



1661 Portage Avenue, Winnipeg MB

Landmark suburban office tower - units for lease

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Property Overview

Located on Portage Avenue between St. James Street and Route 90, 1661 Portage Ave. offers professional office space for all types of businesses and is home to financial, dental, medical, and staffing services, just to name a few.

1661 Portage Ave. is convenient to public transportation, Winnipeg James Armstrong Richardson International Airport, major industrial parks, residential areas, and Winnipeg's largest indoor shopping mall, Polo Park Shopping Centre.

With over 380 parking stalls and located at the pinnacle of Route 90 and Portage Avenue (Highway 1) this property is excellent for all commuters.



Civic Address	1661 Portage Avenue, Winnipeg MB
Occupancy	Immediate
Building Size	+/- 109,000 SF
Typical Floor Plate	11,483 SF
Availability	Suite 100: 1,935 SF Suite 101: 1,134 SF Suite 301: 2,908 SF Suite 306: 1,439 SF Suite 401: 3,926 SF Suite 701: 6,027 SF Suite 705: 1,266 SF Suite 814: 2,634 SF <div>Contiguous: 7,239 SF</div> <div>Suite 100 and 101 available November 1, 2025</div>

Property Management	Towers Realty Group Ltd.
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Parking	+/- 320 stalls - Tenant parking +/- 60 stalls - Customer parking
Loading	Grade & dock level
Transit	Polo Park and Portage Avenue transit hubs
Security	On-site
Maintenance	On-site
Net Rent	\$15.50/SF
Additional Rent (2024 est.)	\$18.55/SF
Current Renovations	Full common area washroom upgrades

Neighborhood & Demographics



Demographics within 2 KM



2022 Population

28,616



Median Age

39.3



Average Household Income

\$125,493.00



2022 Dwellings

8,793



Population Employed

15,807

Property Management



Towers Realty Group Ltd. manages over 2,000,000 square feet of commercial property across Winnipeg, Brandon, and Regina, including high traffic retail, medical, restaurant, and office space. With an extensive portfolio of recognizable properties, a successful track record, 24/7 emergency response and an experienced and responsive property management team, Towers Realty Group Ltd. is committed to the success of property owners and commercial tenants.

Towers Benefit Programs:

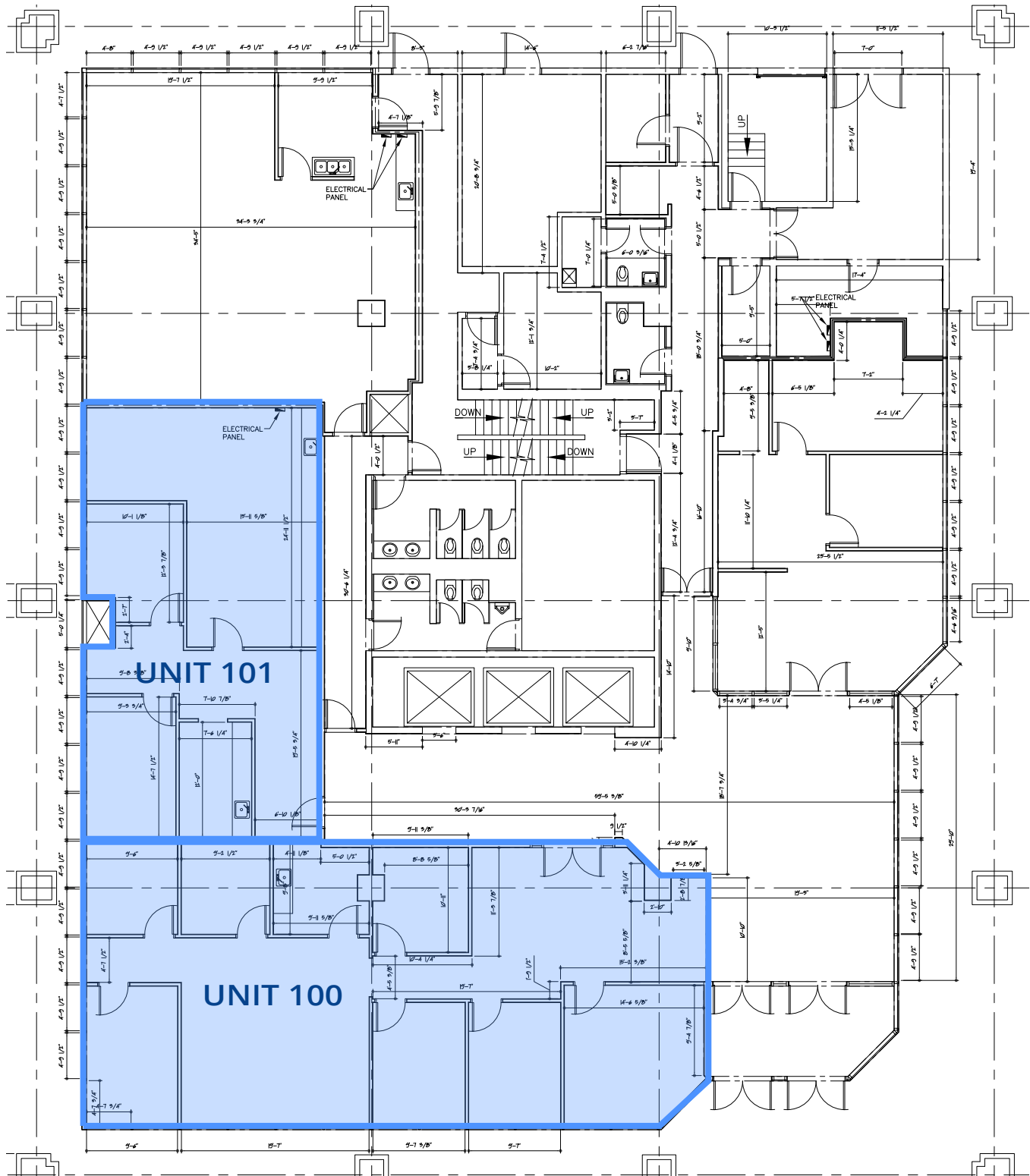
As part of their commitment to service excellence, Towers Realty Group Ltd. has developed their own discount card program. Everyone who lives or works in a Towers Realty Group Ltd. managed property may receive a Towers Benefits card, exclusive to Towers Realty Group Ltd.

