

FULLY FURNISHED OFFICE SPACE FOR LEASE

1749 PORTAGE AVENUE

WINNIPEG, MB



MARIO POSILLIPO, Senior Advisor, Sales & Leasing
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PROPERTY DETAILS

AREA AVAILABLE (+/-)

Unit 1: 1,608 sq. ft.

GROSS RENT

\$3,000.00 per month (inclusive of water, hydro, gas, snow removal, property taxes & parking)

AVAILABILITY

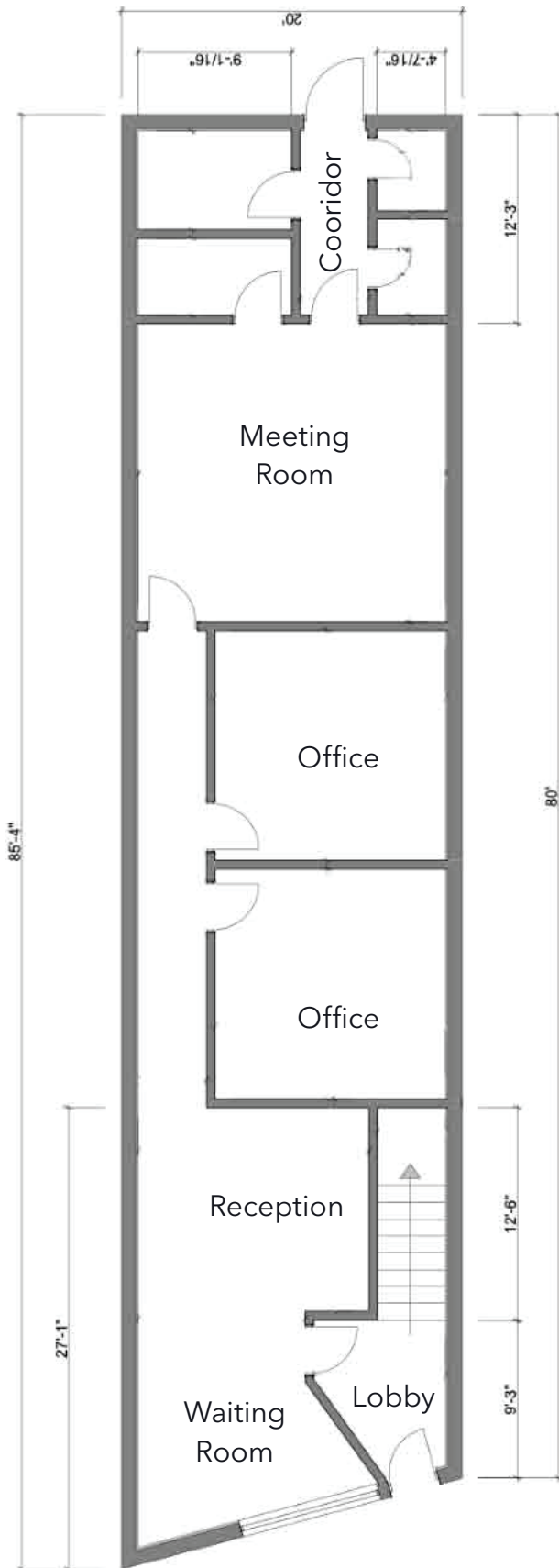
Immediately

HIGHLIGHTS

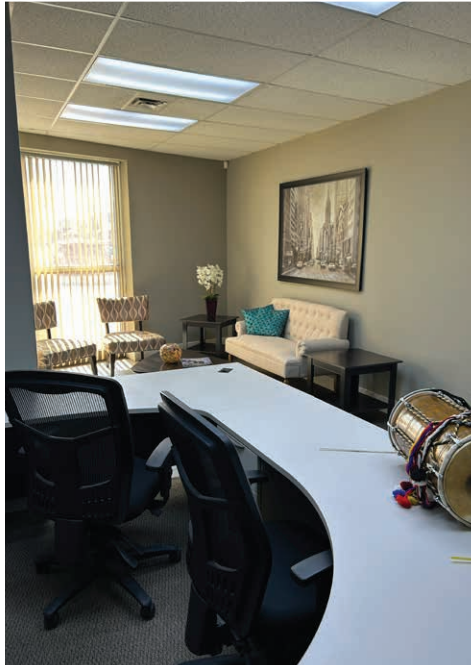
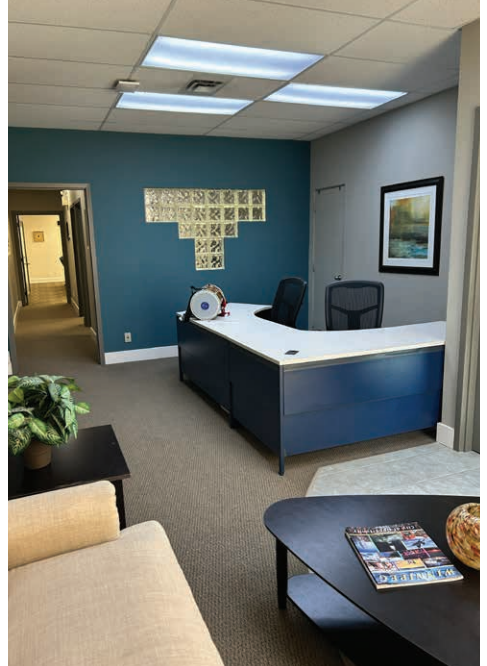
- Move-in ready, fully furnished office space located on the main floor
- Ideally located on Portage Avenue, just west of Route 90
- Includes 2 private offices, reception, large boardroom, and staff area with kitchenette
- 12 stalls in the rear parking lot of the building
- Located in close proximity to CF Polo Park, Winnipeg James Armstrong Richardson International Airport, the amenities along Portage Avenue, and established residential neighbourhoods
- Easy access to major transportation routes
- Building signage opportunity



