NORTH ATLAS

COMMERCIAL REAL ESTATE

Campus Retail For Lease

500 PORTAGE AVENUE WINNIPEG, MB

1,855 square feet available
Net Rental Rate: **$15.00** per square foot
Additional Rent: **$13.00** per square foot
(2022 Estimated)

North Atlas Commercial Real Estate
1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Jonah Levine
Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

Khush Grewal
Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

PROPERTY HIGHLIGHTS

RETAIL FOR LEASE | **500 PORTAGE AVENUE** | WINNIPEG, MB

There's an energetic feeling to 500 Portage Avenue, located in the shadow of the vibrant University of Winnipeg campus and many other nearby downtown anchors. New investments in 2018 elevated the exterior main floor retail spaces. Stores are connected directly to a larger residential and office complex, as well as the wider neighbourhood. Exposure for your brand to Portage Avenue Traffic is excellent, with over 40,000 cars passing by the property daily.

As a future retail tenant at 500 Portage, you'll enjoy:

- The vibrancy and energy outside your front door that can only be found around an urban university campus.

- Professional on site 24/7 maintenance and the operational expertise of a major Canadian property manager.

- The opportunity to associate your brand with the high quality image of a refreshed 500 Portage Avenue.

North Atlas Commercial Real Estate
1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Jonah Levine
Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

Khush Grewal
Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

NORTH ATLAS
COMMERCIAL REAL ESTATE

EXCEPTIONAL ANCHORS

RETAIL FOR LEASE | **500 PORTAGE AVENUE** | WINNIPEG, MB

With anchors like the University of Winnipeg, the Winnipeg Art Gallery, the Holiday Inn & Suites and IG Wealth management merely steps away from your front door, your business will have access to thousands of potential visitors who work, go to school and come to the nearby area for culture and recreation amenities.

CUSTOMERS AT YOUR DOOR

With over 425 apartments on site and many more nearby, approximately 2,500 people live within a 5-Minute walk from your front door. Well over 15,000 people go to school and work in that same 5-Minute walk. With easy access to the population of a sizeable town, all manner businesses will find customers at 500 Portage.

North Atlas Commercial Real Estate
1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Jonah Levine
Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
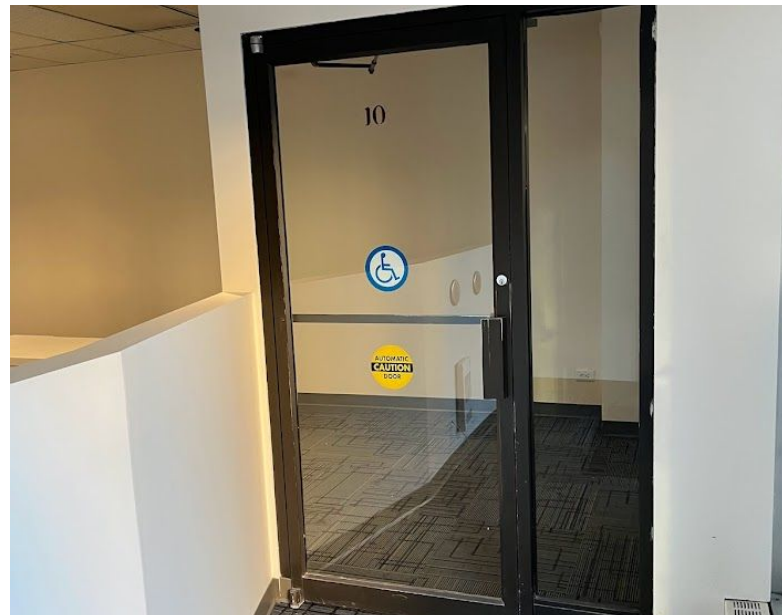Jonah@NorthAtlas.ca

Khush Grewal
Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

UNIT PHOTOS

RETAIL FOR LEASE | **500 PORTAGE AVENUE** | WINNIPEG, MB

North Atlas Commercial Real Estate
1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Jonah Levine
Partner & Managing Broker
204.918.1438 Mobile
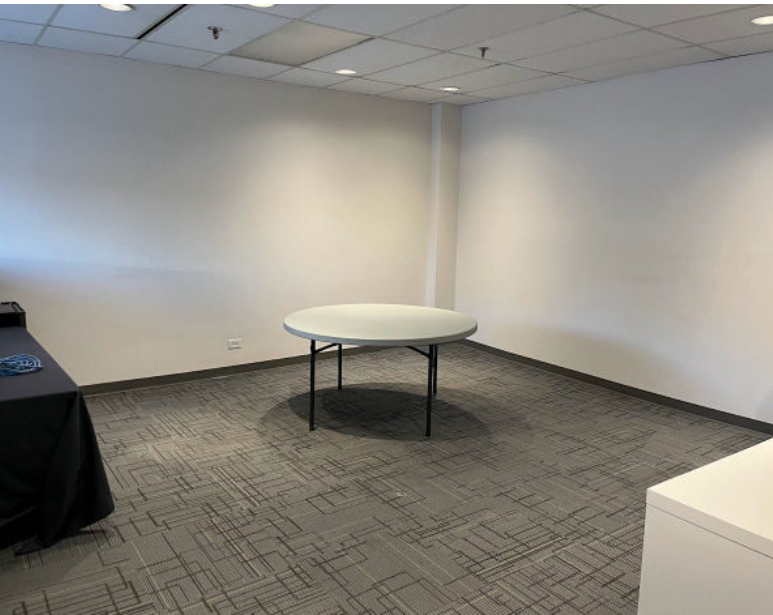204.942.2400 Office
Jonah@NorthAtlas.ca

