



Located in the center of the SHED District

- Located just two blocks away from Portage and Main
- Serviced by over 25 major bus routes
- Access to high capacity, high quality fibre-optic network
- Individual zone controls for heating and cooling
- Full floor opportunity available
- Lower level storage available, up to 4,000 sf
- Both open concept and extensive build out options available



Abundant parking available within a two-block radius



State-of-the-art conference centre facility



Move-in ready



Net rent: \$10.75 psf
CAM / Tax: \$13.07 psf

**Get more
information**

Jamie McPetrie, Vice President
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avisonyoung.com

Downtown office space for lease

259 Portage Avenue
Winnipeg, MB R3B 2A8

Space available

Unit 230	1,204 sf	
Unit 240	1,308 sf	
Unit 400	8,382 sf	
Unit 701	5,113 sf	Can be combined for 13,708 sf Unit 800 can be subdivided
Unit 800	8,595 sf	



Unit 230: 1,204 sf



Click to view 360
Property Tour



**Get more
information**

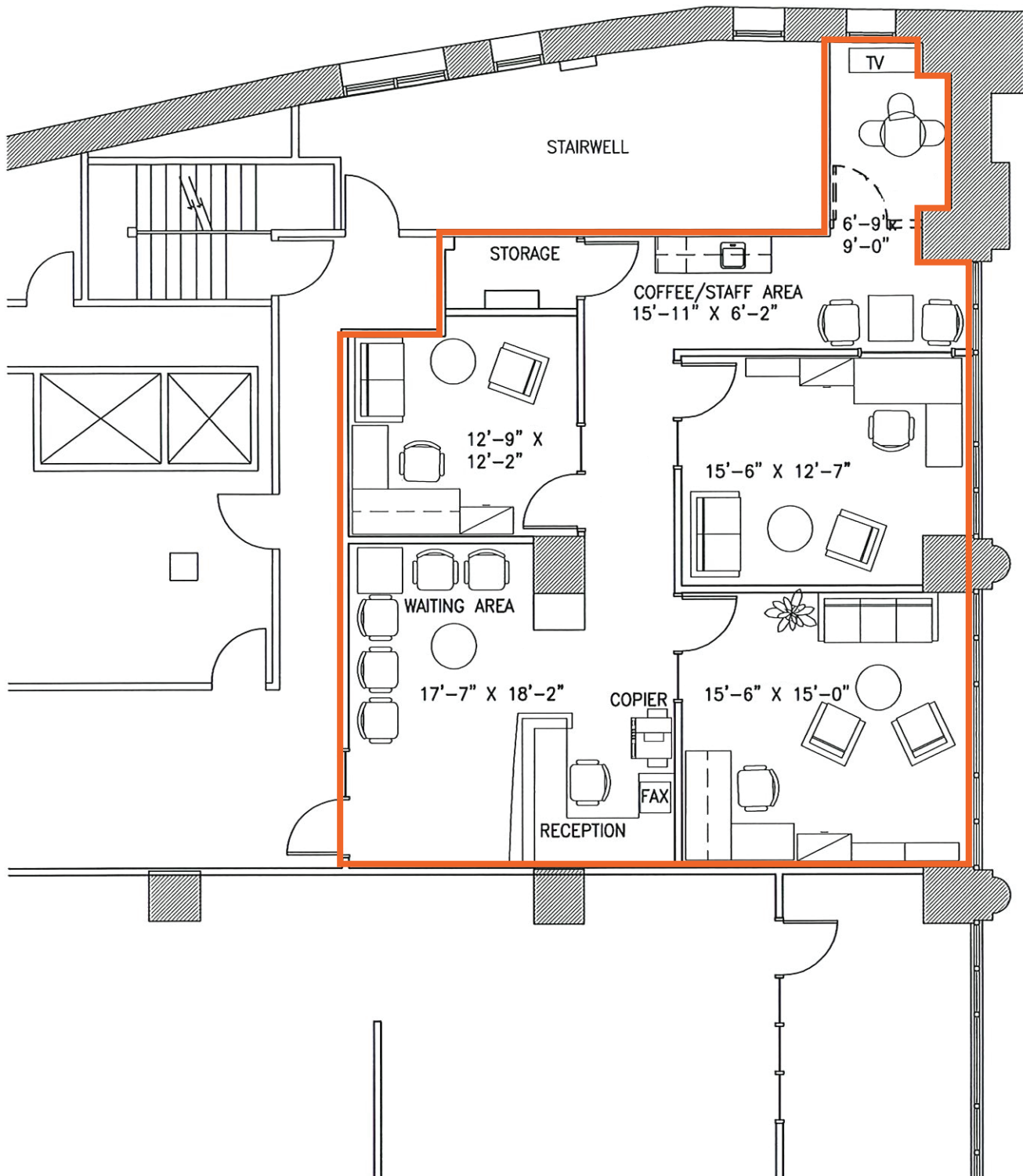
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Unit 240: 1,308 sf



