

Colliers

northwest



Year 1 Net Rent:

\$6.95/PSF*

*Building to be accepted on an as-is, where-is basis. Escalates annually from Year 1, subject to CPI indexation.

For Lease | 741 Portage Avenue

Prominent Stand-Alone Building on **Portage Ave**

741 Portage Avenue is a single-storey, 1,863 SF retail/office building offering high-visibility and excellent access from Portage Avenue.

Located four minutes from Portage & Main, this building has exposure to 40,300 daily vehicles* who pass 741 Portage daily, emphasizing its visibility. The building has existing improvements but can also be treated as a "shell" asset ready for redevelopment.

*According to the City of Winnipeg's 2022 Traffic Flow Map



High
visibility
signage



Excellent
transit
access

Sean Kliewer

Senior Vice President
+1 204 926 3824
sean.kliewer@colliers.com

Jordan Bergmann

Vice President
+1 204 954 1793
jordan.bergmann@colliers.com

Property Overview



Address	741 Portage Avenue
Zoning	C2
Year 1 Net Rent	\$6.95 PSF*
*Building to be accepted on an as-is, where-is basis. Escalates annually from Year 1, subject to CPI Indexation	
Additional	Op Costs: \$8.72 PSF Realty Taxes: \$7.73 PSF Total: \$16.45 PSF
Rentable Area	1,863 SF
Parking	Available on site
Available	Immediately

