

FOR LEASE

Great Opportunity on Busy Portage Avenue

2305 Portage Avenue, Winnipeg Manitoba



**DOMINANT
SIGNAGE**



**HIGH
TRAFFIC**



**ON-SITE
PARKING**



**ACCESS TO
TRANSIT**

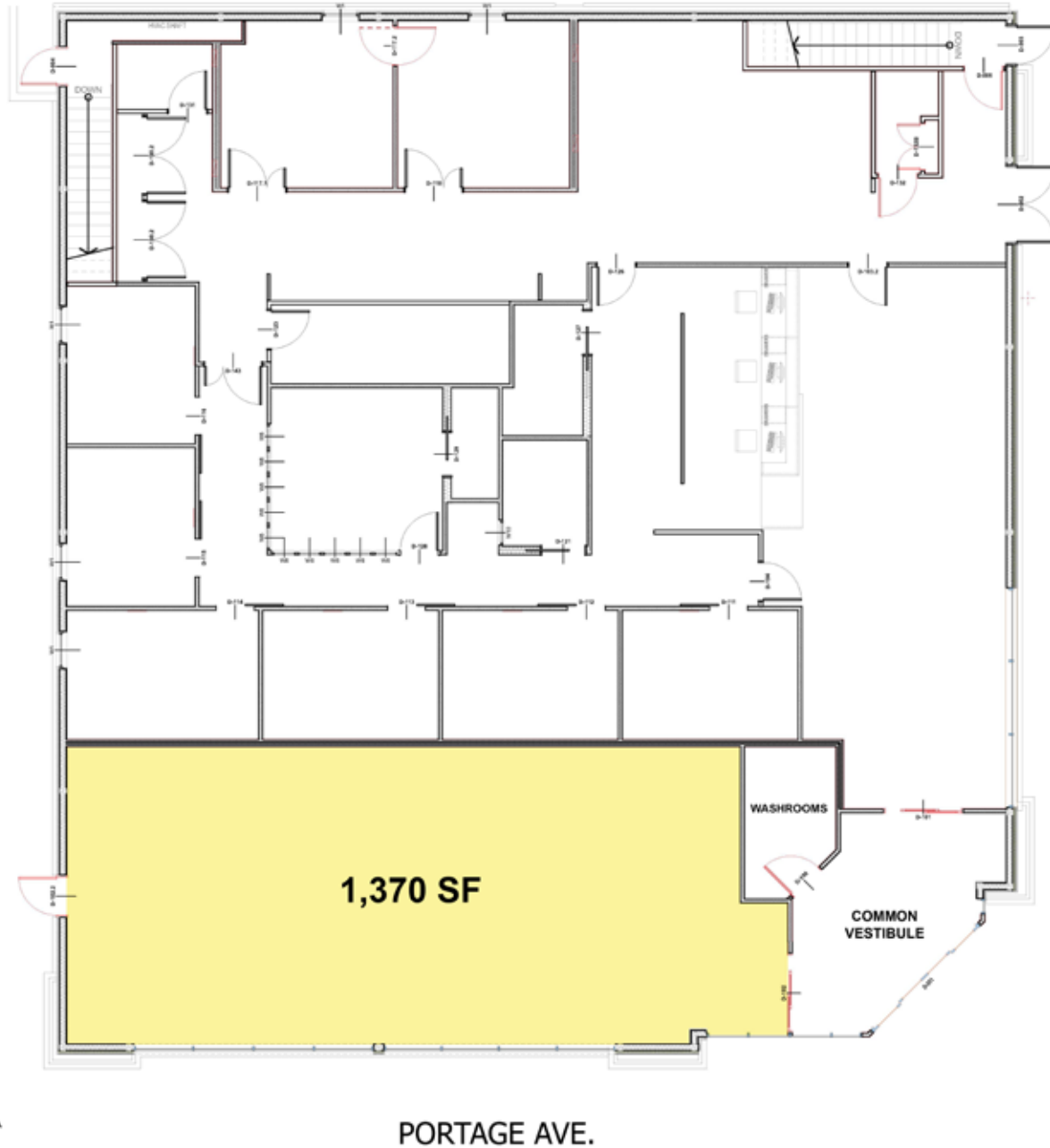
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FOR LEASE

2305 Portage Avenue, Winnipeg Manitoba

FLOOR PLAN



204.474.2000

Shindico

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PROPERTY SUMMARY

Rentable Area	1,370 +/- SF
Usable Area	1,298 +/- SF
Net Lease Rate	\$28.00/SF
Additional Rent (est.)	\$10.00/SF
Zoning	C2 - Commercial District
Parking	27 Stalls