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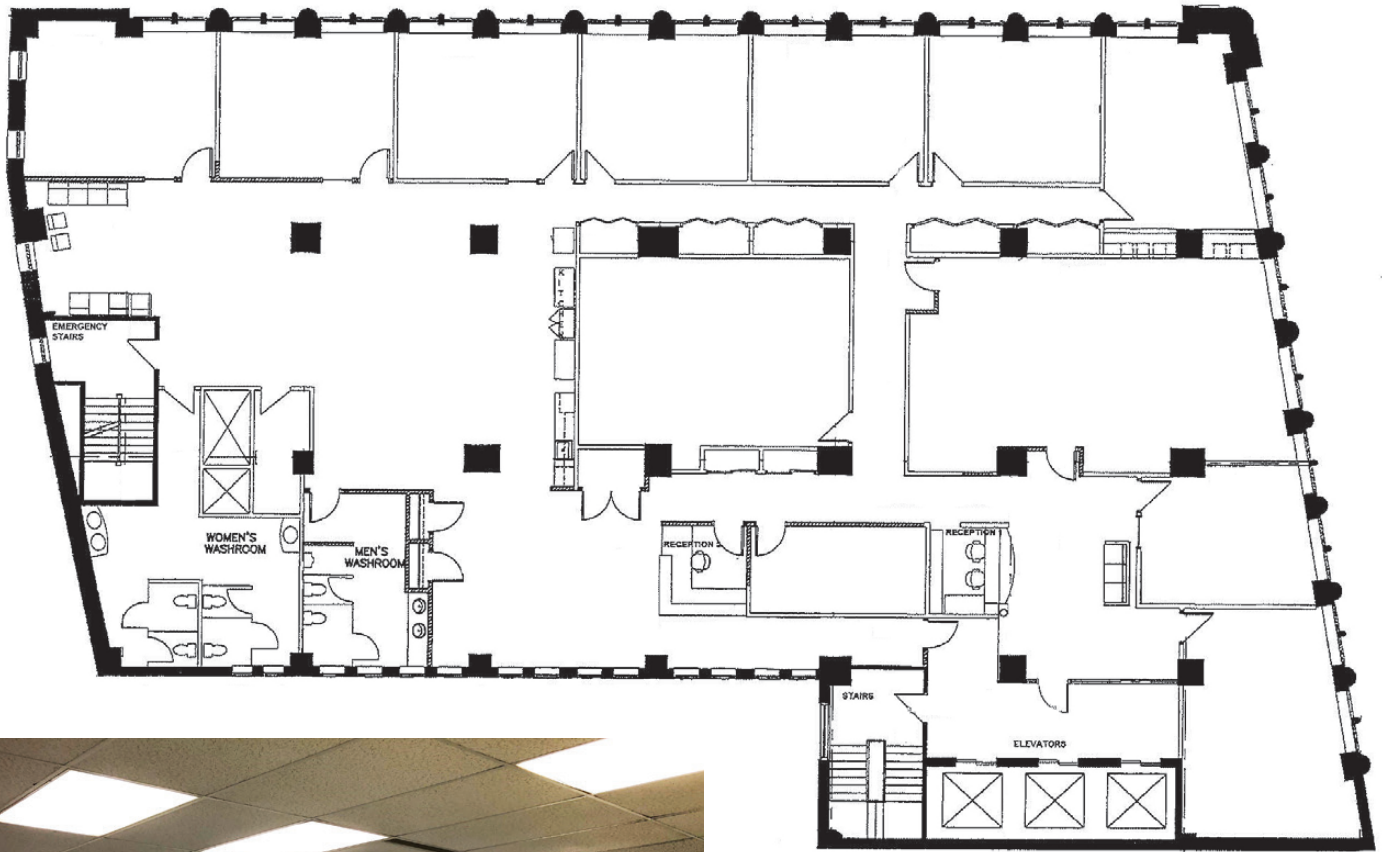
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Unit 400: 8,382 sf



