



**AVISON
YOUNG**

213 NOTRE DAME AVENUE

WINNIPEG, MB

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Platinum member

213 NOTRE DAME AVENUE, WINNIPEG



92 Transit Score
Nearby public transportation



97 Walk Score
Daily errands do not require a car



Parking
Directly connected to parkade



Vacancy
1,058 SF to 3,140 SF



Population
95,000 downtown population



Upgrades
To building systems and common areas



Tenant Access
24 Hours

Area Legend

1 Portage & Main

2 Winnipeg Square

3 Central Park

4 Roberston College

5 Burton Cummings Theatre

6 Richardson Building

7 Grain Exchange Building

8 Hamilton Building

9 Carnaval Brazilian BBQ

10 Hermanos Steakhouse

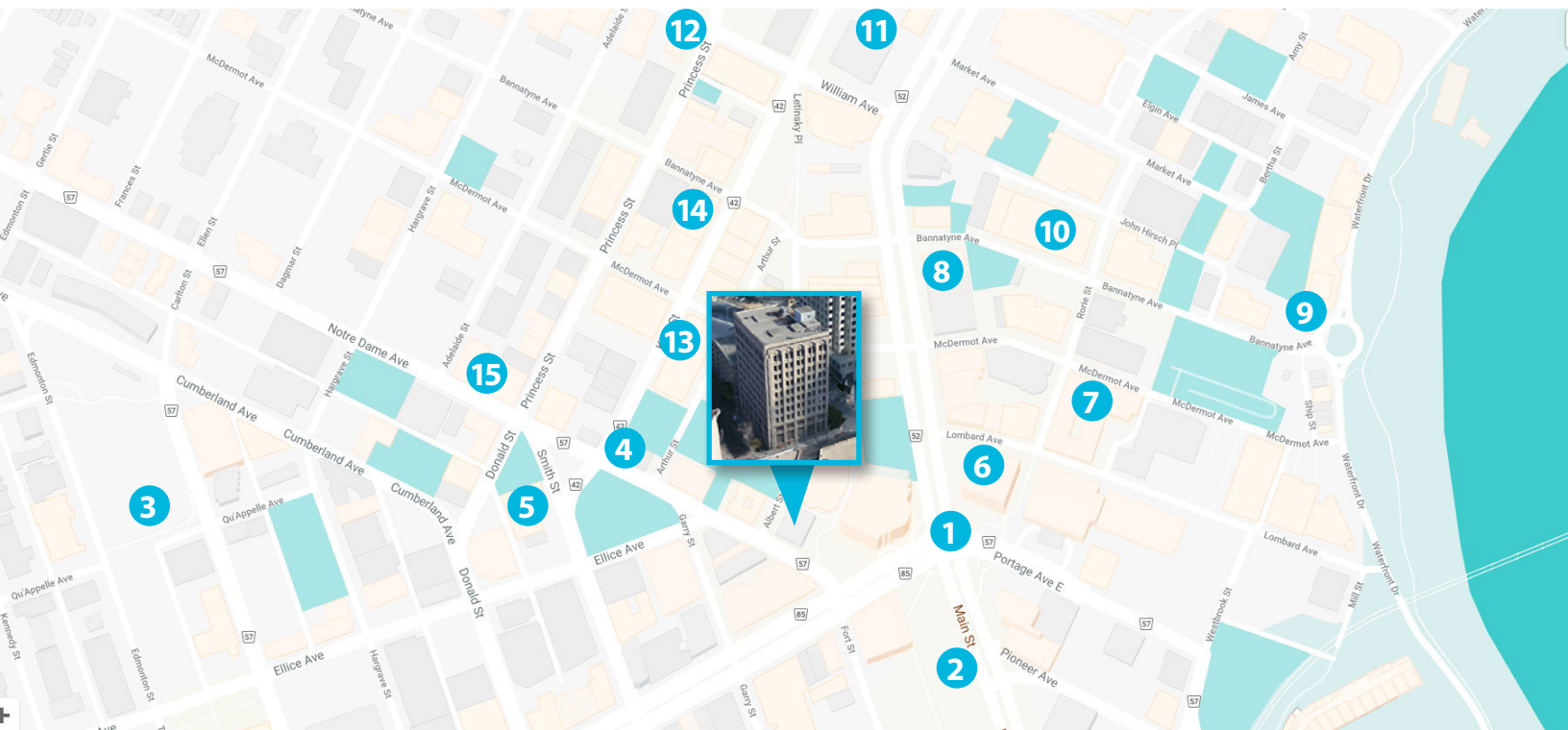
11 Winnipeg's City Hall

12 Red River Colleg

13 Toad Hall Toys

14 Bronuts Donuts & Coffee

15 Landmark Cinemas



THE BUILDING

213 Notre Dame also known as the The Winnipeg Electric Railway Chambers is conveniently located just steps from Portage and Main in downtown Winnipeg. The building has been beautifully restored and is a municipally-designated historic site. 213 Notre Dame as also received BOMA's Office of the Year - 1998/99.

