

**276 Portage Avenue
Winnipeg**



**Downtown Winnipeg Office Investment/User Opportunity
For Sale**

In collaboration with Colliers National Investment Services, A.S.H. Management Group Inc. is pleased to announce that we have collectively been retained to act as the exclusive brokers in the sale of 276 Portage Avenue.

Offering Price: \$3,750,000 (\$112 psf) **In-Place NOI:** \$387,003 **In-Place Year 1 Cap Rate:** 8.1%
With Potential Availability in January 2022 or sooner

- Prominent and high profile location in the heart of Downtown Winnipeg, steps from Portage and Main and the ever maturing SHED District; just one block from Winnipeg's climate controlled indoor walkway system;
- Excellent visibility and exposure with signage and branding opportunities along Portage Avenue which features an average traffic count of more than 55,000 vehicles traveling past the Property on a daily basis;
- Over \$7 million in building renovations since 2006 including extensive improvements to the mechanical, roof, and electrical systems;
- Title to be treated as clear of mortgage financing.
- Winnipeg's economy remains strong, diverse, and growing with the downtown area becoming a thriving "Live - Work - Play" neighbourhood.

**245 Portage Avenue
Winnipeg**



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2021 est.)
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245 Portage Avenue	2,626	\$19.95	\$8.77 ^{1,2}
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- Developed office/retail space.
- Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown.
- Located on a major transit route.
- Across from the shops and services of the underground concourse system.
- Lower level storage available.
- ¹ Includes proportionate share of hydro and gas utilities.
- ² Plus 5% management fee on gross rent.
- Available immediately.

**227 Portage Avenue
Winnipeg**



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2021 est.)
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227 Portage Avenue	2,307	\$19.95	\$5.68 ¹
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- Developed office/retail space.
- Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown.
- Located on a major transit route.
- Across from the shops and services of the underground concourse system.
- Lower level storage available.
- ¹ Plus hydro utility and 5% management fee on gross rent.
- Available immediately.

233 Portage Avenue Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2021 est.)
2nd Floor - Unit 200	4,908	\$11.95	\$10.41 ¹
Subdivided	2,257, 2,632	\$11.95	\$10.41 ¹

- Office space.
- Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown.
- Located on a major transit route.
- Across from the shops and services of the underground concourse system.
- Lower level storage available.
- Spectacular views.
- ¹ Plus 5% management fee on gross rent.
- Available immediately.

877 Waverley Street Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2021 est.)
Unit 8	929 LEASED	\$19.95	\$12.35^{1,2}
Unit 9	1,200	\$19.95	\$12.35 ^{1,2}

- Join this vibrant centre, home to established tenancies offering medical, dental, aesthetics and food services.
- Adaptable to many uses.
- Northbound and southbound curb cuts on Waverley Street.
- ¹plus 5% management fee on gross rent.
- ² plus hydro and gas utilities, water included.
- C2 Zoning.
- Available immediately.

995 Milt Stegall Drive Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent 2021 Base Year
Unit 101	4,140	\$13.95	\$6.83 ¹

- Join Robinson Lighting
- 995 Milt Stegall Drive is a multi-tenant, single storey, office/retail/warehouse complex situated on 1.6 acres ±.
- Located in the heart of the St. James retail corridor at the corner of Ellice Avenue and Milt Stegall Drive.
- Ample tenant and visitor parking
- Located on a major bus route.
- C2 zoning.
- ¹ Plus hydro and gas utility and 5% management fee on gross rent.
- Inclusive of water utility.
- Available May 1, 2021 or sooner.

1761 Wellington Avenue Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2021 est.)
Unit 1	7,681	\$9.95	\$4.85 ¹
Units 1 & 3 combined	12,146		

- Developed retail/warehouse.
- Located on the northeast corner of the Wellington Avenue and King Edward Street intersection, kitty corner to the Hilton Suites Hotel.
- Pylon signage available.
- Western glazing exposure.
- 1 - 8' x 8' grade loading door.
- ¹ Plus hydro and gas utilities and 5% management fee on gross rent.
- Inclusive of water utility.
- Ample parking.
- M2 Zoning.
- Available immediately.

1761 Wellington Avenue Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2021 est.)
Unit 3	4,452	\$9.95	\$4.85 ¹
Units 1 & 3 combined	12,146		

- Developed retail/warehouse.
- Located on the northeast corner of the Wellington Avenue and King Edward Street intersection, kitty corner to the Hilton Suites Hotel.
- Pylon signage available.
- Western glazing exposure.
- Two (2) grade loading door.
- ¹ Plus hydro and gas utilities and 5% management fee on gross rent.
- Inclusive of water utility.
- Ample parking.
- M2 Zoning.
- Available immediately.

