



346 Portage Avenue, Winnipeg, Manitoba

Turnkey Office at the Core of Downtown Winnipeg

For Lease





Property Details

+/- 7,145 sq. ft.

MAIN FLOOR

+/- 5,159 sq. ft.

LOWER LEVEL

Contact Agent

BASE RENT

\$11.50/sq. ft.

ADDITIONAL RENT

CMOFF - Office

ZONING

Features

- Full main floor and lower level opportunity featuring existing office buildout with private offices, meeting rooms, kitchenette and more
- Located on Portage Avenue, in the heart of the vibrant Sports Hospitality and Entertainment District (SHED), just steps away from the Canada Life Centre
- Access to the 2 km Skywalk system, connecting a significant portion of Downtown Winnipeg including True North Square, Portage Place Mall, Canada Life Centre, Millennium Library and more
- Convenient and prominent location with excellent building signage



Highlights



Located

IN THE SHED DISTRICT



Surrounded

BY NUMEROUS AMENITIES



Great access

TO PUBLIC TRANSIT



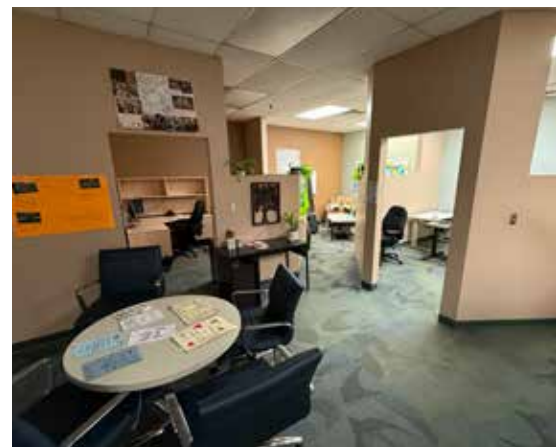
Access

TO PARKING IN THE
IMMEDIATE AREA

For Lease

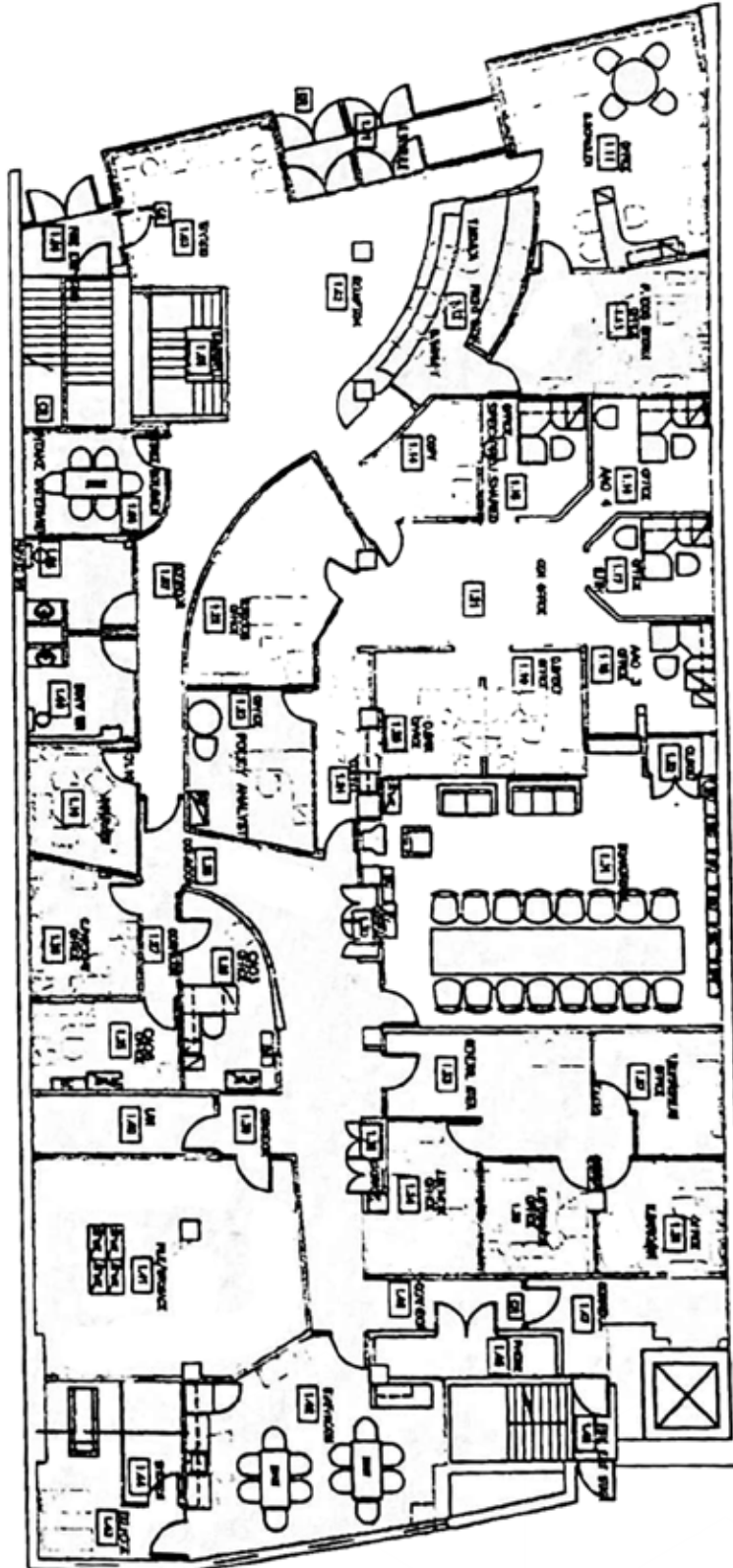


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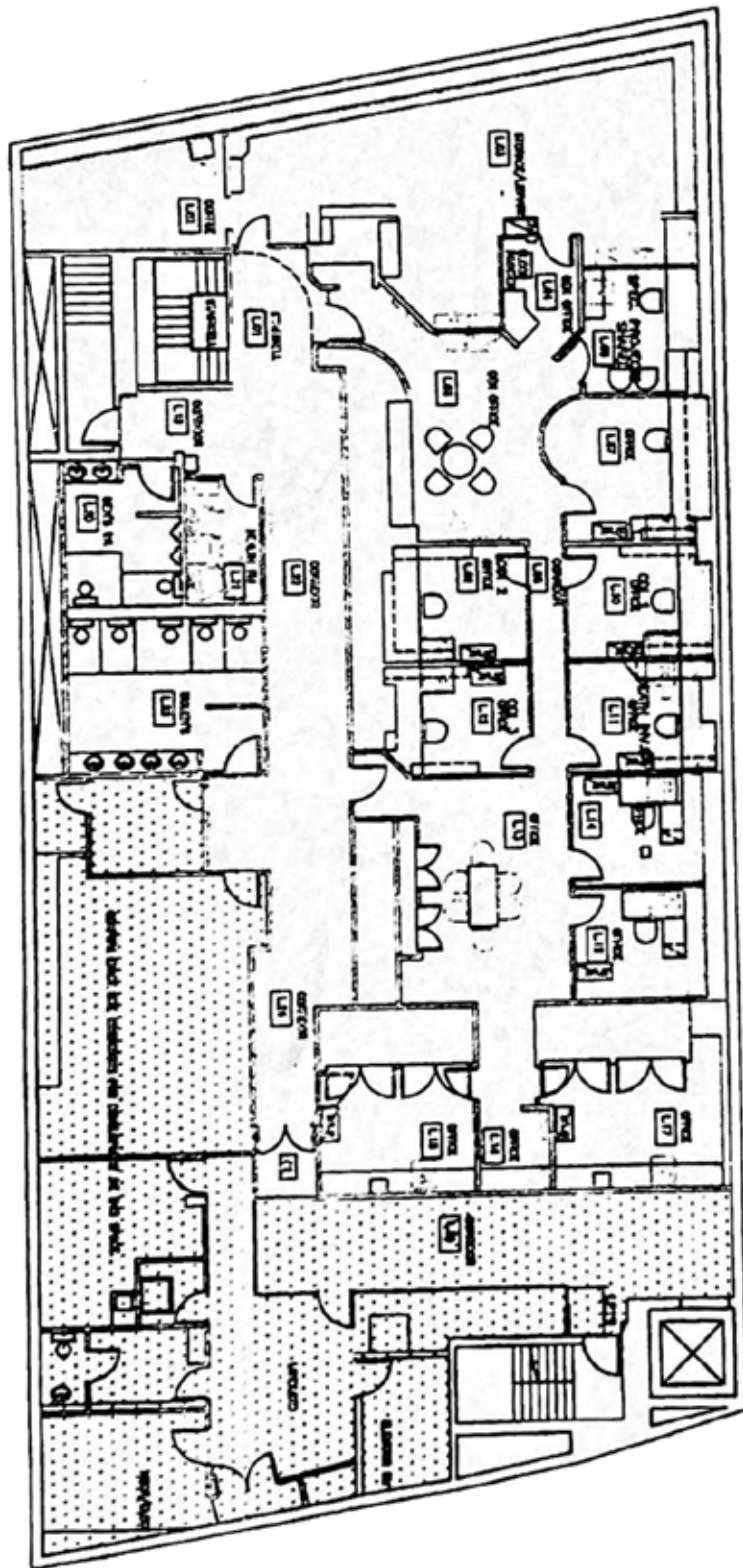




Main Floor Plan



Lower Level Floor Plan



**LEGEND**

1. Hargrave Street Market & True North Square
2. Cityplace Shopping Centre
3. Canada Life Centre
4. Millennium Library
5. RBC Convention Centre
6. Portage Place Mall
7. Manitoba Legislative Building
8. Hudson Bay Building (Southern Chiefs Org)
9. Winnipeg Art Gallery
10. Law Courts | Court of King's Bench of MB
11. University of Winnipeg

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