FEATURES

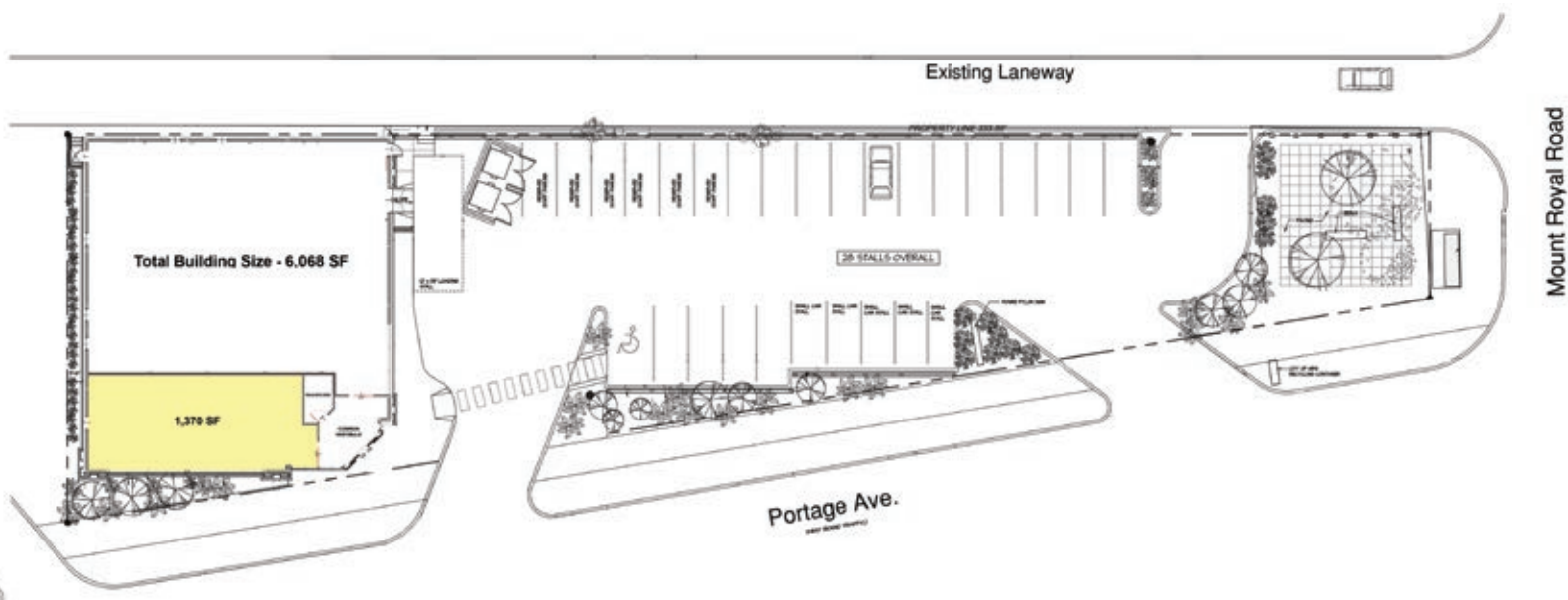
- **Surrounded by essential services including Shopper Drug Mart, Manitoba Liquor Mart and medical services.**
- High traffic location on Portage Avenue.
- In close proximity to Boston Pizza, Holiday Inn Airport West, Parts Source and the Keg.

LOCATION

- Located on the northwest corner of Portage Avenue and Mount Royal Road.
- **Only minutes away from Murray Industrial Park (over 6,000 employees).**
- Close proximity to densely populated and affluent communities of St. James, Charleswood and Tuxedo.
- **Just east of Moray Street/Charleswood Bridge where 105,700 vehicles pass through daily.**
- 18,000 sq. ft. Sturgeon Heights Community Centre located directly north of the property.
- 118,693 people live within a 10 minute drive time.

