

# 259 Portage Avenue

The Paris Building

OFFICE SPACE FOR LEASE



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AVISON  
YOUNG

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# 259 Portage Avenue

## The Paris Building



Located in the vibrant heart of downtown Winnipeg, just steps north of SHED, 259 Portage Avenue offers the ultimate in convenience and connection.

Tenants enjoy the full downtown experience — unmatched walkability, access to restaurants, cafés, shopping, and high-frequency transit — all right outside the door.

Within a one-minute walk, step into Winnipeg's enclosed skywalk system, providing year-round indoor access to Portage Place Shopping Centre, Cityplace, Winnipeg Square, True North Square, and a wide selection of dining, retail, medical, and professional services.

Modern, accessible, and connected, 259 Portage Avenue combines state-of-the-art space with the energy of downtown — making it the ideal address for your business to thrive.



### Location

Strategic location in the heart of downtown Winnipeg



### Accessibility

Excellent accessibility to major thoroughfares



### Public Transit

High frequency bus access on Portage Avenue



### Retail

Canada Life Centre, TNS, Winnipeg Square all a short distance



### Amenities

Close to numerous shops, services and restaurants



### Schools

Close proximity to schools, the RRC and the U of W





Home to a mix of offices, creative studios, and small businesses. It remains one of the most recognizable buildings of downtown Winnipeg.

## Opportunities

- **Full floor opportunity available with signage**
- Located just two blocks away from Portage and Main
- Excellent location on 25 major transit routes with a stop right across the street
- Underground and surface parking available nearby
- Located on the edge of SHED and its amenities
- On-site security
- Access to high capacity, high quality fibre-optic network and a state of the art conference facility
- Individual zone controls for heating and cooling
- Lower level storage available, up to 4,000 sf
- Both open concept and extensive build out options available
- Space options:

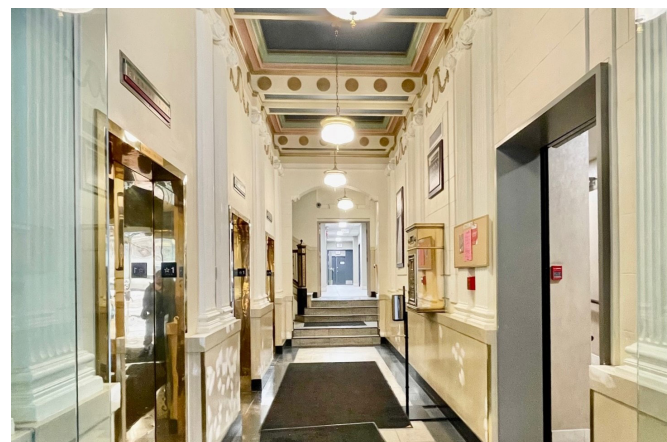
### Under 2,500 SF

Unit	SF	YR1 Mthly Rent + GST	
#230	1,204 sf	\$2,400	<a href="#">FLOOR PLAN</a>
#240	1,308 sf	\$2,610	<a href="#">FLOOR PLAN</a>
#210	1,900 sf	\$3,790	<a href="#">FLOOR PLAN</a>
#200	2,486 sf	\$4,950	<a href="#">FLOOR PLAN</a>

### Over 2,500 SF

Unit	SF	
#701	5,113 sf	<a href="#">FLOOR PLAN</a>
#100	6,500 sf	<a href="#">FLOOR PLAN</a>
#400	8,382 sf	<a href="#">FLOOR PLAN</a>
#800	8,595 sf	<a href="#">FLOOR PLAN</a>
#701/800	13,708 sf	

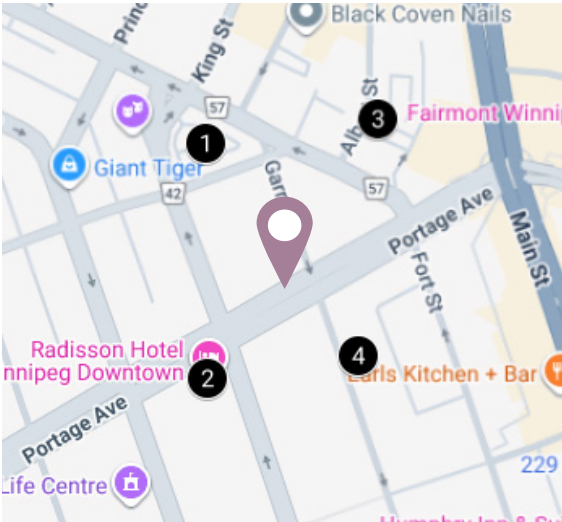
- **Net rent: \$10.75 psf / annum**
- **CAM / Tax: \$13.17 psf / annum**  
(includes management fee, utilities and in-suite janitorial)



Vibrant, walkable, and full of character — downtown Winnipeg is where history and modern energy meet. From the iconic crossroads of Portage and Main to the riverside buzz of The Forks, the city’s core is alive with culture, creativity, and connection.



### Parking & Area Map



99

WALK SCORE

92

TRANSIT SCORE

75

BIKE SCORE

#	Address	Name	Type of Lot & Number of Stalls	Monthly Rate
1	351 Smith	Impark #367	Surface: 110	\$203 - \$240
2	288 Portage	Radisson Parkade	Above ground - covered: 260	\$200
3	35 Albert	Impark #104	Above ground - un/covered: 828	\$190 - \$240
4	295 Garry	Garry St Parkade	Above ground - un/covered: 376	\$220 - \$250



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We look forward  
in hearing from you.

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