NEWLY RENOVATED TURN-KEY OFFICE FOR SUBLEASE

201 PORTAGE AVENUE - SUITE 2140



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CUSHMAN & WAKEFIELD
Winnipeg



PROPERTY HIGHLIGHTS

(+/-) 1,586 SF AVAILABLE

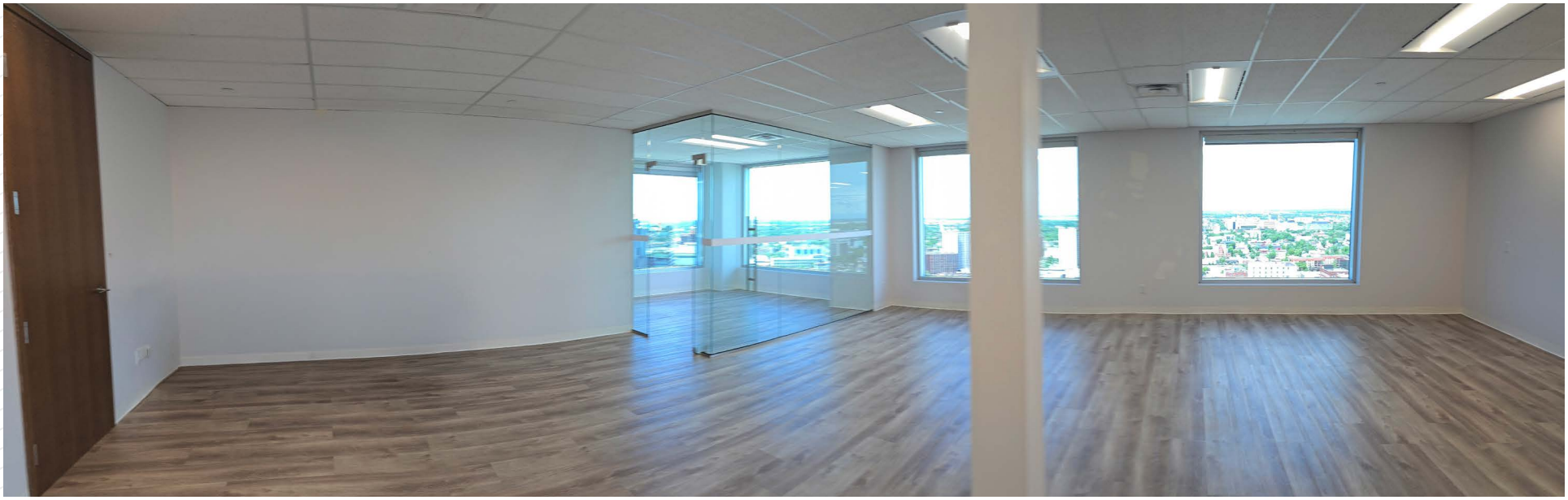
- Prime 21st floor corner suite featuring abundant natural light and panoramic views from two exposures
- Interior improvements completed in 2025
- Layout includes private executive corner office, two dedicated staff offices, secured waiting area leading into an open workspace designed to accommodate a variety of configurations
- Includes 2 underground scramble stalls located at 35 Albert Street (24/7 access) at market rents with access to additional above ground stalls on monthly basis
- Headlease expires February 28th, 2030

