



Starting at  
**\$16.00** PSF  
Semi-Gross

**WAYNE SATO**

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

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**FOR LEASE | UNIT 300 - 286 SMITH STREET**

## 2,000 SF Available

- Turnkey office
- Directly off elevator
- 4 offices with windows, kitchen, large reception area
- Immediate possession



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**RE/MAX  
PROFESSIONALS**

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# Property Highlights



Built in 1962-63, the Credit Foncier Building was described as a “new ultra modern” facility, 286 Smith Street was a strikingly contemporary addition to Winnipeg downtown’s in the early 1960s. Built by Credit Foncier Franco-Canadien, a large financial Franco-Canadian firm founded in Quebec during the 1880s, the building was designed by the firm of Macleod Reimer and Webster. Its design represents a mix

of luxe materials, balance and a modern energy conveyed in subtle details such as the angled Tyndall limestone façade sections. The Smith Street elevation features richly toned charcoal American marble and gold anodized aluminum window frames. The building was officially opened on 6 December 1963 by Manitoba premier Duff Roblin.

Suite/Floor #	Square Footage (±)	Lease Rate	CAM & Tax (2020 est.)	Availability Date
Unit 300/Third	2,000	\$16.00 psf Semi-Gross	Included	Immediately

# The Neighbourhood

286 Smith offers high value office space steps from Portage Avenue. If your business requires professional downtown office space on a budget, 286 Smith Street is a cost-effective solution. Tenants of 286 Smith will enjoy the conveniences offered by the Radisson Hotel next door and Starbucks.

Excellent transit connectivity off Portage Avenue and the Graham Avenue transit corridor. Surface parking is directly across the street and metered parking is available at street level.