This card entitles the bearer to a number of discounts from our friends and retail partners. Please visit our retail partners at www.towersrealty.ca/discounts to receive discounts in Brandon, Selkirk, Winnipeg and Regina by showing your Towers Benefits Card.

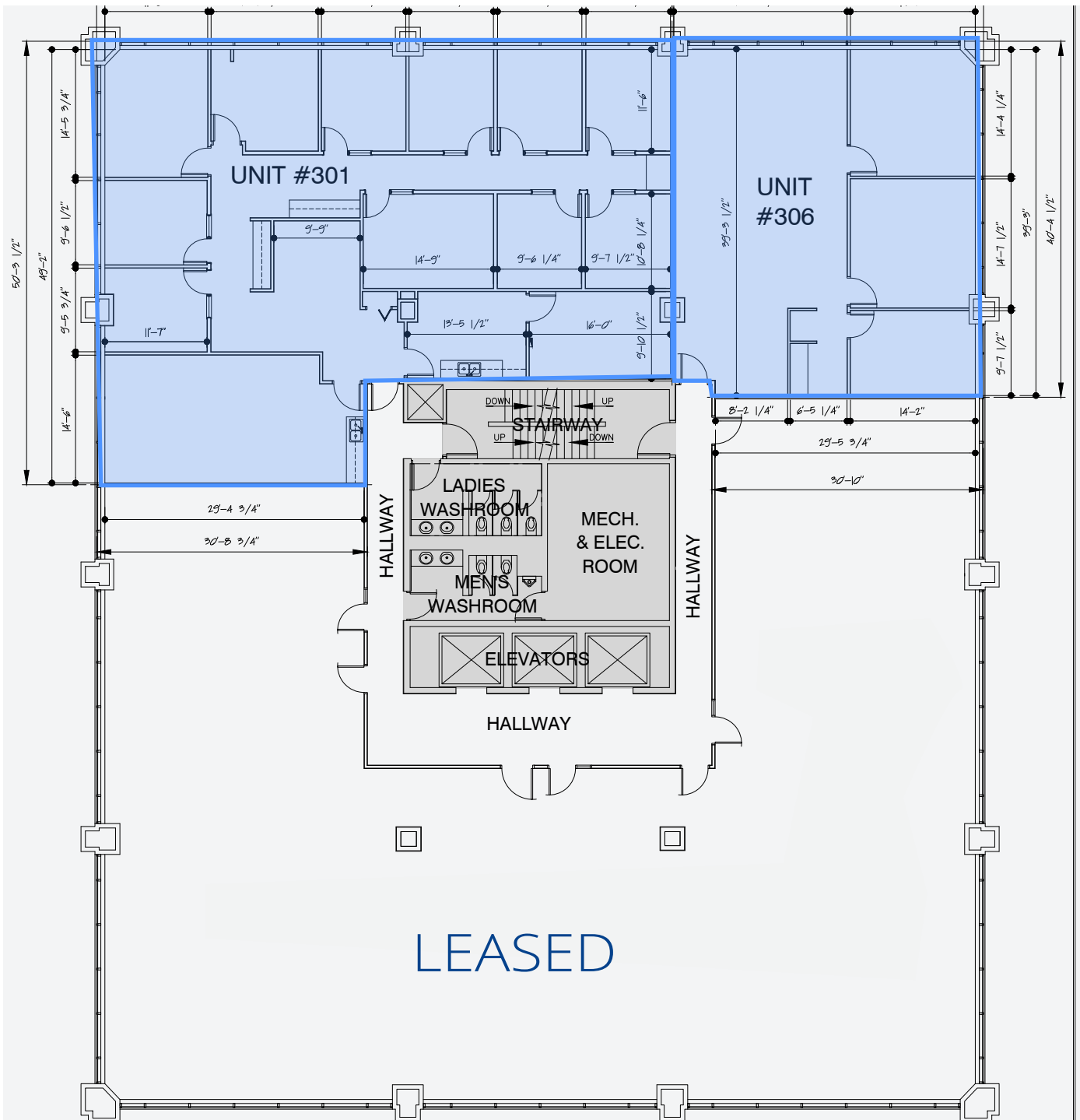


1st Floor Plan

Unit 100 and Unit 101 available November 1, 2025



