

**FOR LEASE**

# The Rice Centre

491 PORTAGE AVENUE, WINNIPEG, MB

*~ Developed Office Space For Lease ~*



## CONTACT

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Services provided by Brett Chartier Personal Real Estate Corporation

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# The Rice Centre



## PROPERTY DETAILS

**BUILDING TYPE** Office with Main Floor Retail

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**BUILDING AREA (+/-)** 140,000 sq. ft.

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**NUMBER OF FLOORS** 9

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**PARKING** 383-stall attached parkade

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**SECURITY** The Rice Centre provides manned security post located in the main floor of the office tower Monday-Friday 8:00am-5:30pm. Consistent patrols of the common areas and parkade are made throughout security hours.

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**MECHANICAL** 21 heating and cooling zones per floor by way of dual system, 12 additional zones of perimeter heating. HVAC system is controlled by a direct digital control system with pneumatic zone control

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**RAPID TRANSIT** Building attached to the Balmoral Rapid Transit Hub Station

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**PROPERTY MANAGEMENT** Capital Property Management Inc.

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**AVAILABILITY** Immediately

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## AVAILABILITY DETAILS

**3RD FLOOR** 8,830 sq. ft.  
**4TH FLOOR** 8,785 sq. ft. (direct access to parkade)  
**TOTAL CONTIGUOUS SPACE** 17,615 sq. ft.

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**ASKING NET RENTAL RATE** Starting at \$12.00 per sq. ft.

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**ADDITIONAL RENT** \$11.57 per sq. ft. (est. 2024) (plus mgmt fee of 5% of gross rent)

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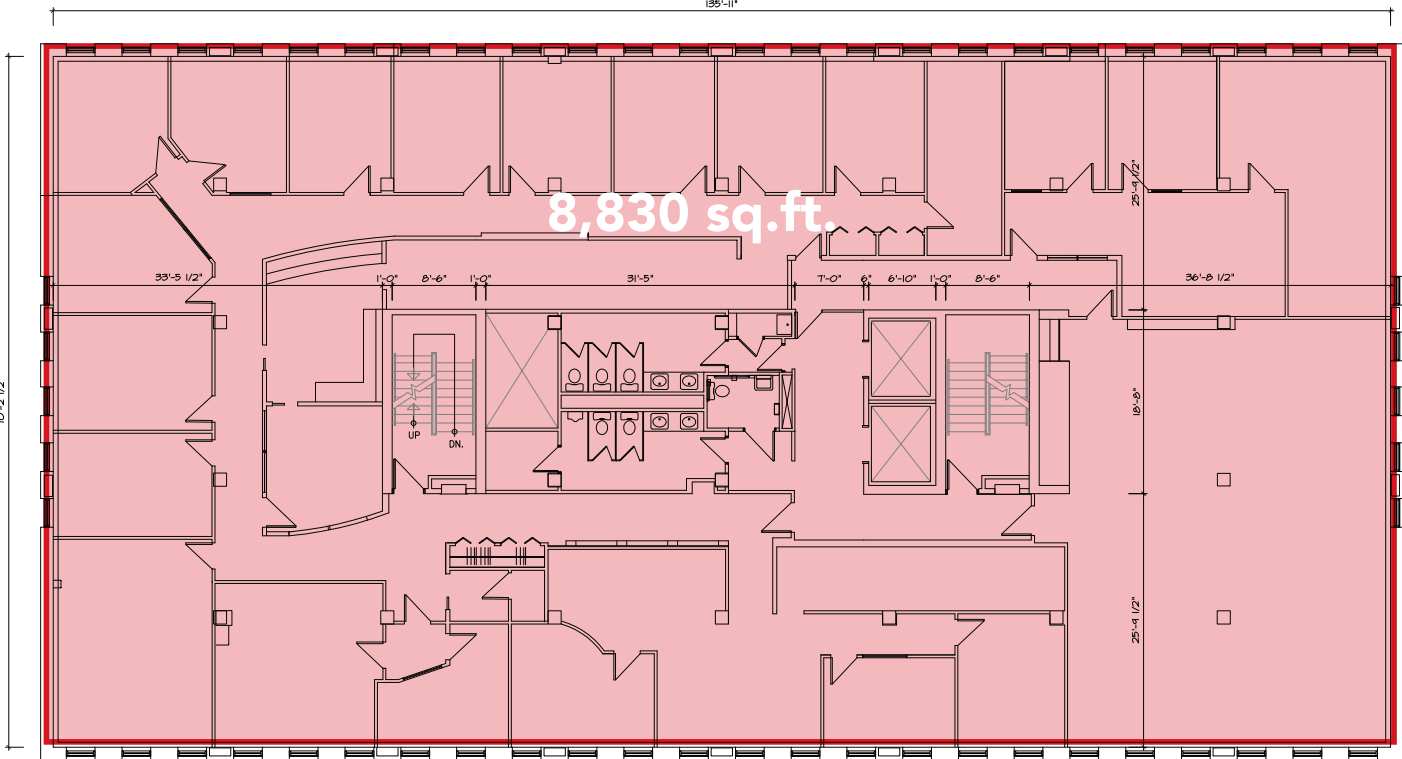
## PROPERTY HIGHLIGHTS