1333 Niakwa Road East Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2021 est.)
Unit 1	3,258	\$8.00	\$4.97 ¹

- Developed showroom/warehouse.
- Located on the northeast corner of Lagimodier Boulevard and Highway #1, across from the Royal Canadian Mint.
- Ample parking available.
- Access from Niakwa Road East and Lagimodiere Blvd.
- ¹ Plus 5% management fee on gross rent
- Plus hydro and gas utilities.
- Water utility included.
- Up to (2) grade loading overhead doors.
- 20'3" ± ceiling height.
- M1 Zoning.
- Availability TBD.

1549 St. Mary's Road Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2021 est)
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Unit 101	1,260	\$17.00	\$11.15 ¹
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- Developed office space.
- Three (3) private offices, reception, large open work area
- Located on the southeast corner of Meadowood Drive and St. Mary's Road intersection, directly across from the St. Vital Shopping Centre.
- West facing glazing.
- Exterior signage opportunity.
- Ample parking.
- ¹ Inclusive of hydro, gas and water utilities.
- Plus 5% management fee on gross rent.
- Available immediately.

1549 St. Mary's Road Winnipeg



Address	Available Space (sf ±)	Gross Rental Rate (per month)
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Unit 5	1,105	\$2,205.00 ¹
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- Office space/retail.
- Located on the southeast corner of Meadowood Drive and St. Mary's Road intersection, directly across from the St. Vital Shopping Centre.
- South facing glazing.
- Exterior signage opportunity.
- Ample parking.
- ¹ Inclusive of CAM, hydro, gas, water utilities and management fee.
- Available immediately.
- Headlease expiry September 30, 2024.

35 King Street Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent
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2nd Floor	5,143	\$21.95	2021 Base Year
3rd Floor	5,138	\$21.95	2021 Base Year
4th Floor	5,137	\$21.95	2021 Base Year
5th Floor	5,160	\$21.95	2021 Base Year

CONDITIONALLY LEASED

35 King Street is a Five storey, 30,010 sf ± office building that is densely developed with private offices, classrooms, meeting rooms, laboratories, and lounge areas. 35 King Street's central urban location in Winnipeg's historic Exchange District is well situated in close proximity to Portage Avenue and Main Street, Red River College and BellMTS Place. An onsite surface lot, together with street parking, adjacent parking structures and major transit stops provide easy access options for tenants and visitors.

191 Lombard Avenue Winnipeg



[Click Here](#)

Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent
Unit 1103	1,567	\$21.95	2021 Base Year
Unit 1000	1,863	\$21.95	2021 Base Year
4th Floor	3,658	\$21.95	2021 Base Year
9th Floor	3,723	\$21.95	2021 Base Year

- Developed office space.
- 13-storey heritage building located in the heart of downtown; overlooking Portage Avenue and Main Street intersection.
- Across from the shops and services of the underground concourse system.
- C Zoning.
- Available immediately.

960 Portage Avenue Winnipeg



[Click Here](#)

Address	Available Space (sf ±)	Base Rental Rate (per month)	Additional Rent ¹ 2016 Base Year
Unit 302	652	\$1,030	\$215.96/month

- Developed office space.
- Located on the south side of Portage Avenue at the corner of Lipton Street, equal distance to downtown and St. James.
- Private offices feature floor to ceiling eastern glazing with an abundance of natural light.
- ¹ Inclusive of hydro, gas and water utilities.
- Plus 5% management fee on gross rent.
- Elevator service.
- C2 zoning.
- Headlease expiry May 31, 2021.
- Available on short notice

301 Nassau Street N. Winnipeg



[Click Here](#)

Address	Available Space (sf ±)	Gross Rental Rate (psf per annum)	Additional Rent
Unit 200 (second floor)	1,775	\$22.00	2021 Base Year
Unit LL-02 (lower level)	390	\$650.00/month	2021 Base Year
Unit LL-04 (lower level)	480	\$795.00/month	2021 Base Year

- Office space.
- Multi-tenant office complex located just off Pembina Highway, in the neighbourhood of Crescentwood.
- Located on a major transit route.
- C2 zoning.
- Available immediately.



A.S.H. MANAGEMENT GROUP INC.
BROKER

Availability Report February 2021

3651-3661 Roblin Blvd
Winnipeg

Address

Available Space (sf ±)

Base Rental Rate
(psf per annum)

Additional Rent
(psf per annum 2021 est.)

Unit 206
(Second Floor)

916

\$9.95

\$10.57¹



- Developed office space (second floor).
- Located two (2) blocks away from the William R. Clement Parkway (the Moray Street Bridge).
- Located on a major transit route.
- C2 Zoning.

- Multi-tenant, mixed use, 2-storey.
- On-site surface parking.
- ¹ Plus 5% management fee on gross rent.
- Inclusive of all utilities.
- Availability TBD

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