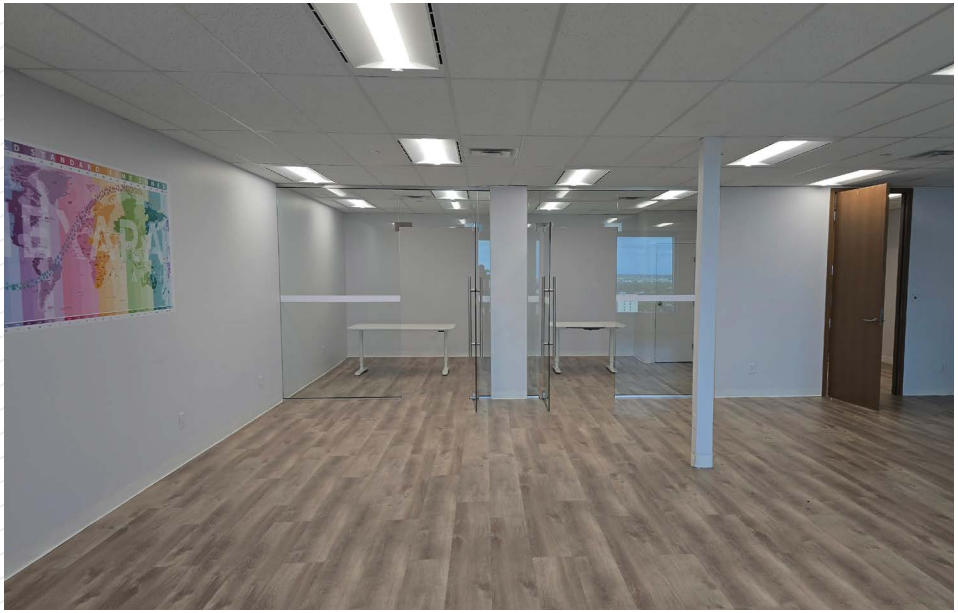
Lease Rate	$19.50 PSF (Through February 28, 2027)
	$20.50 (March 1, 2027 - February 28, 2030)
Tenant Incentive	6 Months of Base Rent Free
CAM & Tax	$21.36 (2026)





UNIT 2140
IMAGES







AREA OVERVIEW

100	77	89
WALK SCORE	TRANSIT SCORE	BIKE SCORE



POPULATION

15,607	*Within 1 KM*
109,515	*Within 3 KM*
230,437	*Within 5 KM*

HOUSEHOLD INCOME

$47,284	*Within 1 KM*
$58,674	*Within 3 KM*
$68,052	*Within 5 KM*

TOTAL HOUSEHOLDS

9,613	*Within 1 KM*
53,356	*Within 3 KM*
103,047	*Within 5 KM*

AVG. AGE

39	*Within 1 KM*
40	*Within 3 KM*
40	*Within 5 KM*



BUILDING AMENITIES

EAT. MEET. CONNECT.

The Food Market offers a diverse selection of dining options, including Mercatino Fresh Food Co., Bon Sushi, and Oakberry.

For a sit-down dining experience, Uptown F+B serves premium coffee, gourmet burgers, and elevated cuisine in a modern setting.

Whether you're grabbing breakfast, meeting clients for lunch, or hosting informal business meetings, 201 Portage offers convenient, high-quality dining options just steps from the office.

FITNESS

Located on the 7th floor, the 7,000-square-foot fitness centre features free weights, strength-training machines, cardio equipment, and a dedicated cycle room. Open 24/7, the facility also includes secure change rooms and showers.

Monthly Regular Membership: $25+GST/month with Corporate Rates available.

CONFERENCE CENTRE

Located on the concourse level, the Conference Centre is available exclusively to building tenants for meetings, presentations, and special events. The flexible, fully accessible space accommodates over 70 guests and features state-of-the-art audio/video conferencing technology, smart boards, and complimentary Wi-Fi.

PARKING

Direct building and downtown skywalk access. Hourly, daily, evening, and monthly parking available.

Rates:
30 Min: $2.50
Hourly: $6.00
Daily Max: $18.00
Evening (6PM–6AM): $6.00

Monthly:
Above-Ground Random: $240
Above-Ground Reserved: $365
Underground Random: $350

TRANSIT

Winnipeg Transit stops nearby on Portage Avenue East and Main Street, just steps from 201 Portage Ave.