THE AREA / ACCESS

The 2nd floor is directly connected to parkade parking and connected to Portage and Main concourse (Winnipeg Square). Surrounded by restaurants, close to both East and West Exchange District and the Waterfront, this location is perfect for any business that needs to be downtown.

PORTAGE AND MAIN

Portage and Main has grown significantly through the years. 201 Portage is slated for redevelopment face-lifting both the interior and exterior. 300 Main, a 40 storey mixed use condo followed by 330 Main which will contain retail and is almost 100% leased. These three changes will refresh the SW corner of Portage and Main.

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Access from Concourse – 201 Portage



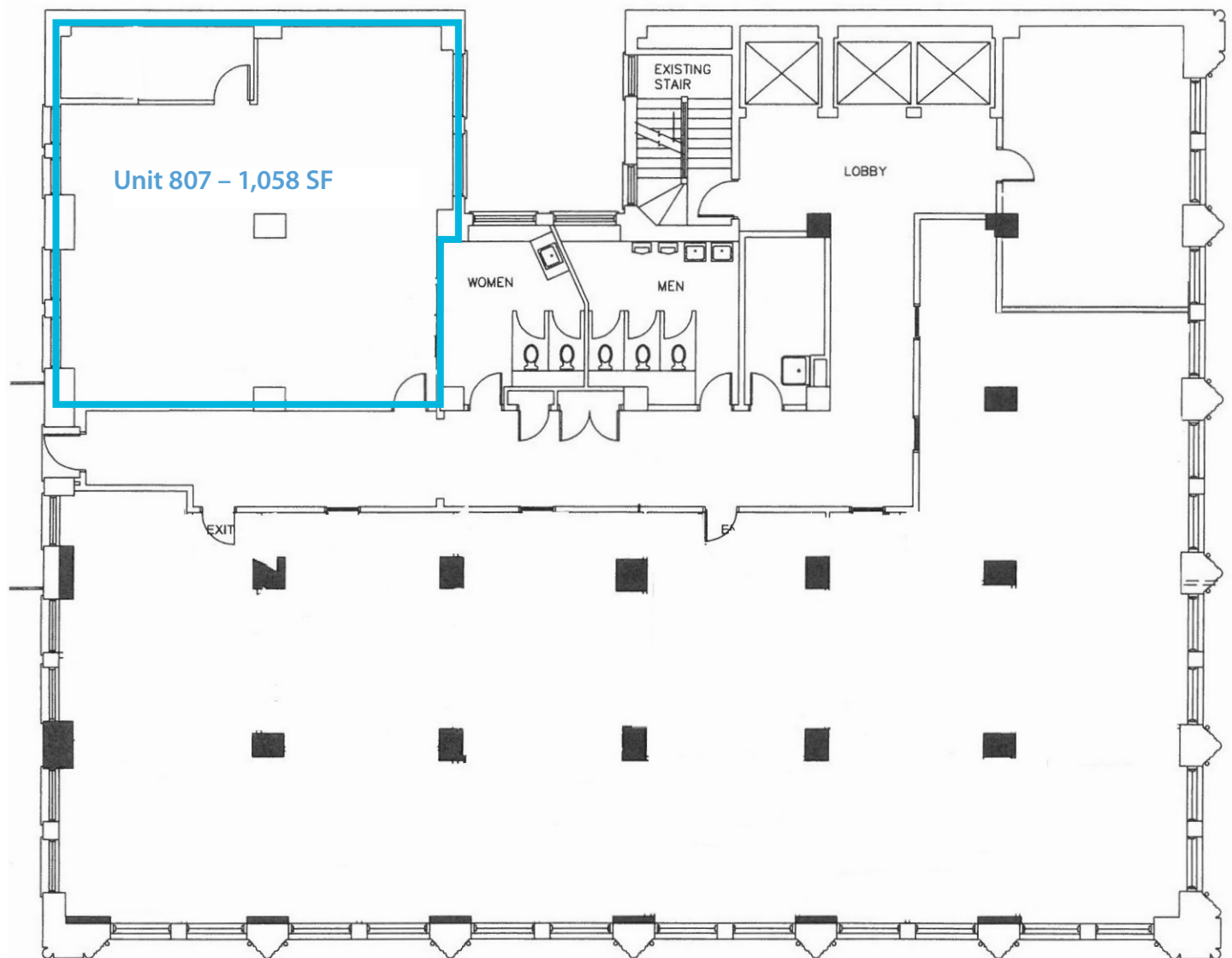
Access from Connected 201 Portage Parkade

AVAILABLE SPACE AND RENT (CAM/TAX INCLUDES MGMT FEES, UTILITIES, JANITORIAL)

Unit	Size	Net Rent	CAM / Tax	Comments
807	1,058 SF	\$23.50 PSF	Included	Open space

213 NOTRE DAME AVENUE, WINNIPEG

UNIT 807





**AVISON
YOUNG**

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