



AVISON
YOUNG

213 NOTRE DAME AVENUE

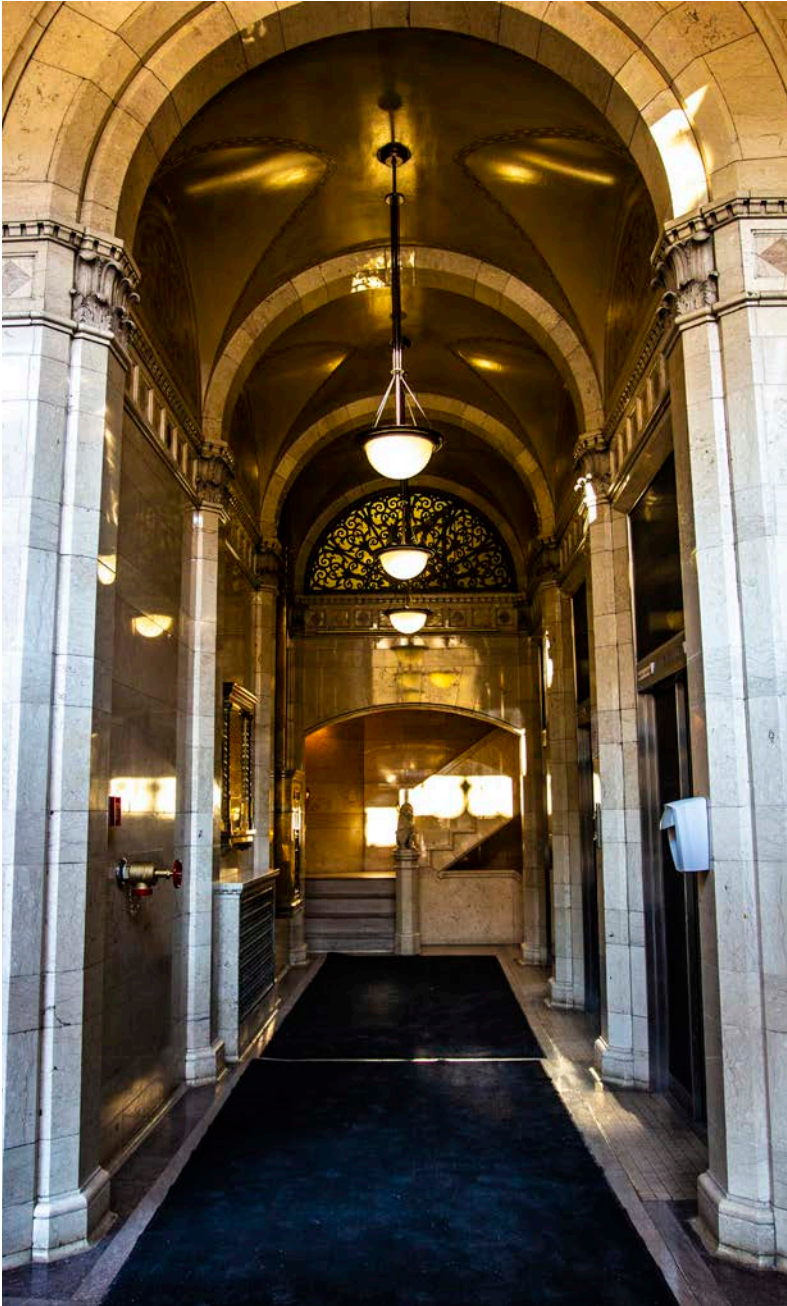
WINNIPEG, MB

Linda Capar, Vice President
D 204.560.1503
linda.capar@avisonyoung.com



Platinum member

213 NOTRE DAME AVENUE



Access from Concourse – 201 Portage



Access from Connected 201 Portage Parkade

Available space and rent (Semi-gross rent includes: management fees, utilities, janitorial)

Unit	Size	Semi-gross rent	Base year	Comments
803	402 SF	\$850 / MTH	2021	Open space with new blinds, carpet tile, ceiling tile and LED lighting
1004	2,308 SF	\$23.50 PSF	2021	4 private offices, reception, boardroom and storage room