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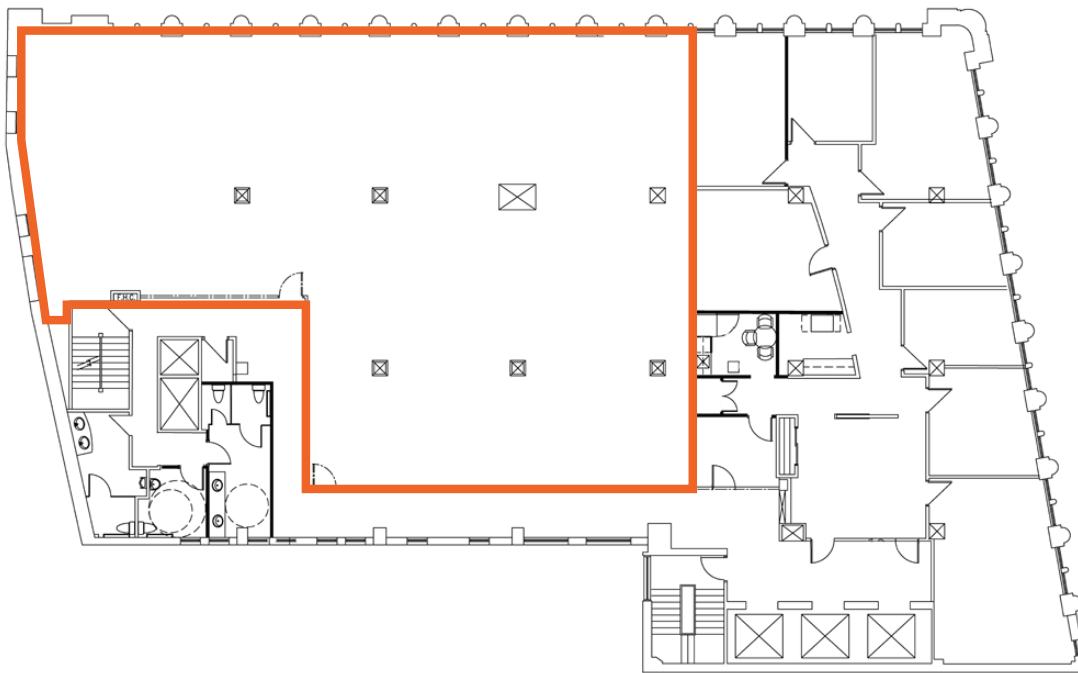
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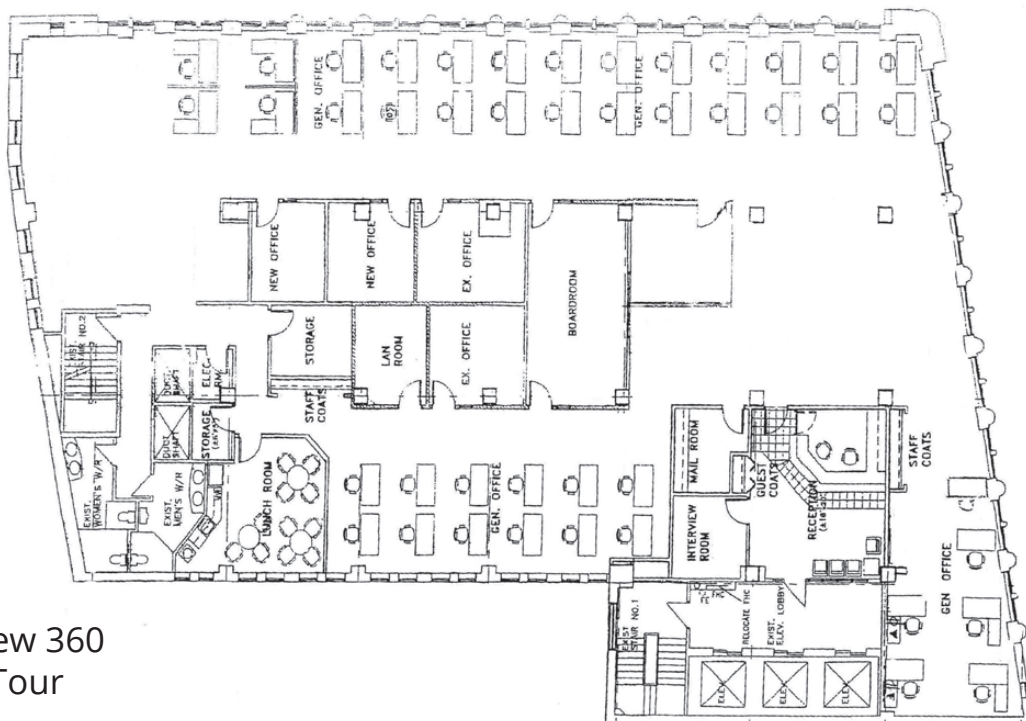
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Unit 701: 5,113 sf