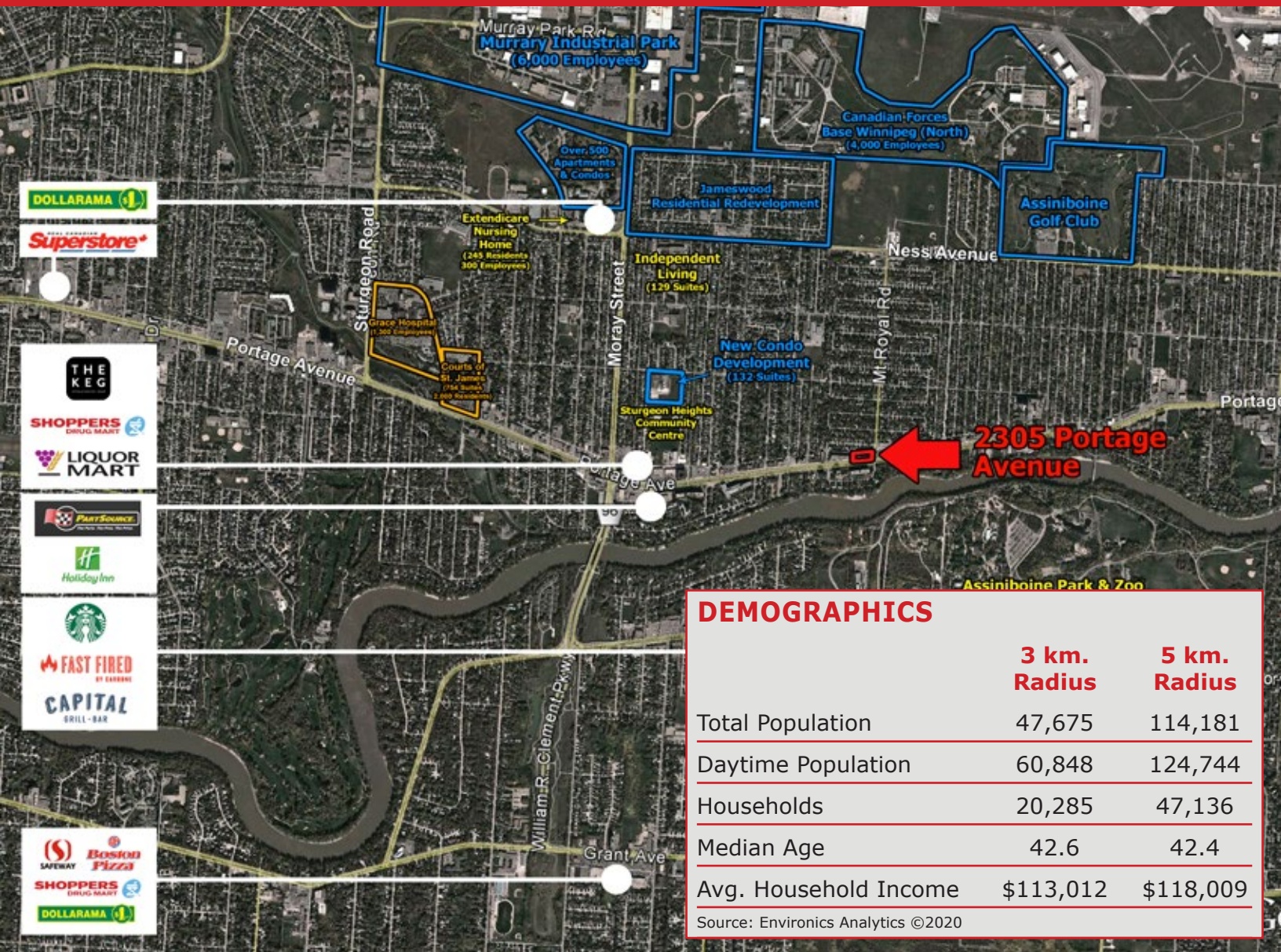
Source: Environics Analytics ©2018

SITE PLAN



FOR LEASE

2305 Portage Avenue, Winnipeg Manitoba



	3 km. Radius	5 km. Radius
Total Population	47,675	114,181
Daytime Population	60,848	124,744
Households	20,285	47,136
Median Age	42.6	42.4
Avg. Household Income	\$113,012	\$118,009

Source: Environics Analytics ©2020

FOR MORE INFORMATION, PLEASE CONTACT:

Brennan Pearson, ICI Properties
 C (204) 291-5003
 bpearson@ici.properties

Jared Kushner
 P (204) 928-8238
 C (204) 294-1087
 jkushner@shindico.com

Shindico Realty Inc.
 200-1355 Taylor Avenue
 Winnipeg, Manitoba R3M 3Y9
 P (204) 474-2000
 inquire@shindico.com
 www.shindico.com

Shindico

Succeeding by Helping Others Succeed



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

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