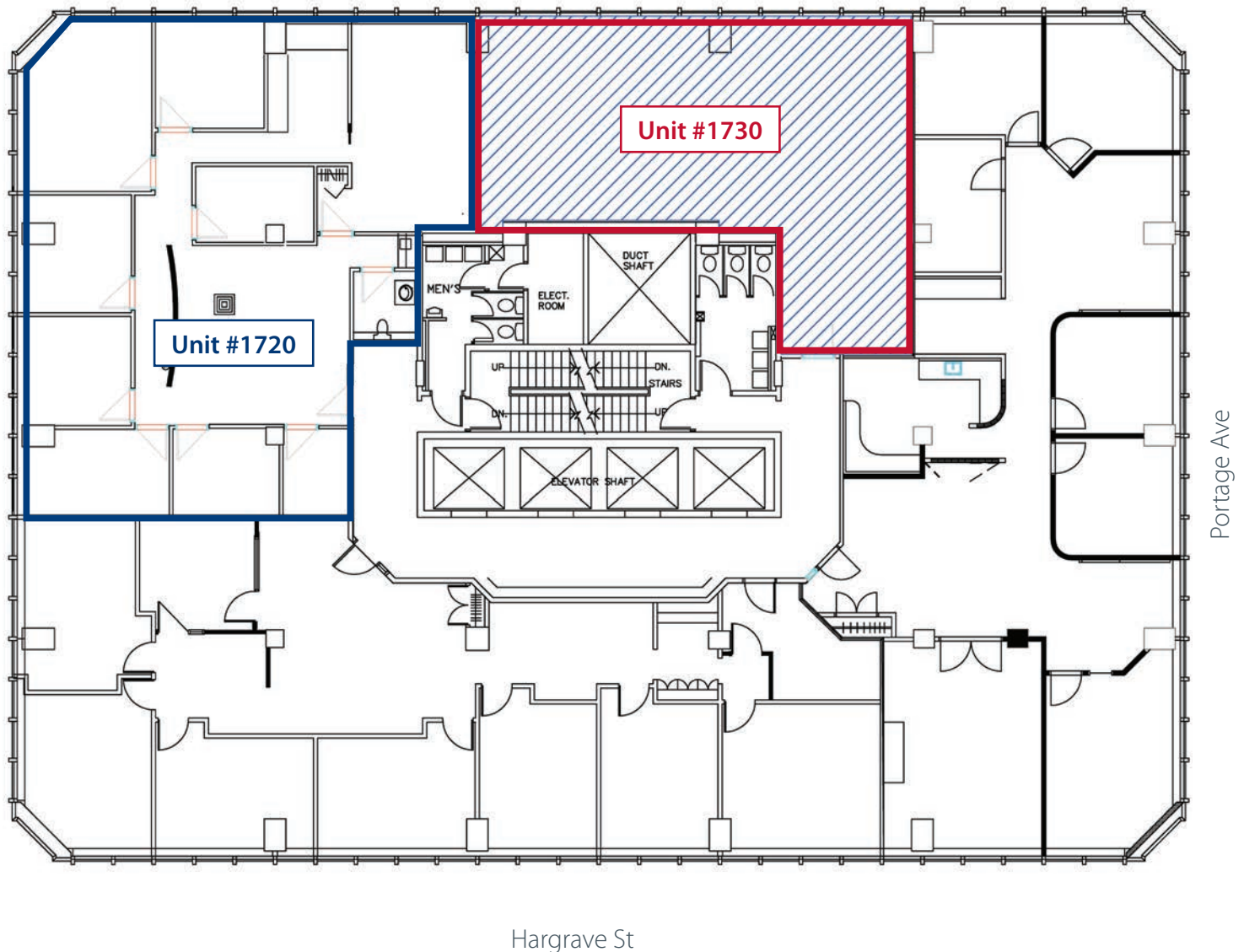
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## FLOOR PLAN

Unit 1720: 2,256 sf (\$15.00 Net)

Unit 1730: 1,126 sf (\$15.00 Net)