FLOOR PLAN



INTERIOR PHOTOS





DEER LODGE CENTRE
Making Dogs Better

HIGH TEA

FLY GIRLS

George's Garden

ST. JAMES

SANTA PIZZA

Logo with a gold coin

Little Caesars

Travelodge

CO-OP

BURGER PLACE

Logo with a green leaf

Family Foods

Tim Hortons

pizza pizza

FERRY ROAD

VAN DER BERG
REPLAY ADVENTURES

CO-OP

red bomb logo

AO ANDERSON
ORTHOPEDICS

the saint

Olympia

MIDLAND
Appliance World

7 ELEVEN

YAFACAFÉ

CANADIAN
SUPER SHOP

BERRY STREET



Beltone



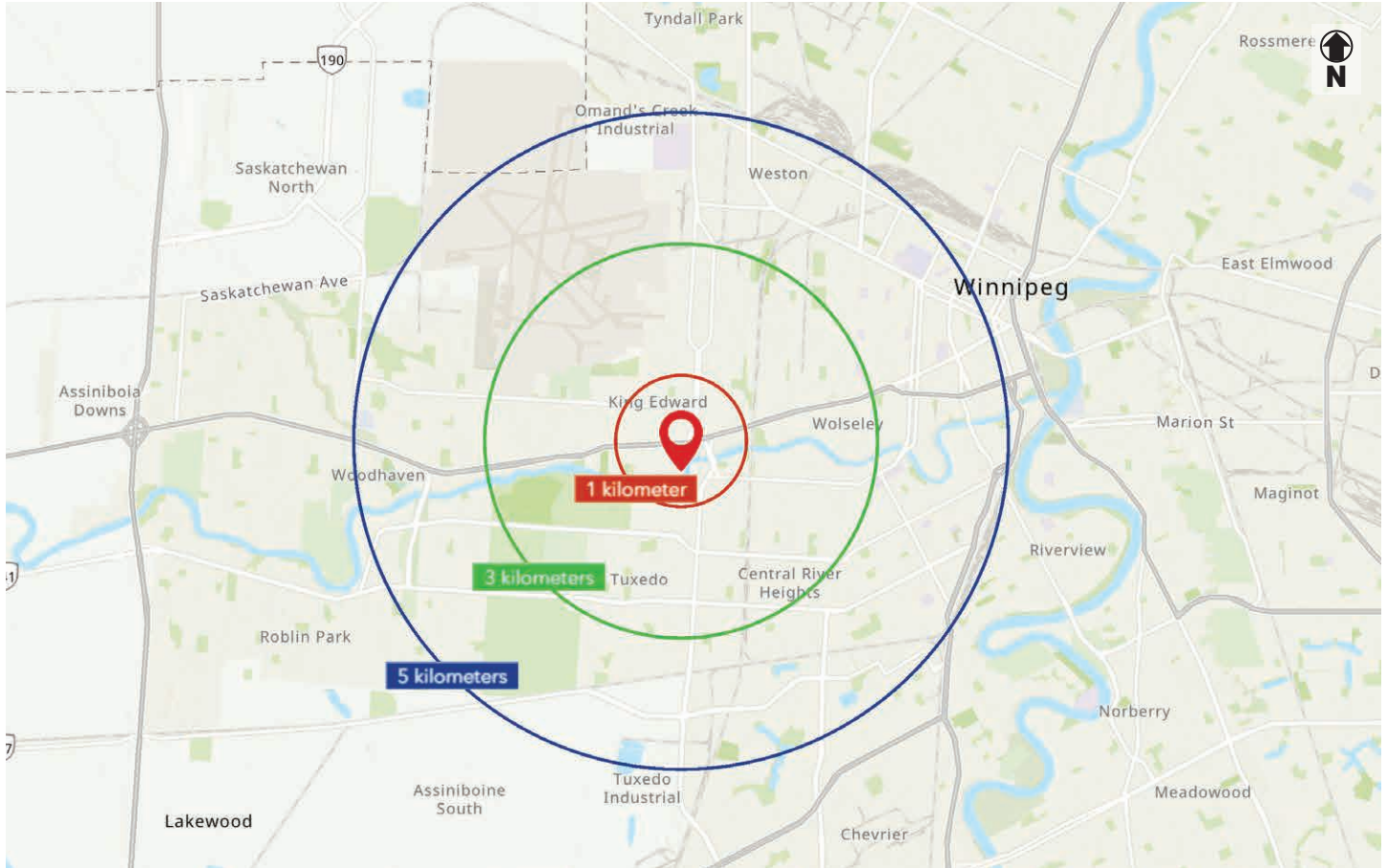
epic
empowering people in
community

KING EDWARD STREET

BLINDMASTER

Logo with colorful circles

DEMOGRAPHIC ANALYSIS



POPULATION

1 km

8,906

3 km

57,697

5 km

185,114

Projected (2030)

9,402

59,235

190,861



HOUSEHOLD INCOME

1 km

\$123,749

3 km

\$143,749

5 km

\$110,313

Projected (2030)

\$141,602

\$165,222

\$127,519



HOUSEHOLDS

1 km

3,929

3 km

24,305

5 km

81,293



MEDIAN AGE

1 km

38.1

3 km

39.8

5 km

38.6



CIER
Centre for Indigenous
Environmental Resources
COLLABORATIVE WORKSPACE

Contact

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