

Starting at
\$25.00
PSF

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

BREAK FREE FROM YOUR TIRED OFFICE SPACE!

- Remarkable character space with concrete and brick design elements!
- Impressive 14' clear ceilings create marvelous design opportunities!
- Spectacular floor to ceiling "wall of windows"

FOR LEASE | 138 PORTAGE AVE E

EAST BLOCK LOFTS

NEW! Office / Retail – across from the Fairmont Hotel!

1,600–3,200 SF

NOW PRE-LEASING!

East Block Lofts, located across from the Fairmont Hotel. Great visibility!

Be a part of the revitalization at Portage and Main. Winnipeg's storied intersection is in the midst of a renaissance. The redevelopment of the Plaza at 210 Portage Avenue and the new high-rise residential tower at 300 Main are visible signs that Winnipeg's business centre is alive and well. In recent years, many of Winnipeg's top tier corporations have moved to the corner of Portage and Main.

East Block Lofts is an opportunity for small to medium companies to establish a visible presence at Winnipeg's business centre.



Scan QR code to
view website

**RE/MAX
PROFESSIONALS**

1601 Buffalo Place

Winnipeg, MB R3T 3K7

o. 204-957-0500

f. 204-452-4359

wgpproperty.ca

RE/MAX
COMMERCIAL

Property Highlights



- Caters to organizations or businesses requiring high visibility
- New construction
- Desirable location across from the Fairmont Hotel
- Provides access to pedestrian walkway, restaurants, banking and shopping.
- Opportunity to have design input on unit
- Excellent transit connections
- Abundance of parking options

AVAILABLE UNITS

Unit	Square Footage (±)	Lease Rate (Net)	CAM & Tax (2020 est.)	Availability Date
100	1,600	\$25.00 PSF		Fall of 2025
200	1,600	\$25.00 PSF		Fall of 2025
100 & 200	3,200	\$25.00 PSF		Fall of 2025