CONFERENCE CENTRE



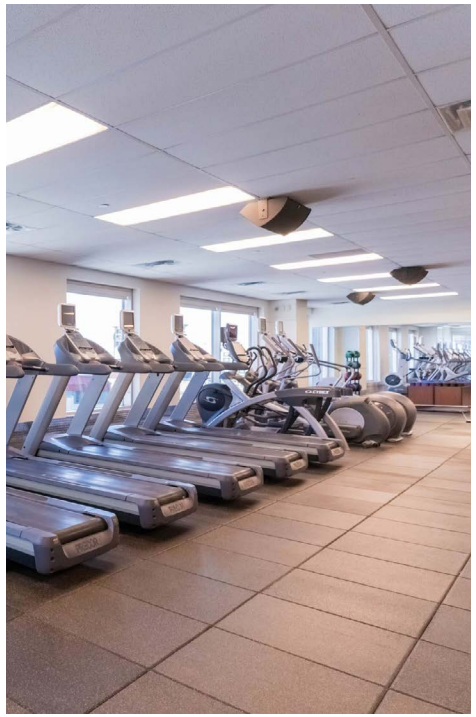
FOOD COURT



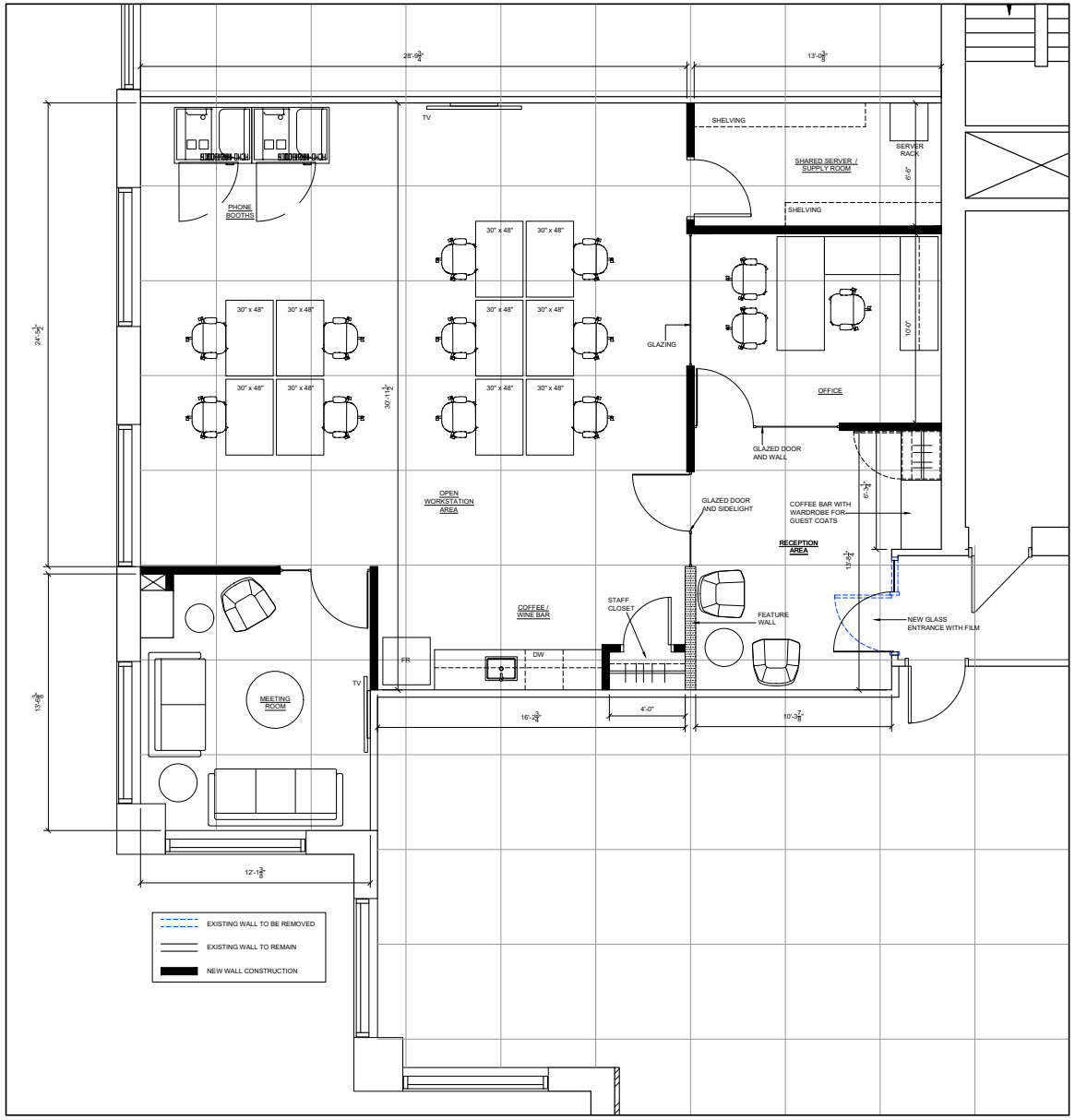
201 FITNESS