# The Area



Convenient location



Food and Drink within walking



Groceries and Shopping



Amenities within walking



Excellent bike infrastructure



Excellent transit stops

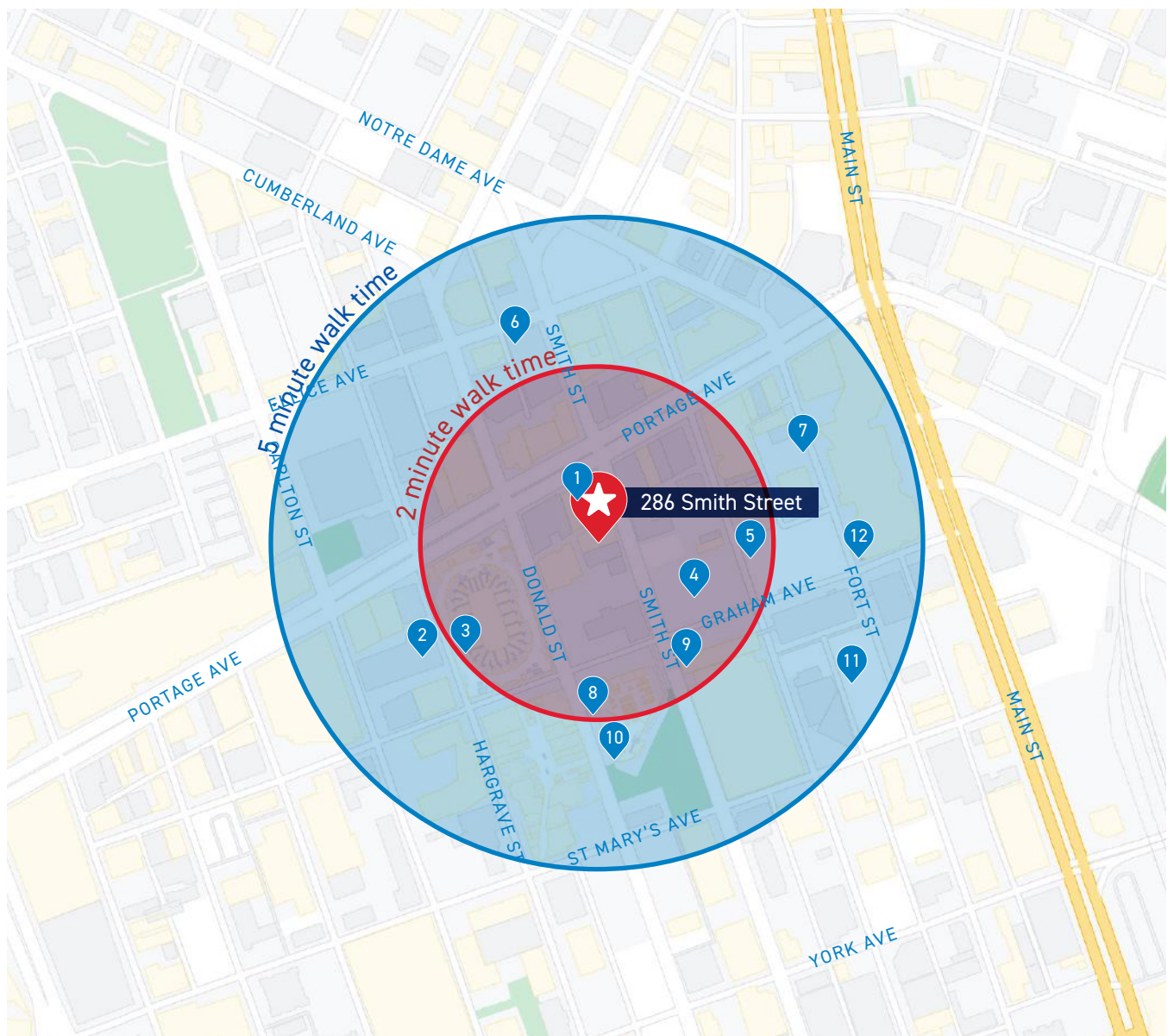


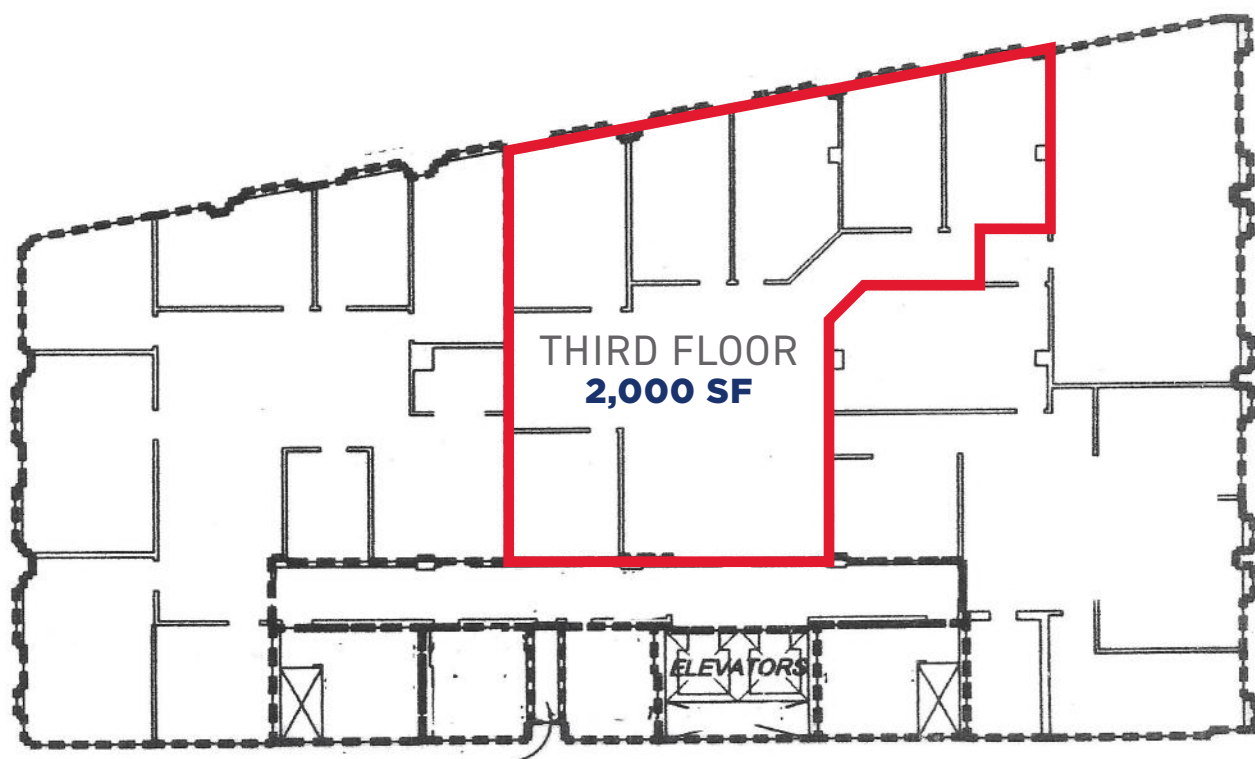
Culture & Entertainment nearby



# Walk Time & Parking Map

- |                         |   |  |
|-------------------------|---|--|
| 1 Indigo Parking        | 5 W044, 252 Fort Street, Indigo Parking | 9 256 Smith St Garage                  |
| 2 Cityplace Lot         | 6 Lot #125, Smith Street Parkade        | 10 Centennial Library Parkade          |
| 3 South Portage Parking | 7 Garry St Parkade                      | 11 Lot #73, Fort and St Mary's         |
| 4 Parking               | 8 Millennium Library Parking Lot        | 12 Winnipeg Square Underground Parking |









## CONTACT:

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