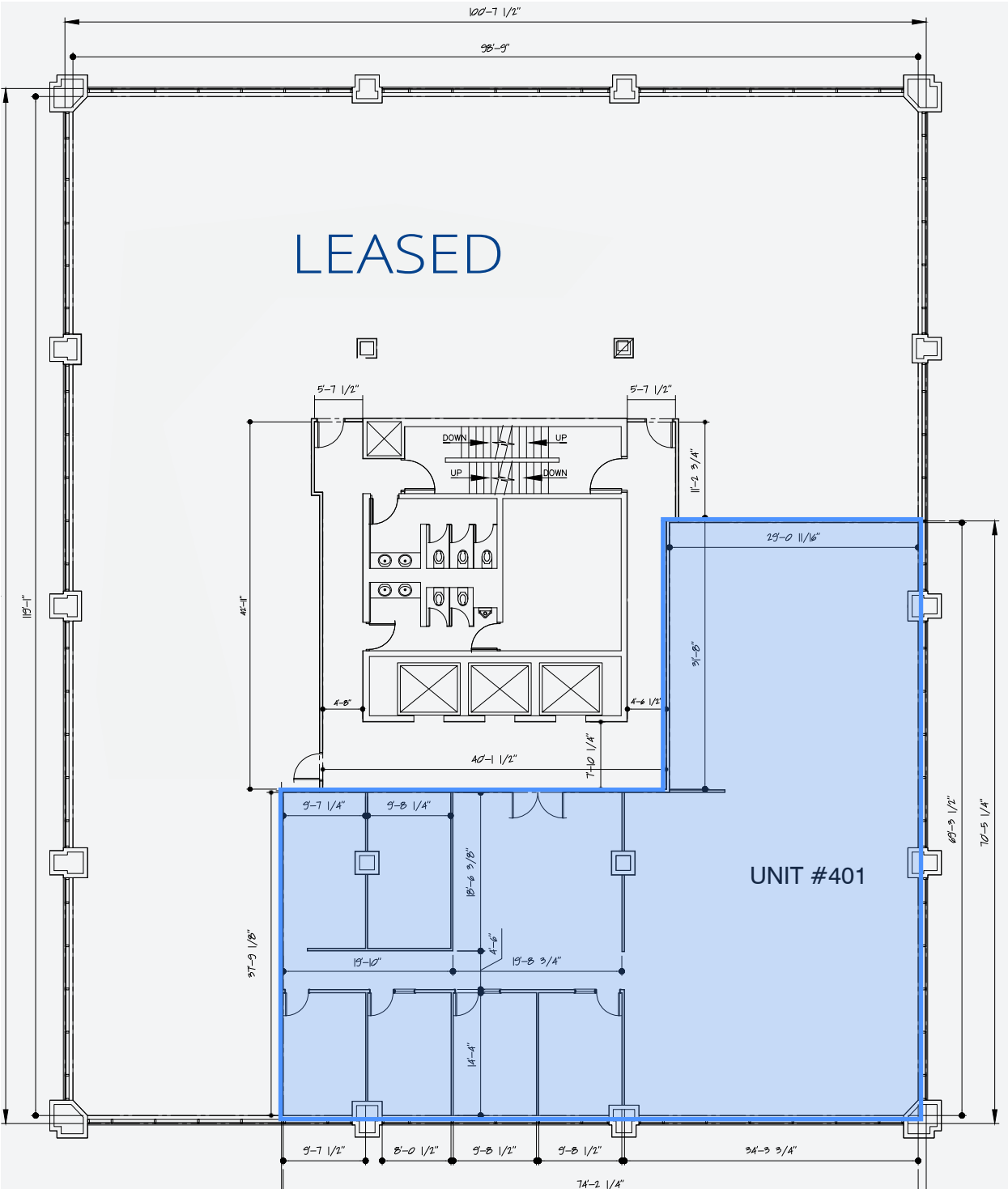
3rd Floor Plan

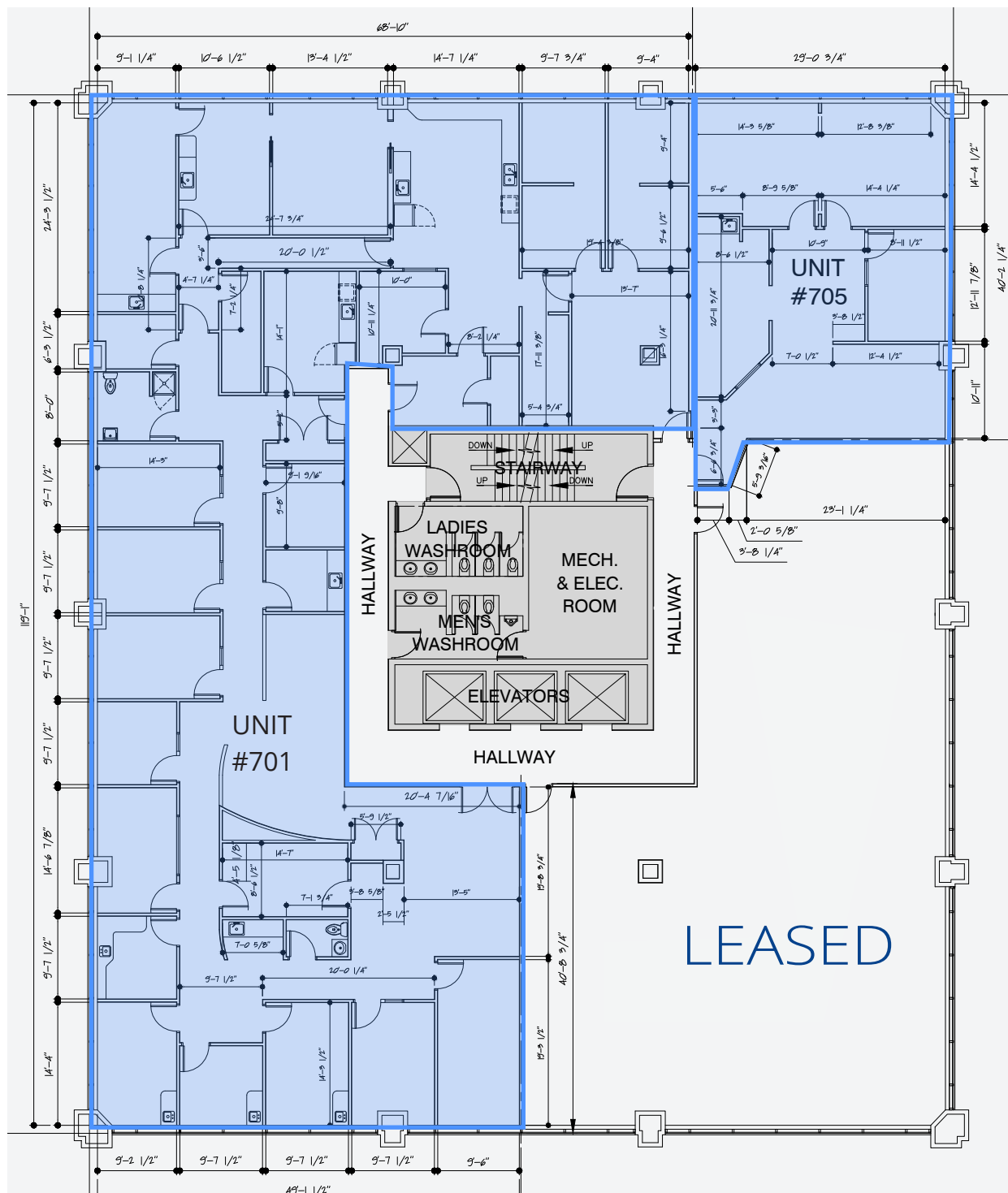


3rd FLOOR PLAN

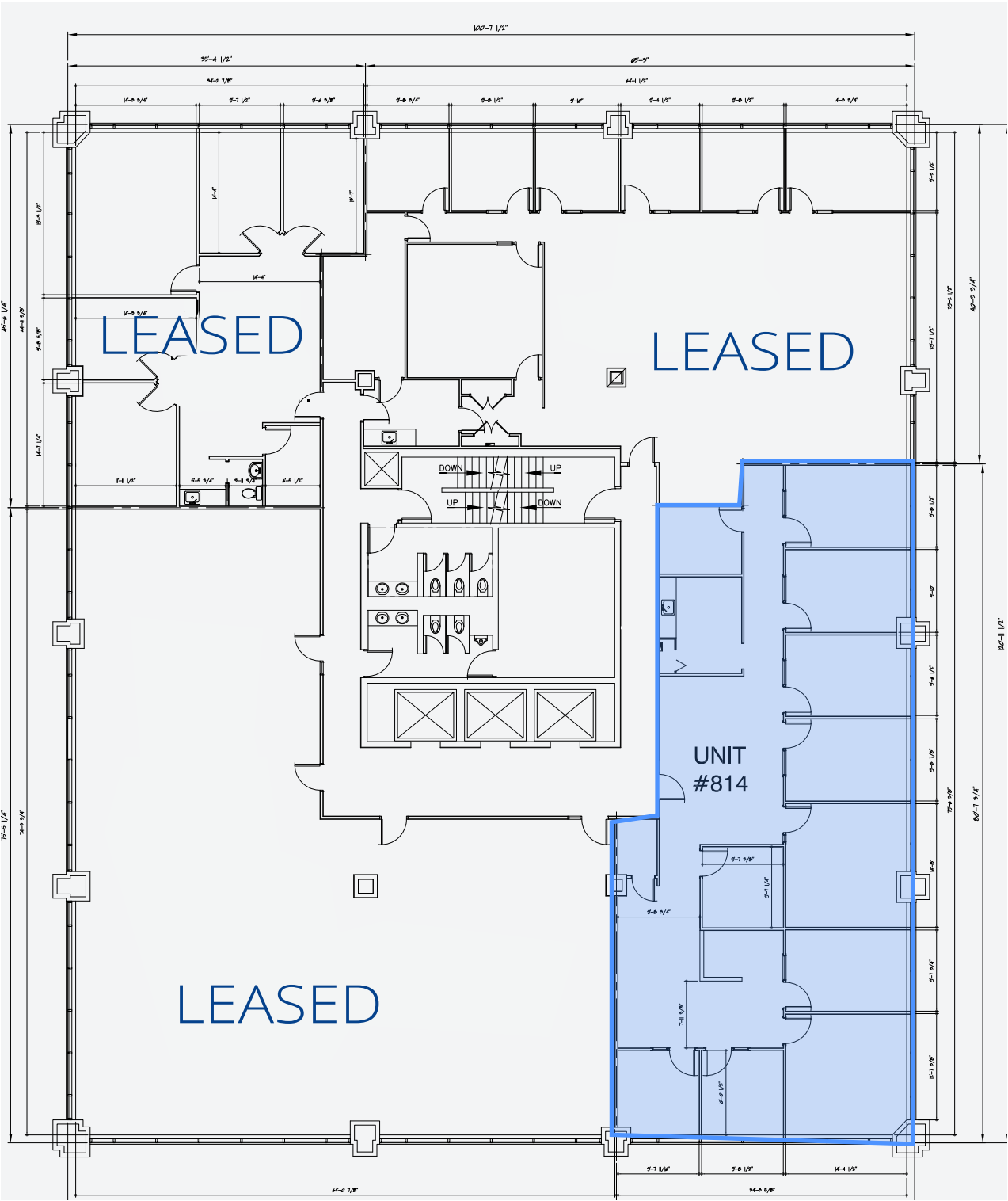
SCALE: 3/16" = 1'-0"

4th Floor Plan





8th Floor Plan



Property Photos



Exterior of building



3 fast service elevators



Main floor lobby



Polo Park

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