

# FOR LEASE

Retail and Office Opportunities

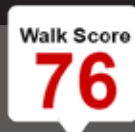
3111 Portage Avenue, Winnipeg, Manitoba



**PROMINENT**  
SIGNAGE OPPORTUNITIES



**HIGH**  
TRAFFIC



**VERY**  
WALKABLE



**GOOD**  
TRANSIT



**VERY**  
BIKEABLE

# FOR LEASE

3111 Portage Avenue, Winnipeg, Manitoba

## PROPERTY SUMMARY

### Available

Main Floor: 968 - 2,394 +/- SF  
Second Floor: 3,100 +/- SF

### Net Rent

Main Floor: \$20.00/SF  
Second Floor: \$14.00/SF

Additional Rent \$6.50/SF (2022 est.)

Management Fee 5% of gross rent

Zoning C3

## FEATURES

- Two storey professional building
- Fully developed office space on second floor
- Prominent Pylon Signage
- On-site parking for staff and clients
- Ideal for a variety of uses including medical, with busy pharmacy as co-tenant

## LOCATION

- Blocks away from the Grace Hospital and near other medical related businesses
- Excellent exposure and access on busy Portage Avenue
- High traffic route with excellent access to public transport
- Surrounded by high density residential neighbourhoods
- Conveniently located between Moray Street and the Perimeter Highway, servicing west Winnipeg

## TRAFFIC

- 59,500 vehicles per day on Portage Avenue between Sturgeon Road and Cavalier Drive.

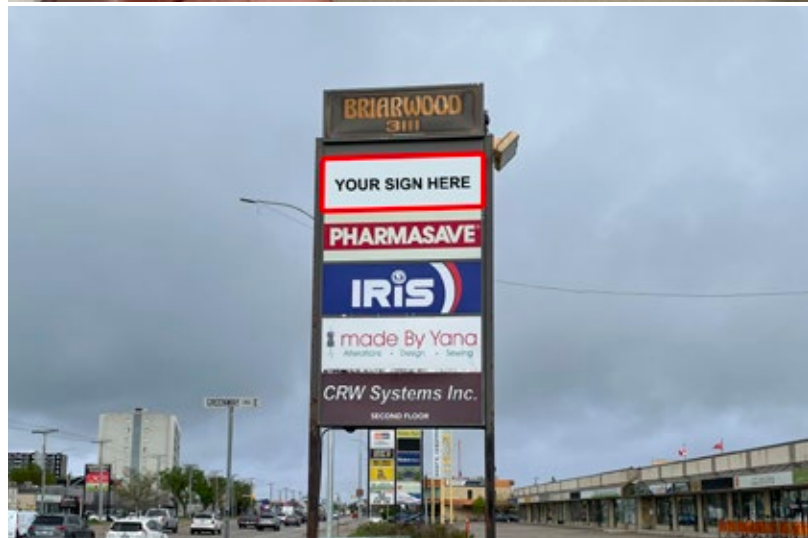
Reference: City of Winnipeg Public Works Department, 2019



Second Floor



Second Floor



204.474.2000

**Shindico**

# FOR LEASE

3111 Portage Avenue, Winnipeg, Manitoba

## SITE PLAN

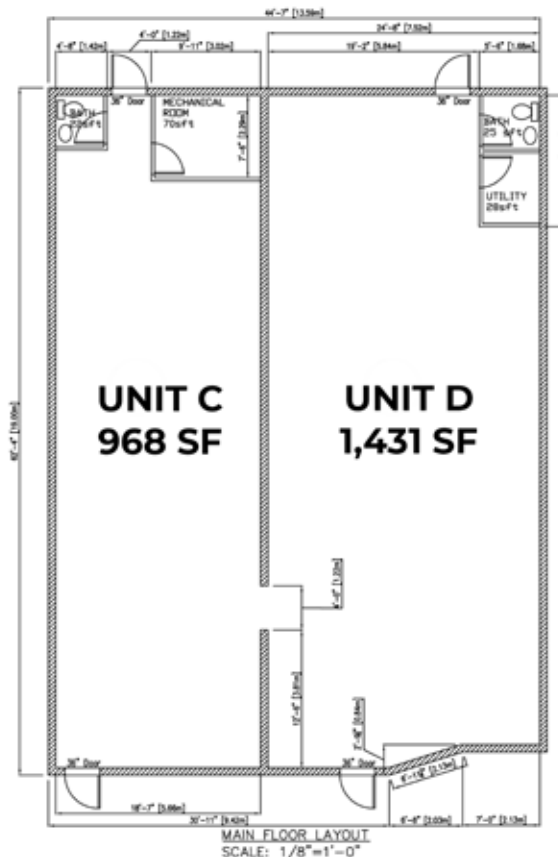


# FOR LEASE

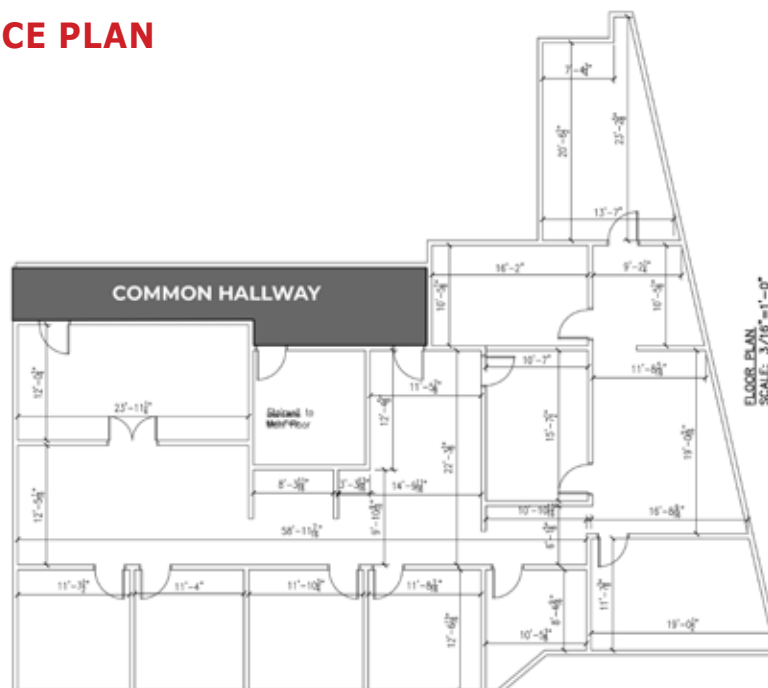
3111 Portage Avenue, Winnipeg, Manitoba

## MAIN FLOOR PLAN

- Units can be combined for 2,394 +/- SF



## SECOND FLOOR OFFICE PLAN



204.474.2000

**Shindico**

# FOR LEASE

3111 Portage Avenue, Winnipeg, Manitoba



## DEMOGRAPHICS

	1 km. Radius	3 km. Radius
Total Population	10,394	59,292
Daytime Population	9,689	59,904
Households	4,920	25,025
Median Age	49.2	43.6
Avg. Household Income	\$88,016	\$110,540

Source: Environics Analytics ©2021

FOR MORE INFORMATION, PLEASE CONTACT:

### Dino Alevizos\*

\*Services provided by Dino Alevizos Personal Real Estate Corporation

P (204) 928-8209

C (204) 781-9717

dalevizos@shindico.com

### Michael Stronger

\*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

P (204) 928-8237

C (204) 793-3448

mstronger@shindico.com

### Shindico Realty Inc.

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

[inquire@shindico.com](mailto:inquire@shindico.com)

[www.shindico.com](http://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.

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.062922