Khush Grewal
Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

PROPERTY DETAILS

RETAIL FOR LEASE | **500 PORTAGE AVENUE** | WINNIPEG, MB

Space Available: 1,855 Square Feet
Net Rental Rate: $15.00 per square foot
Additional Rent: $13.00 per square foot
(2022 Estimated)

North Atlas Commercial Real Estate
1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Jonah Levine
Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

Khush Grewal
Partner
204.891.1999 Mobile
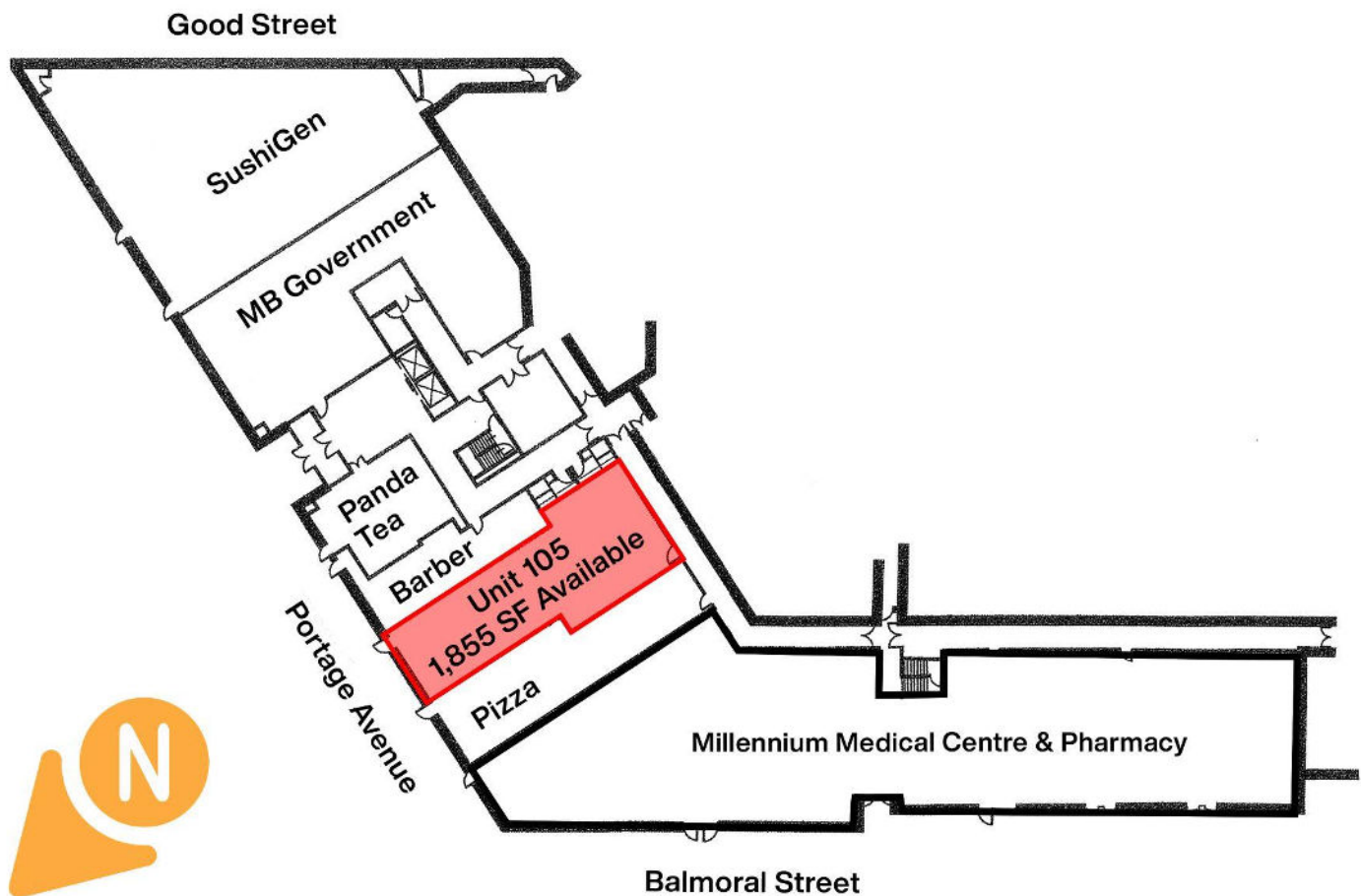204.942.2400 Office
Khush@NorthAtlas.ca

NORTH ATLAS
COMMERCIAL REAL ESTATE

500 PORTAGE AVENUE
CAMPUS RETAIL FOR LEASE | WINNIPEG, MB

CALL 204-942-2400 TO LEARN MORE!

