

AVISON
YOUNG



RETAIL / OFFICE FOR LEASE

393

PORTAGE AVENUE
WINNIPEG, MANITOBA

PORTAGE PLACE SHOPPING CENTER

Partnership. Performance.

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Platinum member

393 Portage Avenue

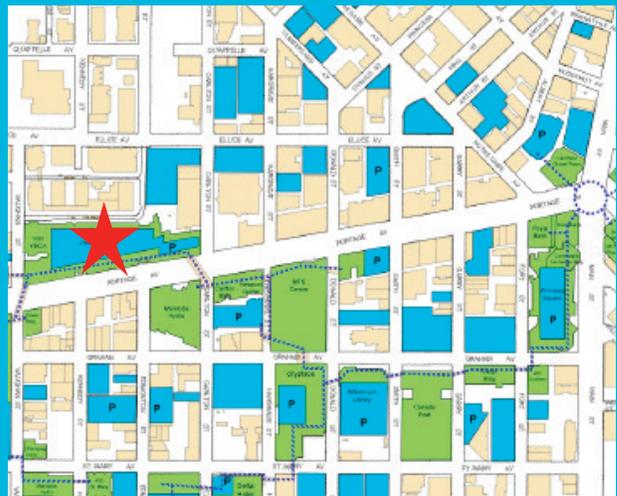
DETAILS

- Two elevated walkway bridges connect the north side building to The Bay at the west end and to the MTS Center at the east
- Portage Place is a four-level center located in the heart of Downtown Winnipeg with over 100 shops and services, underground parking and an entertainment level all under one roof
- The entertainment level features Prairie Theatre Exchange (live theatre)
- The 3rd and 4th office level is home to Investors Group, Canadian Foodgrains Bank Association, Independent Living and The Family Centre
- Opened in 1987
- Total building area: 497,561 sf
- Common area: 140,407 sf
- Number of floors: 4
- Parking stalls: 1,000+ (underground parkade)

Unit	SF	Gross Rent	Location
274	2,400	\$5,200 / mth	East wing: 2nd floor
270	1,212	\$2,800 / mth	Beside Dollar Store
259	4,971	\$26.75 psf	Developed office space
255	876	\$1,825 / mth	East wing: 2nd floor
241A	1,033	\$2,410 / mth	Centre: 2nd floor
239	1,117	\$2,600 / mth	Centre: 2nd floor
220	808	\$1,725 / mth	West wing: 2nd floor
218	623	\$1,280 / mth	West wing: 2nd floor
139	1,500	\$3,125 / mth	Main floor
137	1,749	\$3,650 / mth	Centre: Main floor
120	2,708	\$5,600 / mth	Main floor
124A	2,765	\$5,760 / mth	Main floor
E 206	719	\$1,800 / mth	Bridge (Mall to Hydro)
E 210	429	\$1,075 / mth	Bridge (Mall to Hydro)

Why People Love Downtown Winnipeg

- \$3B+ has been invested in downtown since 2005
- 26 BOMA BEST/Green Globes certified buildings
- 210 free WIFI locations
- Over 200,000 Twitter followers of downtown
- More than 69,000 people work downtown
- Over 16,000 people live downtown
- \$647 million+ is spent by tourists each year
- There are 4 million annual visits to The Forks
- There are about 1.5 million annual visits to the Millennium Library and the MTS Centre
- Over 4 million people visit downtown arts and entertainment venues every year
- 16 major public art installations, adding over \$1.8 million of investment downtown
- Cycling is up 60% in Winnipeg since 2009, 6,200 people commute downtown by bicycle
- There's 440,000 m2 of downtown green space
- In 2013, 86% of people said downtown was clean, a 23% increase from 2004
- 90% of people said they feel safe downtown during the day, a 33% increase from 2007



