



227 PORTAGE AVE

Winnipeg, MB

PROPERTY SUBLEASING
BROCHURE



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AERIAL MAP



WINNIPEG, MB



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DETAILS

✦ Size: 2,307 SF

✦ Available: Immediately

✦ Base Rent: Contact Listing Agents

✦ Sublease Expiry: May 31, 2031 + 1x5 year option to renew

✦ Additional Rent: \$5.68 PSF (est.)

✦ Exterior signage fronting Portage & private entrance

✦ Fixtured for professional services office

✦ Enclosed offices, reception, boardroom, staff room, private washroom & storage room

AREA TENANTS



DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2022 Population	5,610	37,989	203,965
2027 Populations Projections	8,200	46,536	213,868
2022 Daytime Population	37,875	110,077	284,437
2022 Average HH Income	\$54,218	\$54,222	\$77,687

CONTACT

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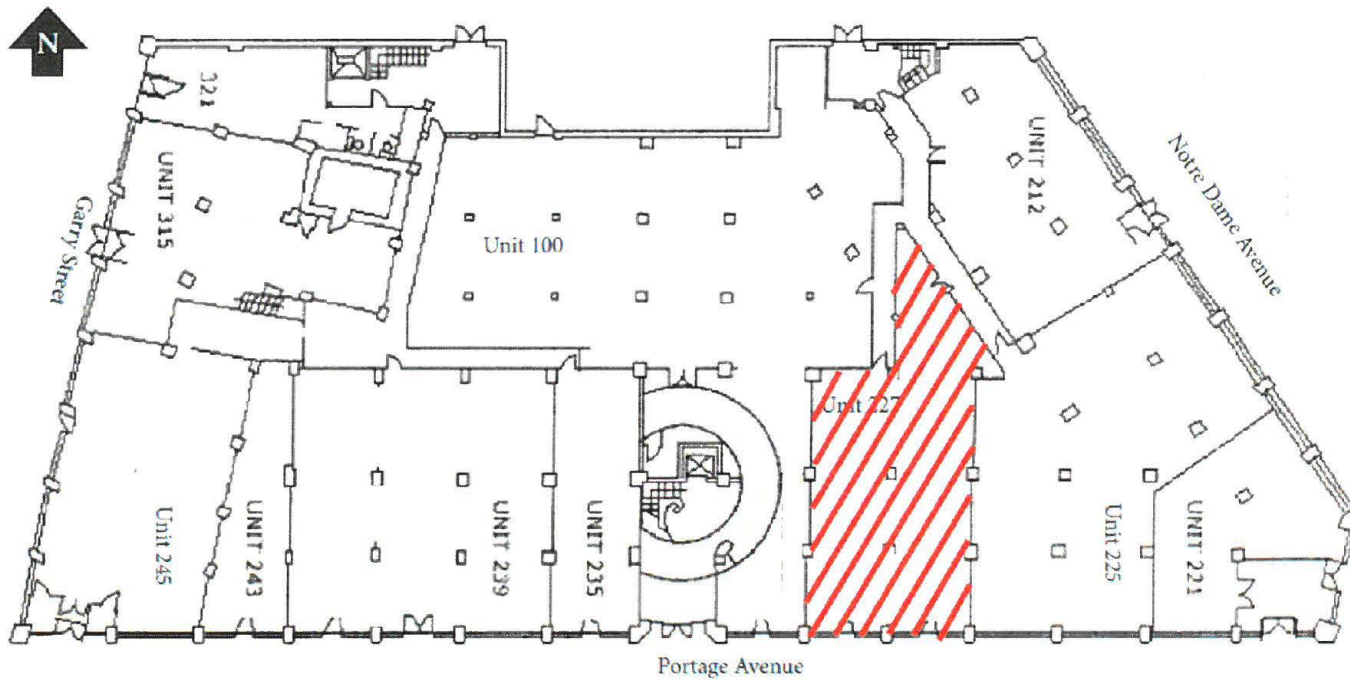
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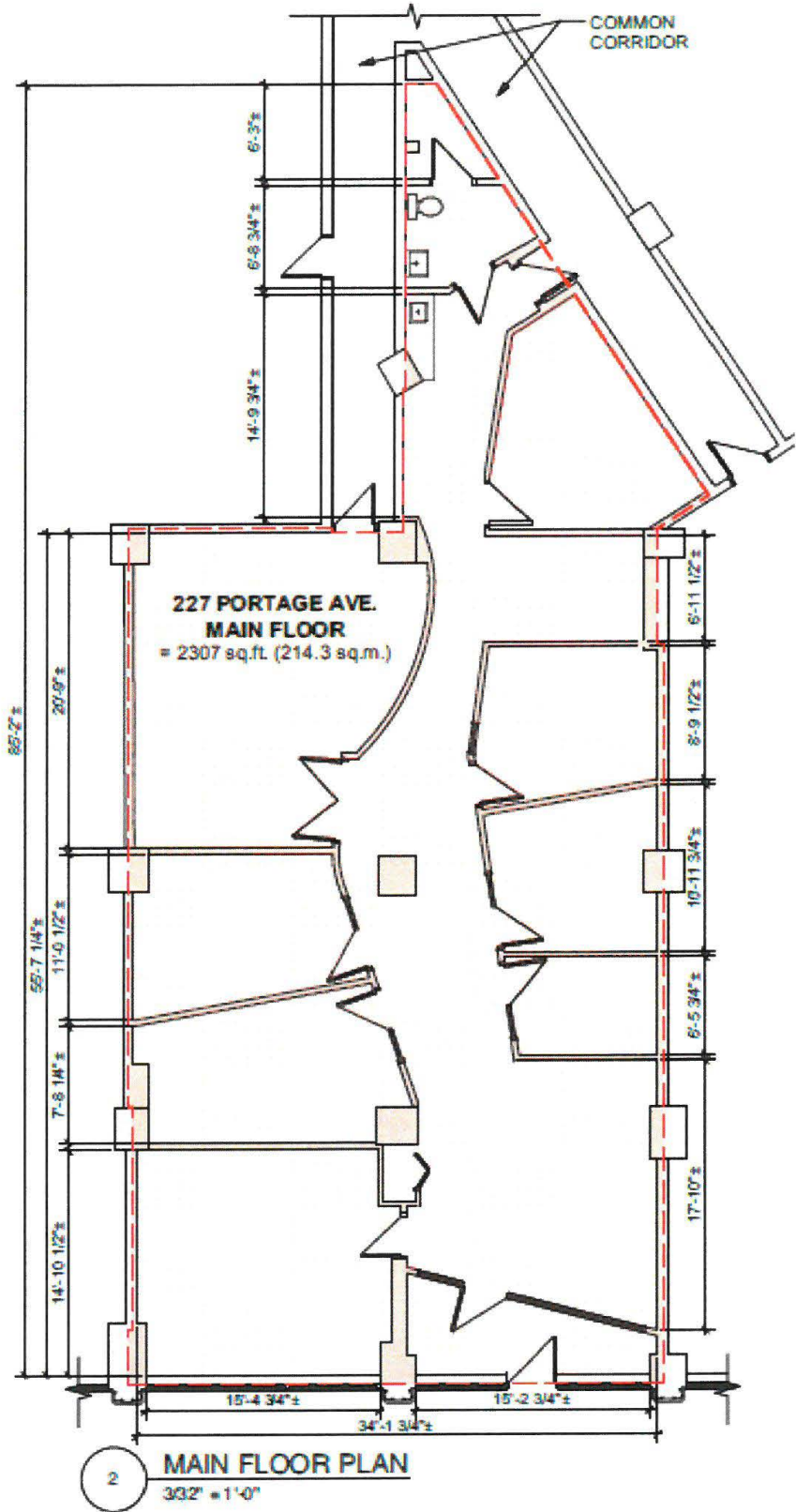
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SITE PLAN



FLOOR PLAN



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PHOTOS