Unit 800: 8,595 sf (can be subdivided)



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Property Tour

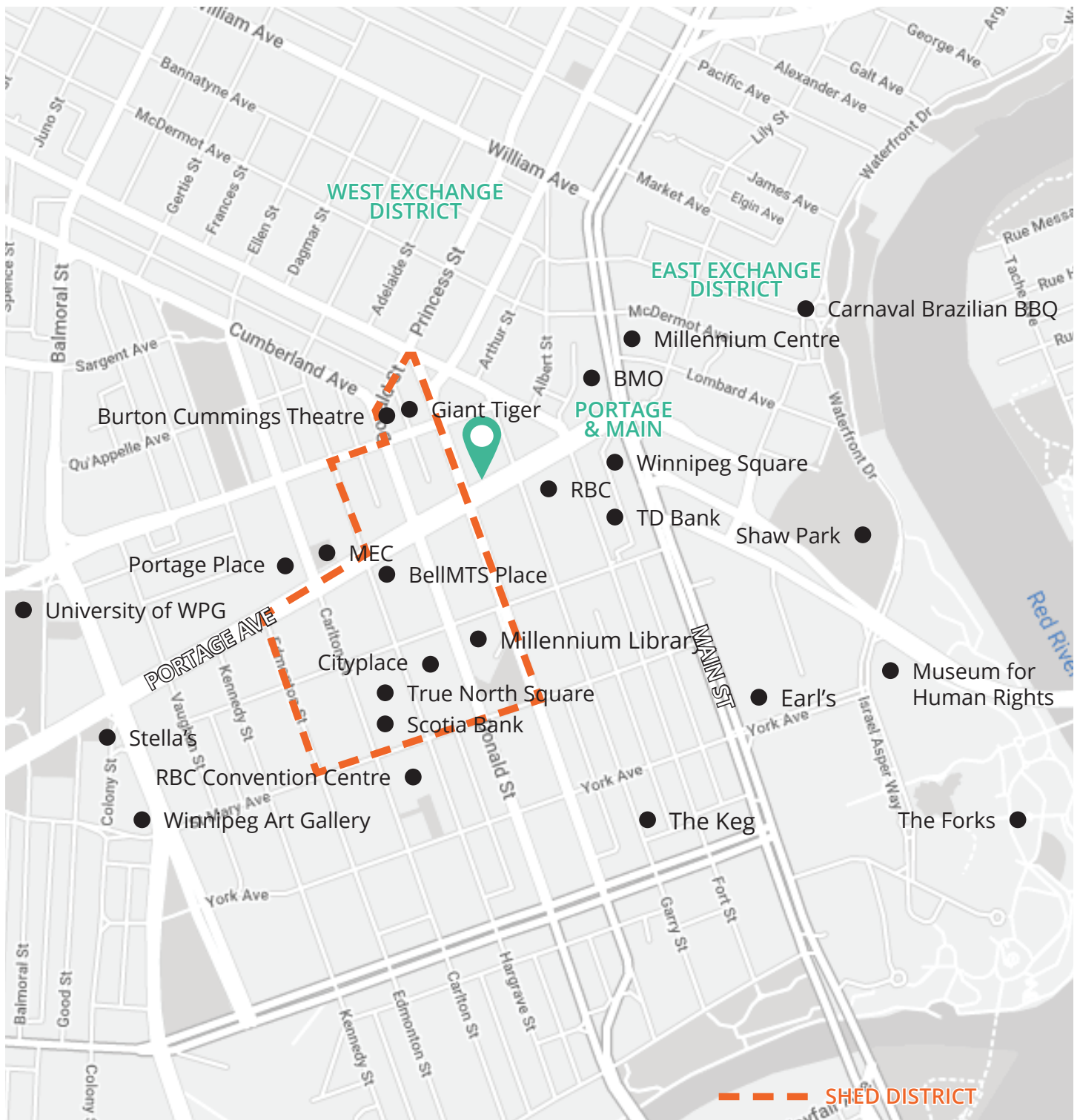
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