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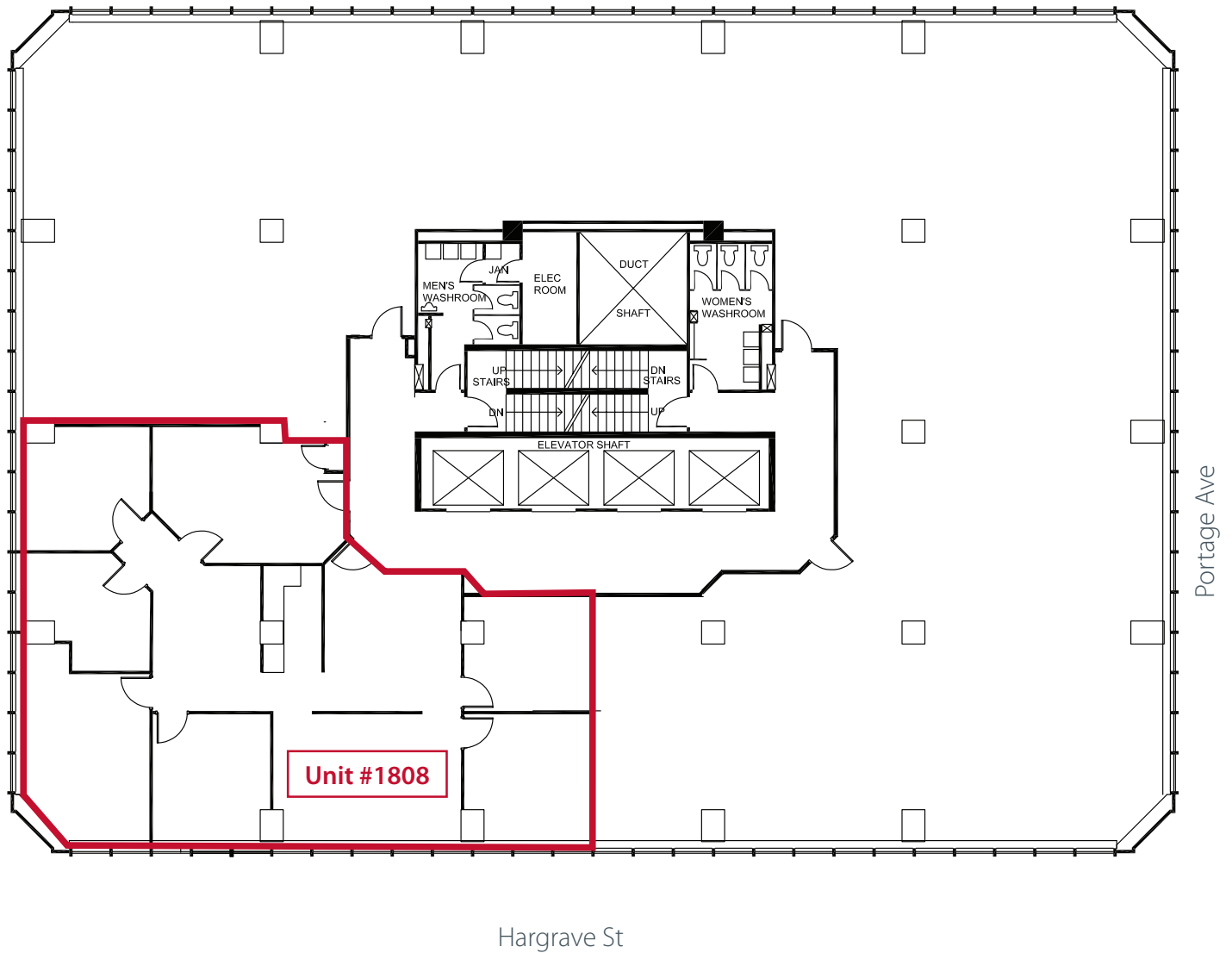
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## FLOOR PLAN

Unit 1808: 2,353 sf (\$15.00 Net)