Key Highlights



Major traffic artery



Parking available on site



Stand-alone building



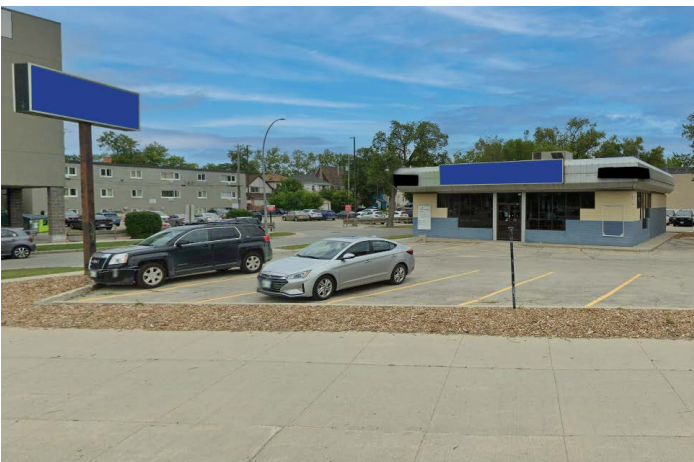
Wheelchair accessible



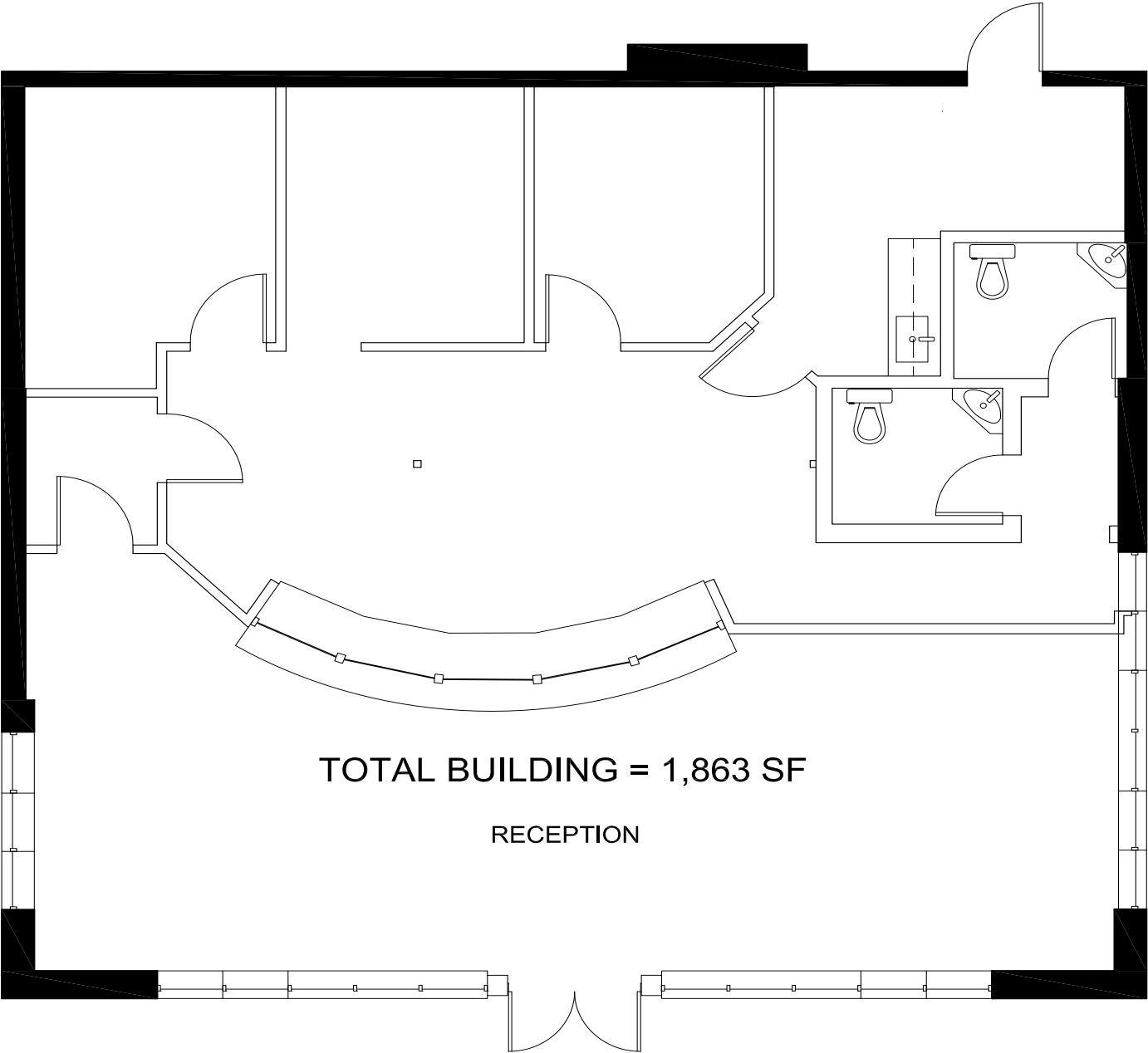
Periphery of downtown



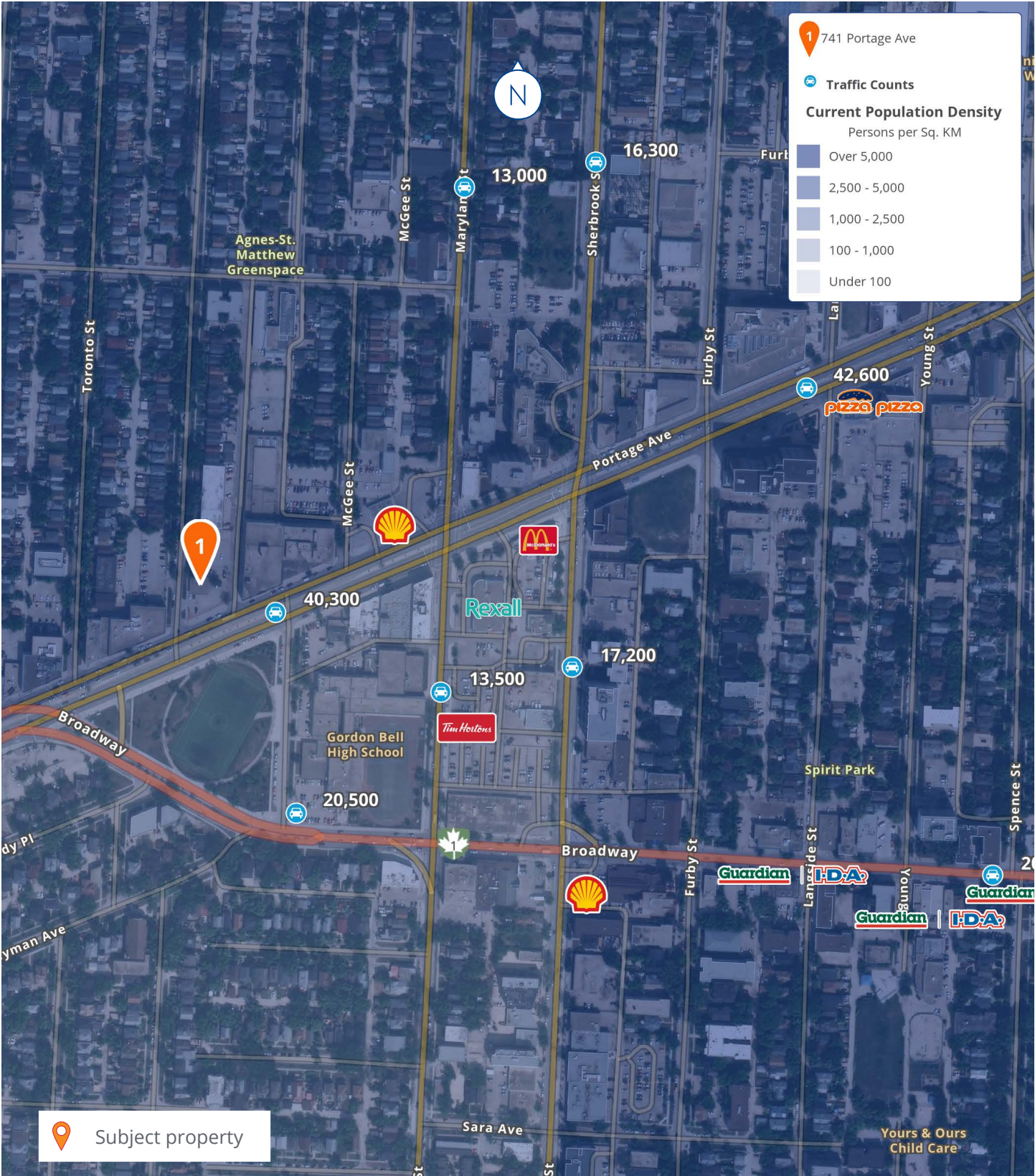
Bike Score 93



Floor Plan



Location/Demographics





741 Portage Avenue, Winnipeg, Manitoba

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+1 204 926 3824
sean.kliewer@colliers.com

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jordan.bergmann@colliers.com

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