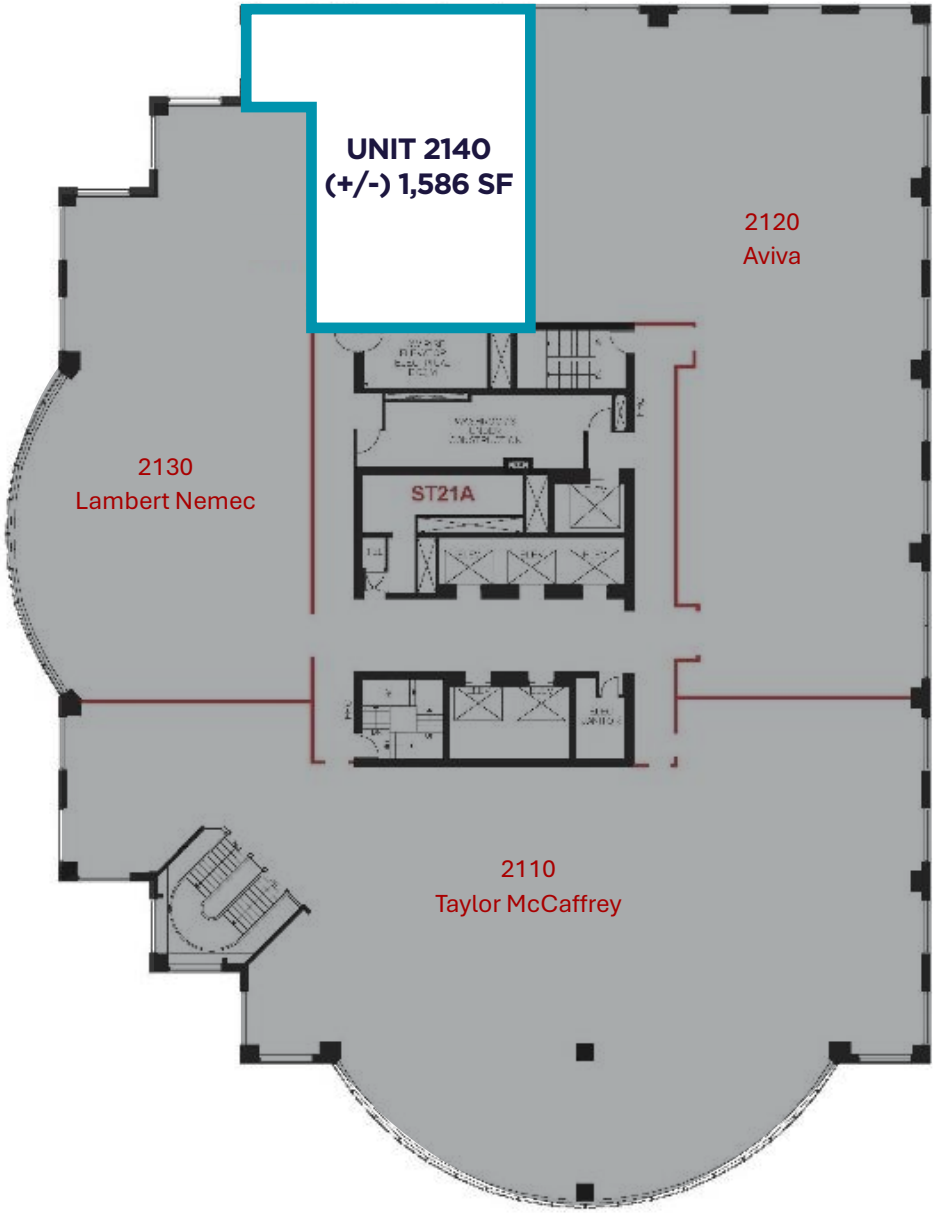




UNIT 2140
FLOOR PLAN



21ST FLOOR
KEY PLAN





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