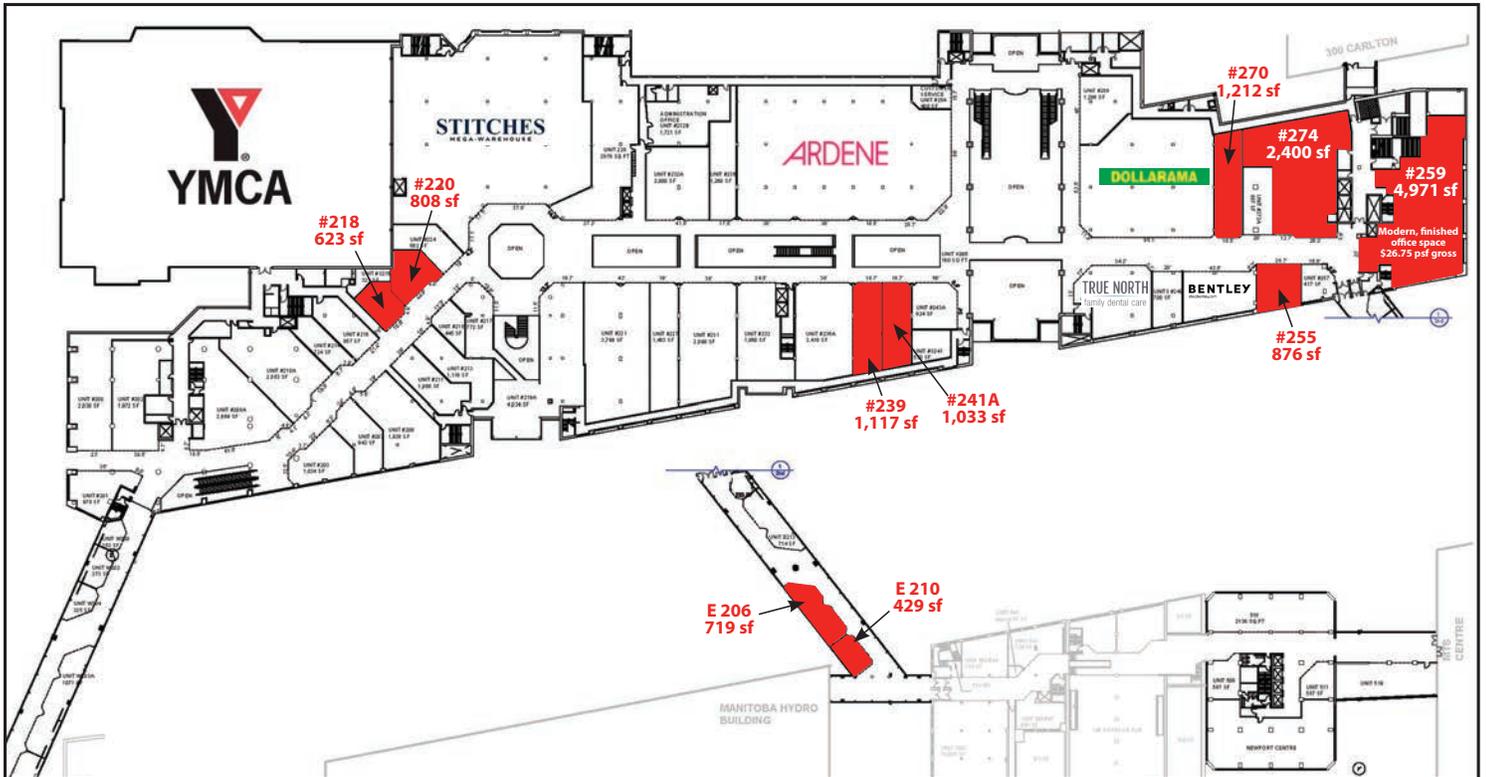
Source: downtownwinnipegbiz.com

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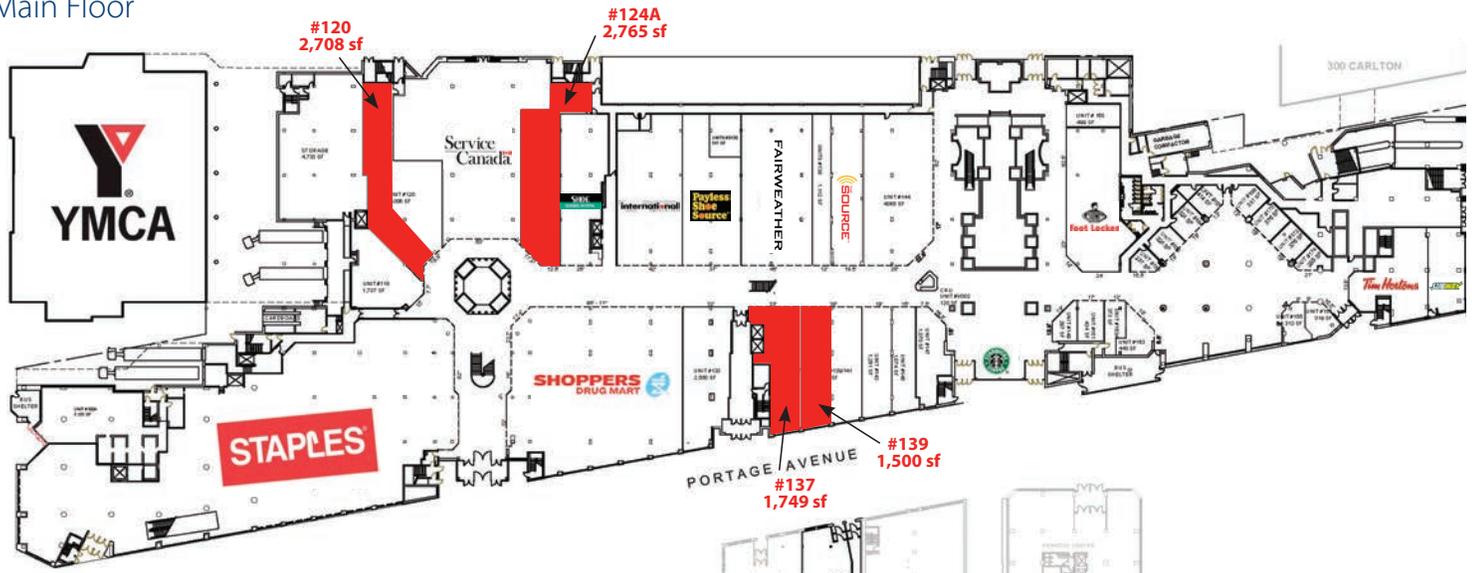
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FLOOR PLANS

2nd Floor



Main Floor



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