213 NOTRE DAME AVENUE



92 Transit Score

Nearby public transportation



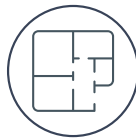
97 Walk Score

Daily errands do not require a car



Parking

Directly connected to parkade



Vacancy

4,025 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

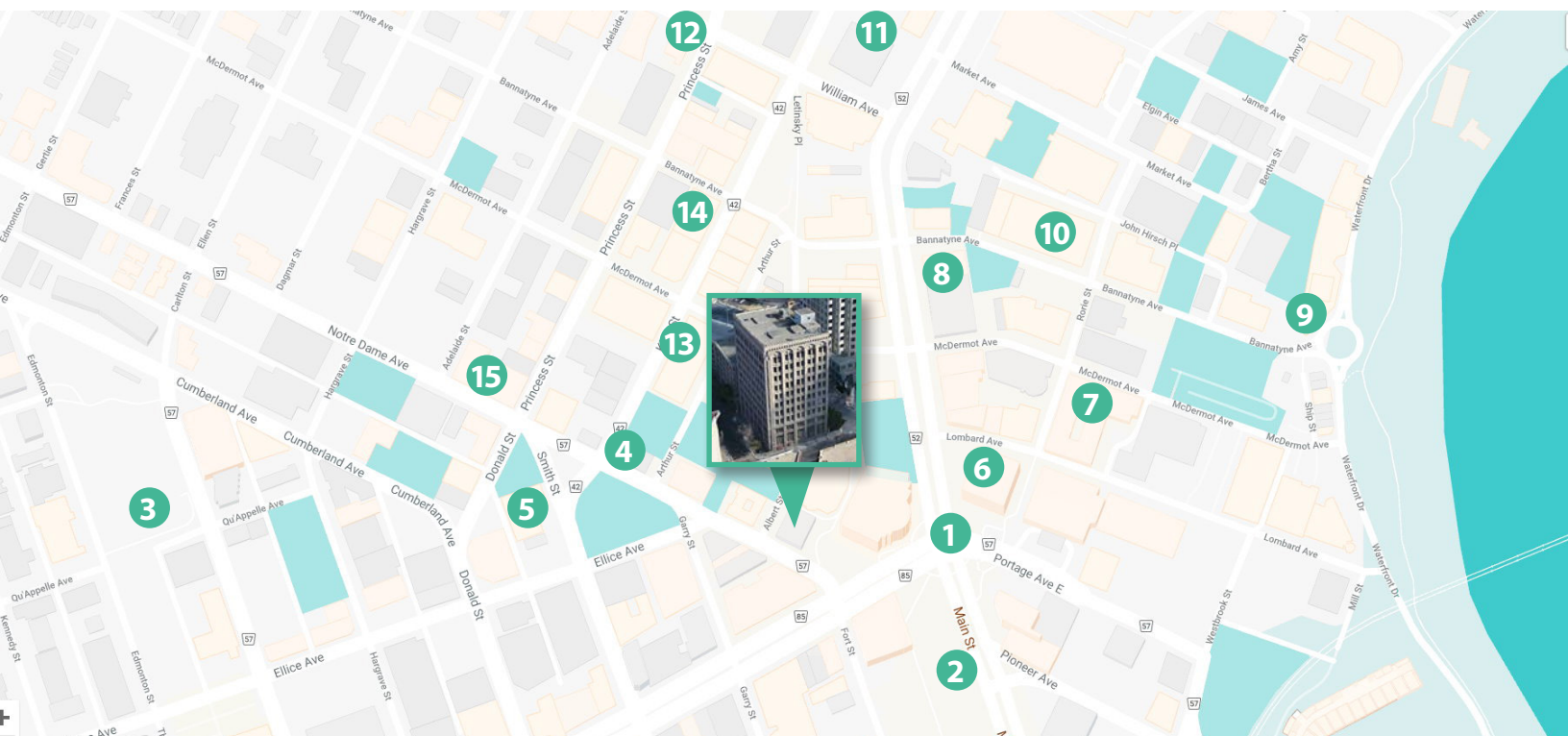
11 Winnipeg's City Hall

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

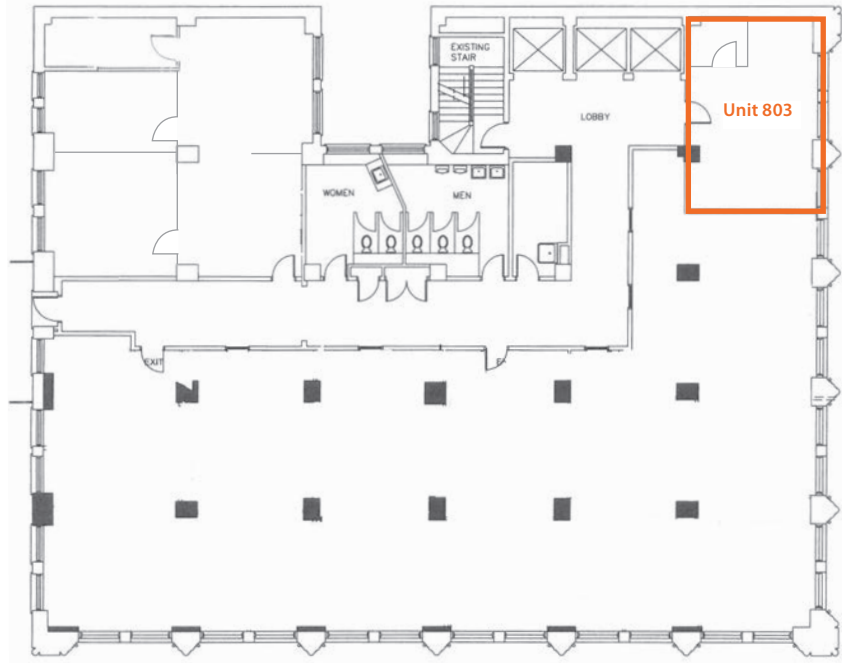
The 2nd floor is directly connected to Portage and Main concourse via the 201 Portage Parkade elevators. Surrounded by restaurants, close to both East and West Exchange District and the Waterfront, this location is perfect for any business that needs to be downtown.

Portage and Main

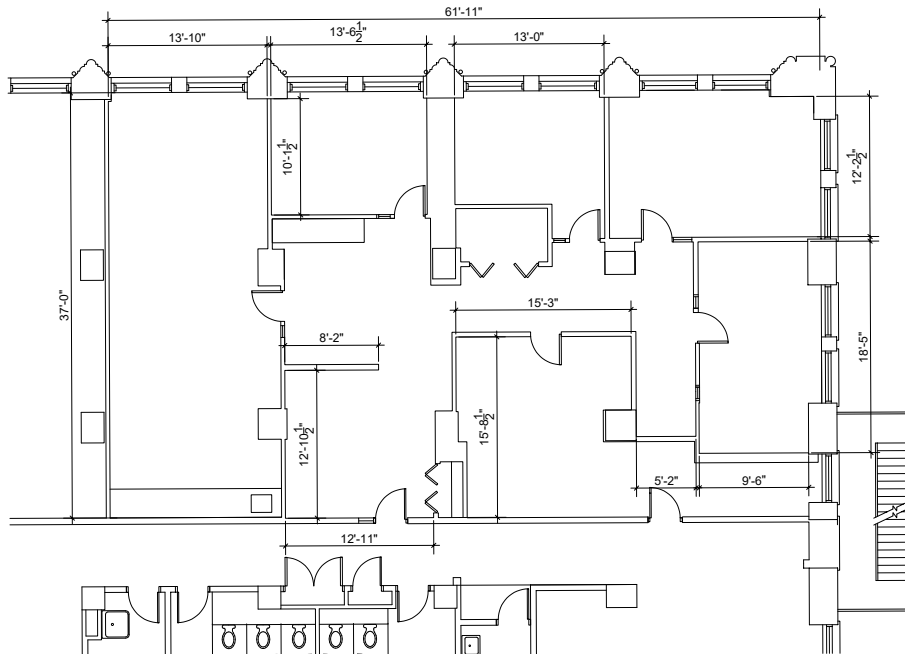
Portage and Main has grown significantly through the years. 201 Portage is slated for redevelopment face-lifting both the interior and exterior. 300 Main, a 40 storey mixed use condo followed by 330 Main which will contain retail and is almost 100% leased. These three changes will refresh the SW corner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

213 NOTRE DAME AVENUE, WINNIPEG

Unit 803: 402 SF



Unit 1004: 2,308 SF



**Get more
information**

Linda Capar, Vice President
D +1 204 560 1503
C +1 204 298 9854

avisonyoung.com



**AVISON
YOUNG**

**Avison Young Commercial
Real Estate**

Unit 200 – 185 Provencher Blvd
Winnipeg, MB R2H 0G4

T 204.560.1500
avisonyoung.com

Linda Capar

Vice President

204.560.1503

linda.capar@avisonyoung.com



Platinum member