- Fully developed office space
- Fourth floor - direct access to attached parkade
- Excellent access to public transportation

# The Rice Centre



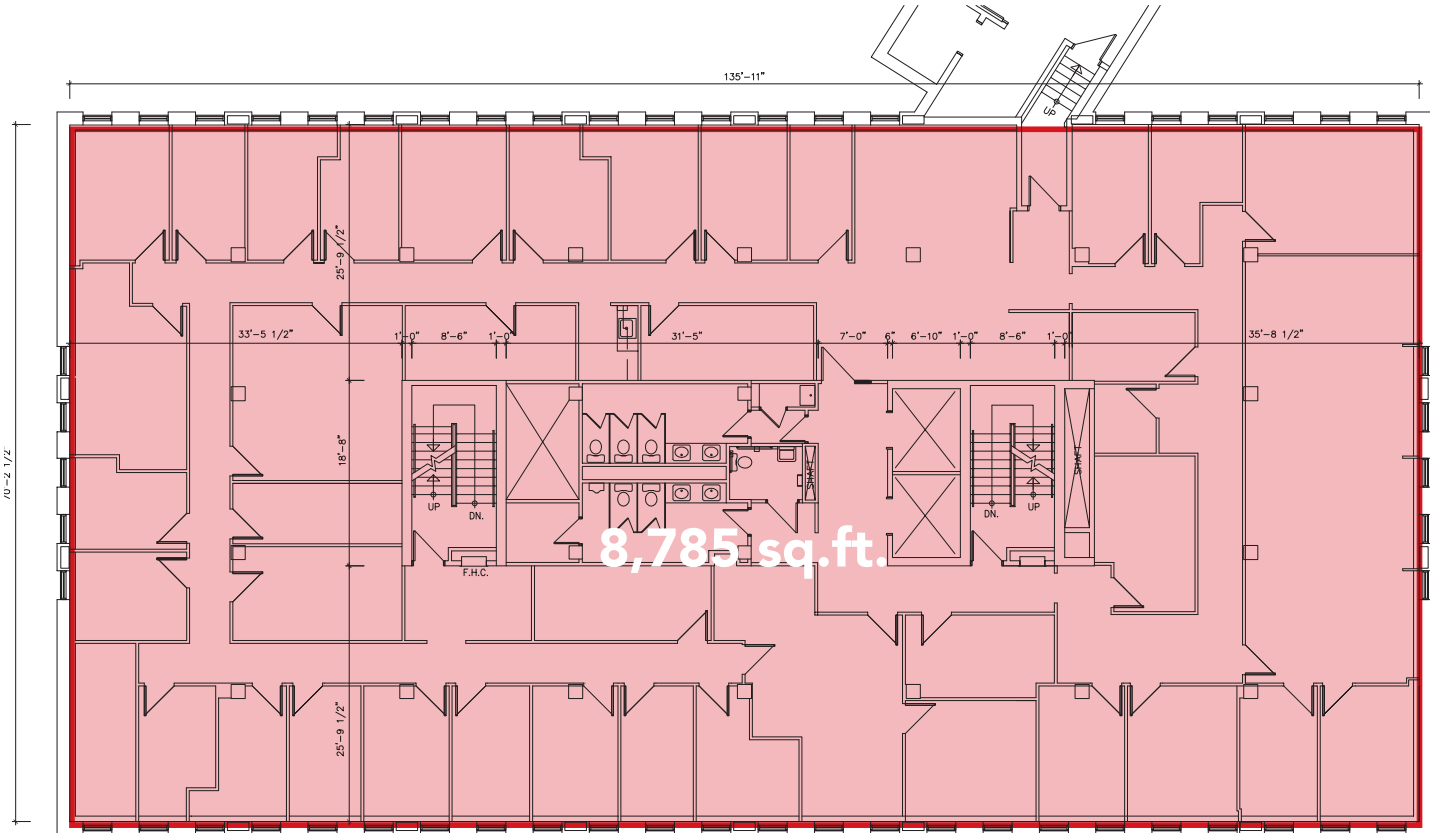
## 3RD FLOOR PLAN



# The Rice Centre

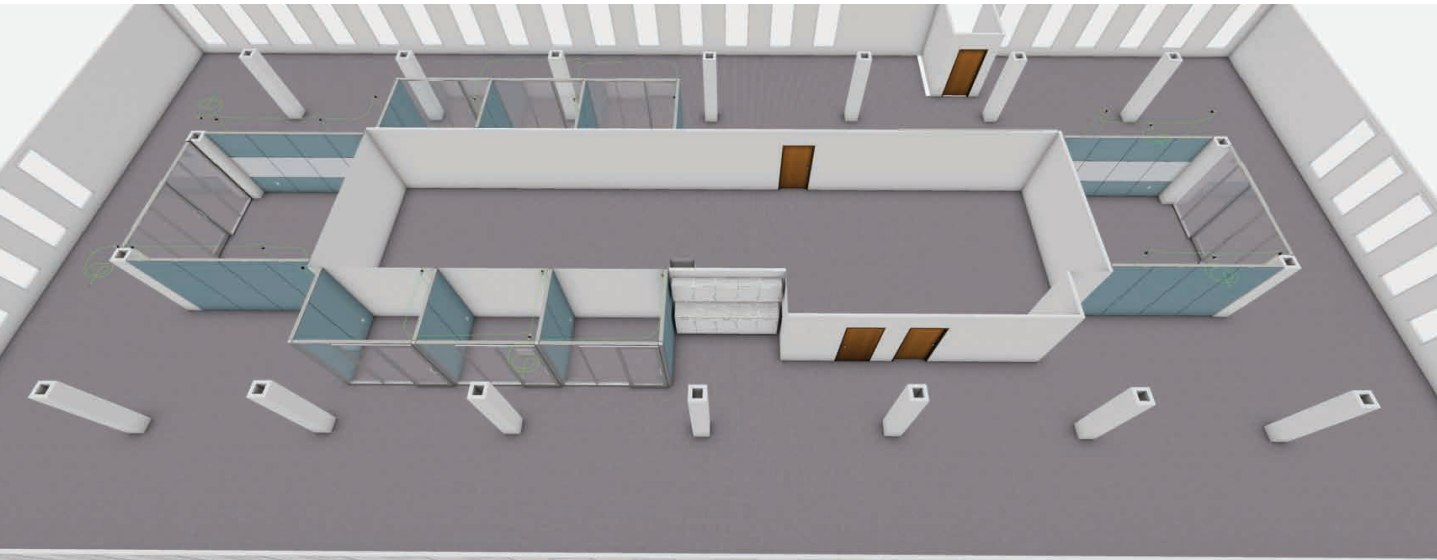


## 4TH FLOOR PLAN

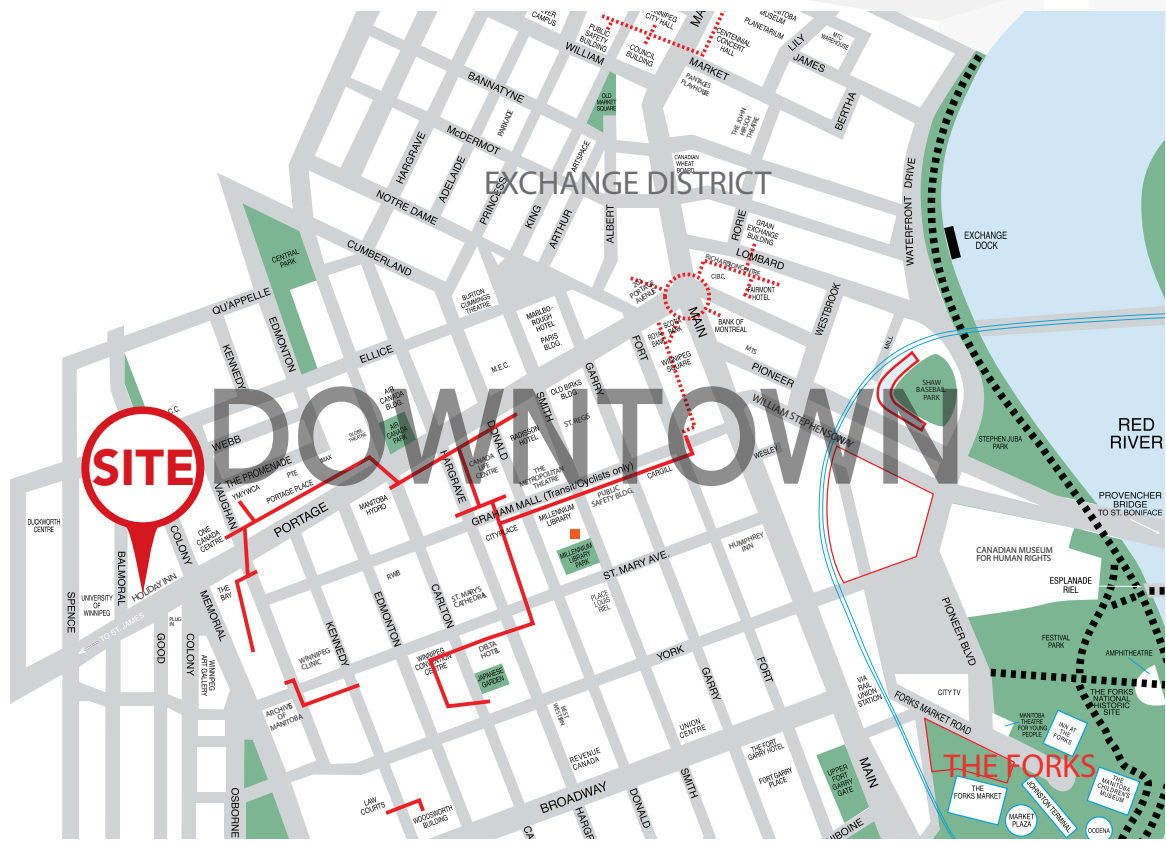


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## CONCEPT DRAWINGS



# The Rice Centre



**THE RICE CENTRE**

The Exchange District

Centrepont Building

Manitoba Hydro Building

Portage & Main

Canada Life Centre

True North Square

RBC Winnipeg Convention Centre

Capital is pleased to offer up to 8,785 sq. ft. (+/-) of fully developed downtown office space. This well-situated 9-storey office tower provides elevator access, excellent access to public transportation, and an attached parkade. Various unit sizes are available at competitive rental rates with the potential to offer a large block of contiguous space if required.



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