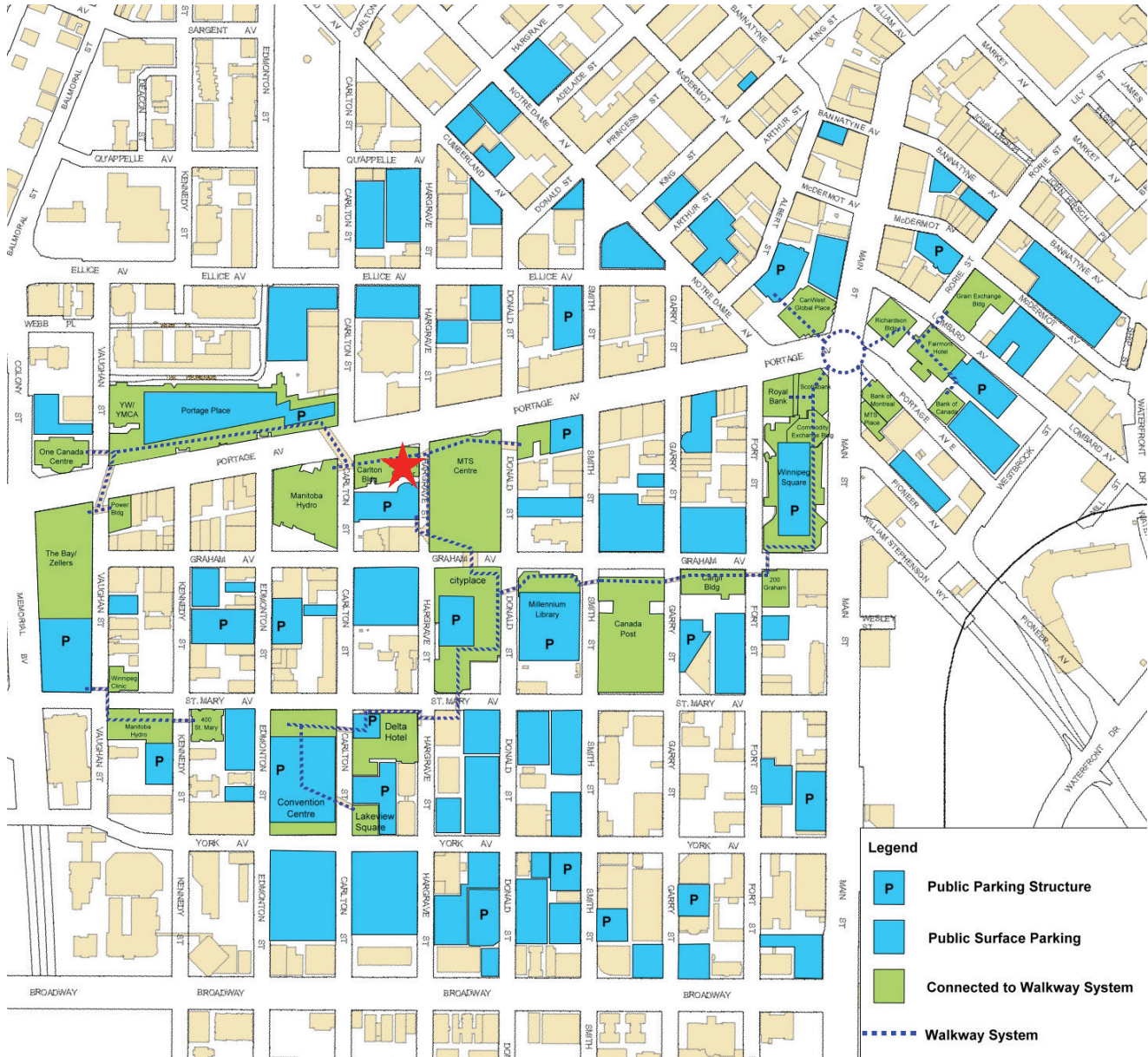


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## PARKING AND WALKWAY MAP



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