The Area



Convenient location



Food and Drink within Walking



Groceries and Shopping



Amenities within walking



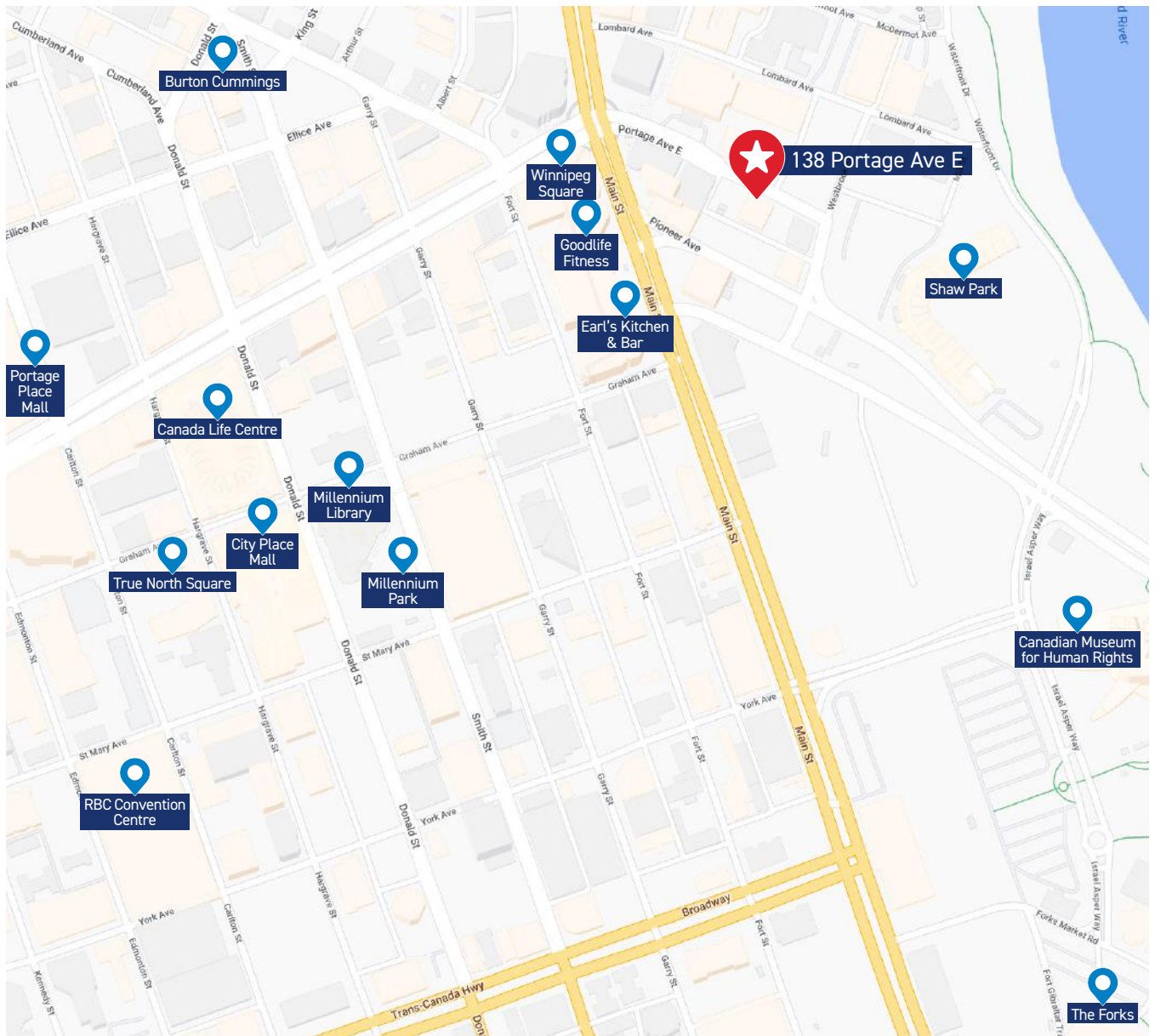
Convenient bike infrastructure



Excellent transit stops

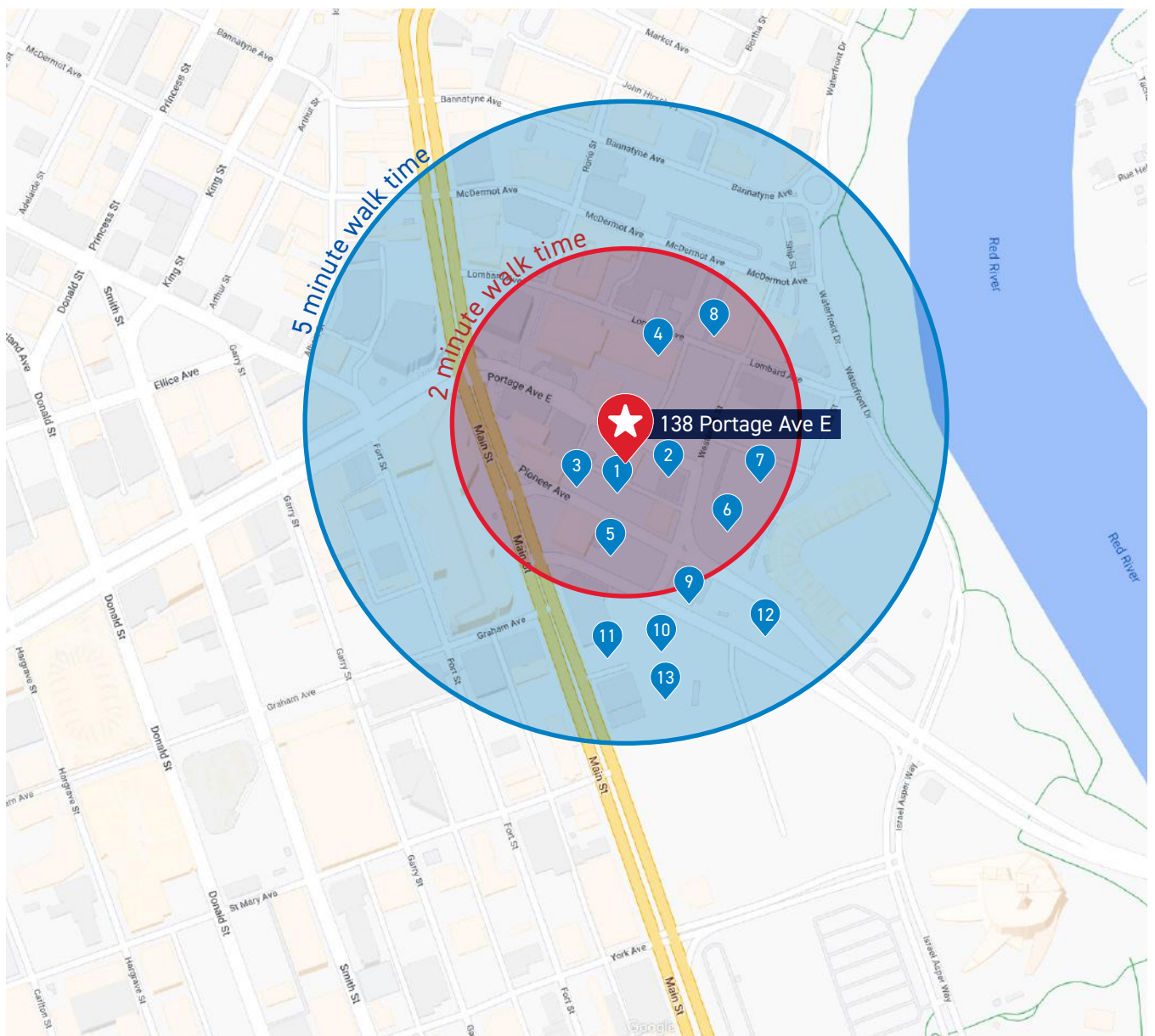


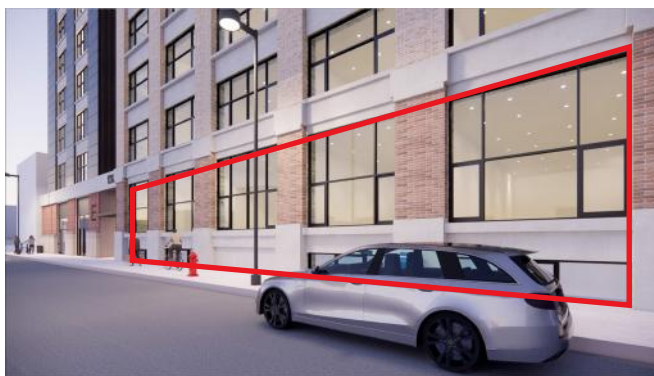
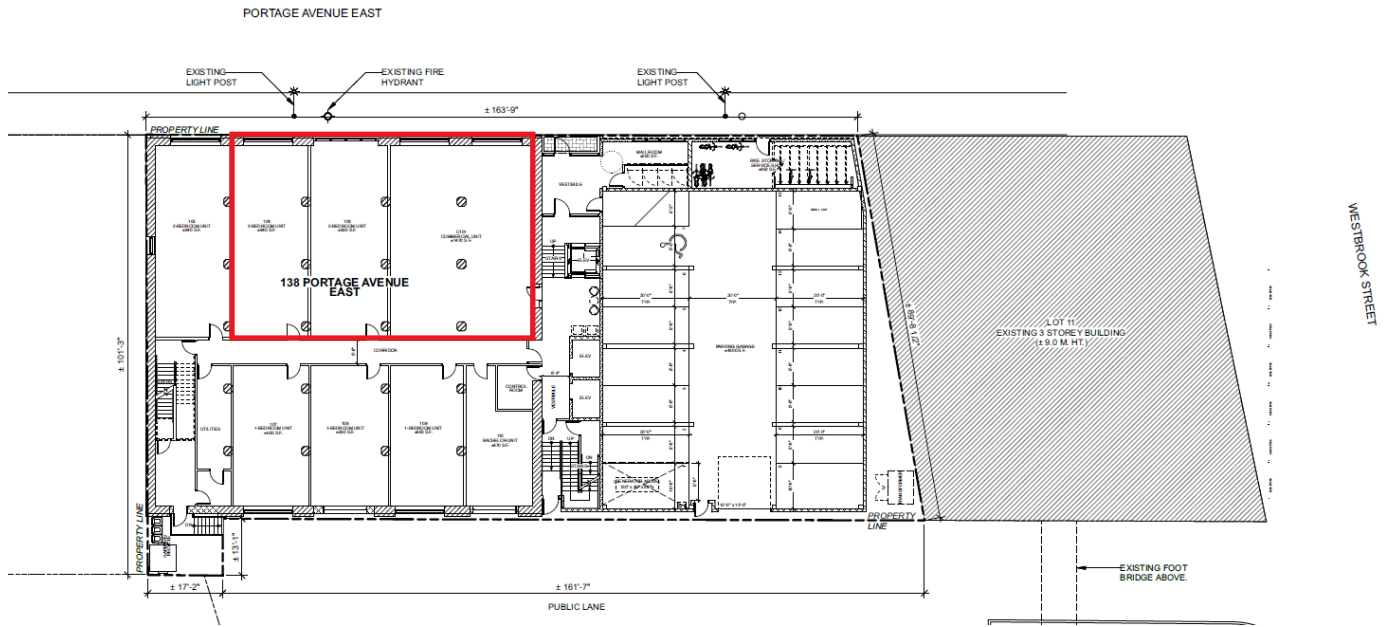
Culture & Entertainment nearby



Walk Time & Parking Map

- | | | |
|---|---|----------------------------------|
| 1 149 Pioneer Ave Parking | 6 101-115 Pioneer Ave Parking | 11 Lot #156, 245 Main St |
| 2 Impark (Parking) | 7 Lot #313, Goldeyes Lot 4 | 12 11-133 William Stephenson Way |
| 3 W050 Parking Indigo Winnipeg, 179 Pioneer | 8 W023 Parking Indigo Winnipeg, 125 Lombard Ave | 13 Lot #304, 229 Main Street |
| 4 138 Portage Ave | 9 Indigo Parking Garage | |
| 5 Lot #359, 303 Main | 10 170 William Stephenson Way | |





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