University of Winnipeg

IG Wealth Management

Portage Ave

Canada Life Centre

True North Square & Wawanesa Tower

RBC Convention Centre Parking

500 PORTAGE AVENUE

Winnipeg Art Gallery

Memorial Blvd

West Broadway & Wolseley

N

North Atlas Commercial Real Estate
1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Jonah Levine
Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

Khush Grewal
Partner
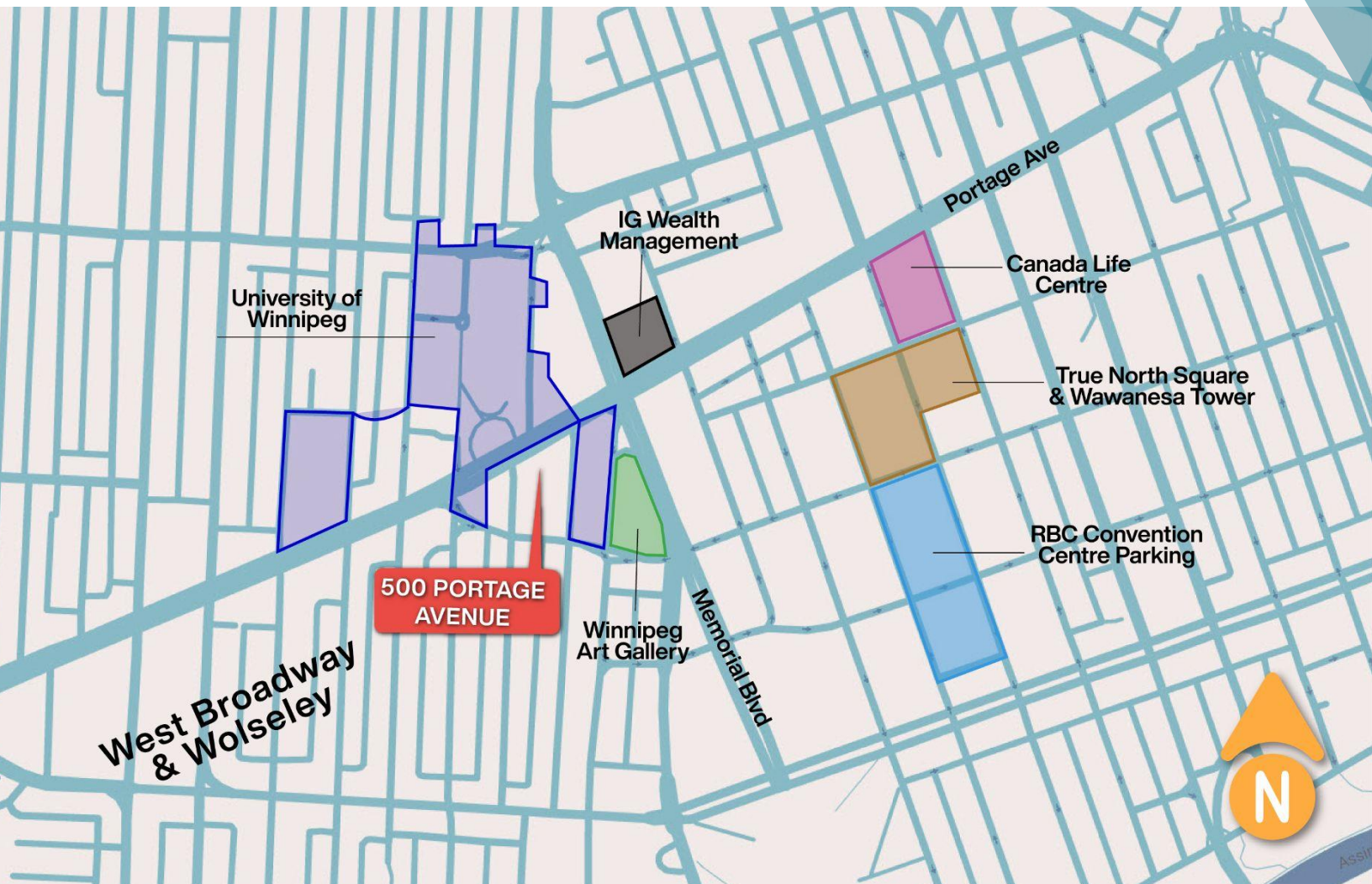204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca