The Curry Building

200-233 Portage Avenue
Winnipeg, Manitoba

OFFICE SPACE

4,908
SQ FT ±
FOR LEASE



A.S.H. MANAGEMENT GROUP INC.
BROKERAGE

October 2026

Property Information

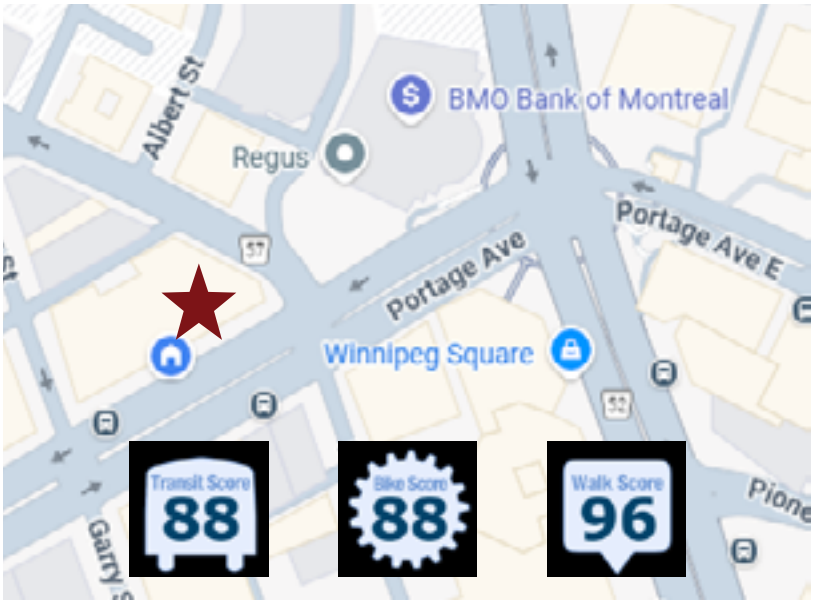
- This full city block landmark Property is located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown, just two blocks from Canada Life Centre and across from the climate controlled underground concourse and skywalk system.
- Passenger and freight elevators.
- Lower level storage available.
- Multiple transit stops.
- Surface parking and parkade parking available nearby.
- One block from Winnipeg's Sports Hospitality and Entertainment District (the SHED).
- Numerous restaurants and cafes nearby.
- Winnipeg James Armstrong Richardson International Airport 20 minutes away



"Despite the numerous exterior changes, the Curry Building continues to be one of the most visually impressive structures on Portage Avenue."

Source: City of Winnipeg Historical Building Committee





Suite Information



Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2026 est.)
$11.95	$11.55[1]

[1] Additional Rent is inclusive of Common Area Maintenance, Property Tax, hydro and water utilities.
[2] Plus 5% management fee on gross rent.

A.S.H. MANAGEMENT GROUP INC.
BROKERAGE

4,908 sf ±
Subdivided 2,257, 2,632 sf ±

- An incredible opportunity to lease a open concept office space that is ready for development. The space can be custom designed according to the tenant's specific needs, allowing for a fully personalized workspace. With this blank canvas, the tenant has the flexibility to create a unique and tailored environment that perfectly fits their business.
- Featuring expansive floor-to-ceiling windows on the east and south exposures, offering plenty of natural light.
- New ceiling grid and LED lighting.
- On-site property management.
- Available immediately.

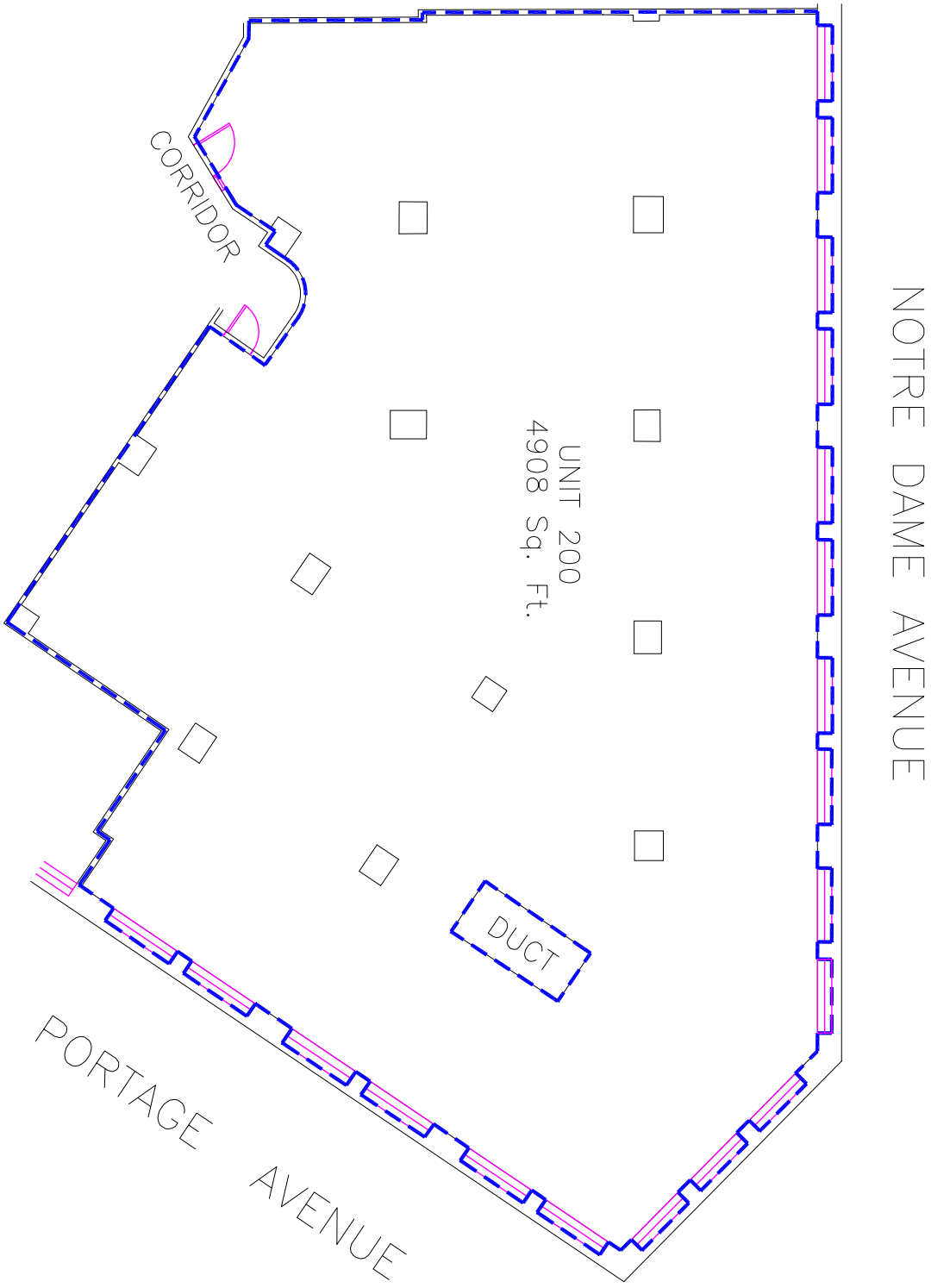


Second Floor Site Plan



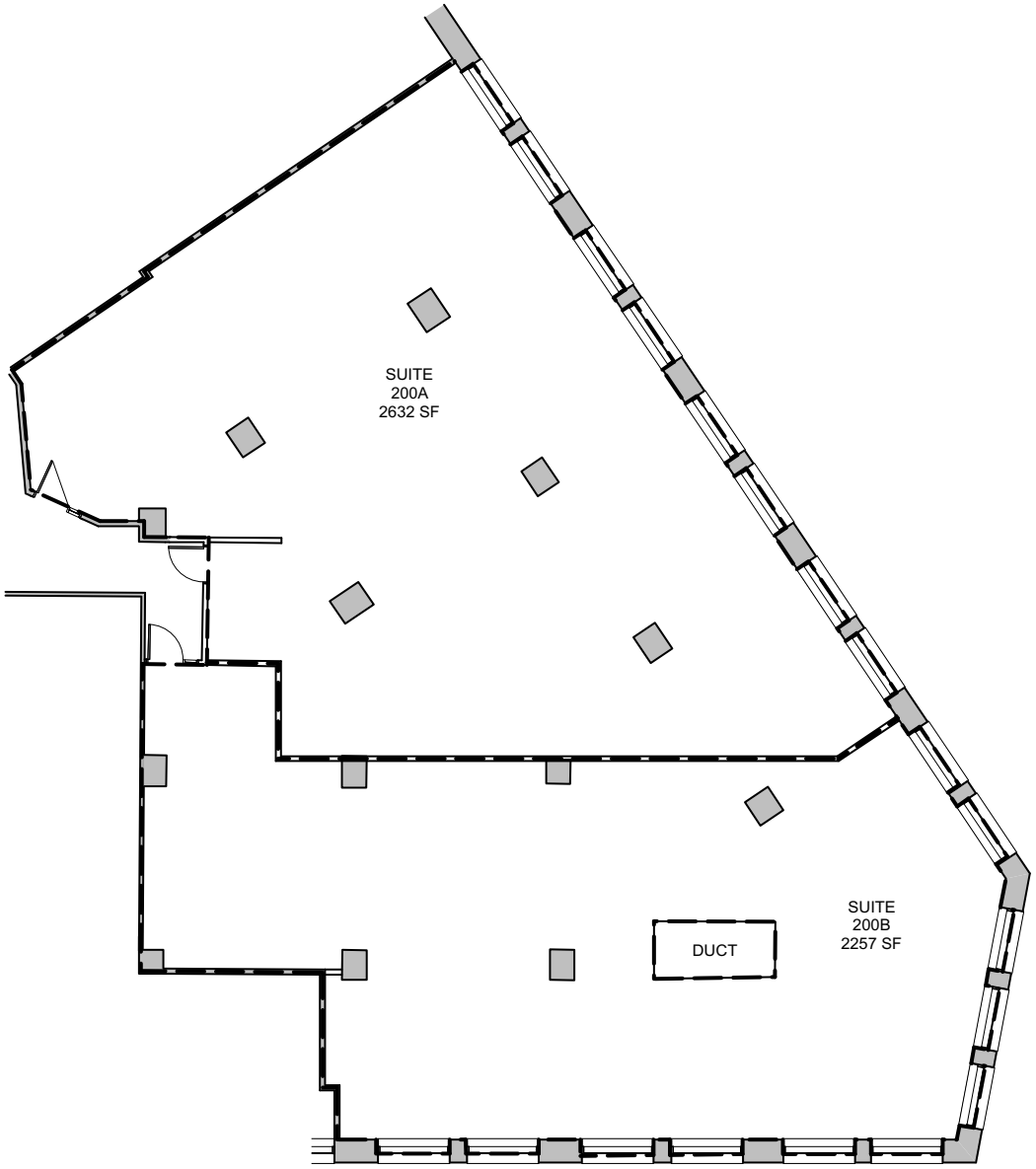
Suite 200
4,908 sf ±

Floor Plan



Suite 200
Subdivided 2,257, 2,632 sf ±

Floor Plan



N

1
SK1

SUITE 200 PROPOSED DIVISION
NTS

pico ARCHITECTURE inc.
330 – 136 Market Ave. Winnipeg, MB R3B 0P4 (204) 414-9191

SUITE 200
233 PORTAGE
18 10 05

SK1

The Exchange District and Downtown Winnipeg

Downtown Winnipeg Parking Map



Winnipeg's Exchange District

As a National Historic Site, Winnipeg's Exchange District features a vibrant mix featuring an abundance of heritage architecture, charming historic storefronts, redeveloped modern residential housing, educational facilities, a lively arts and culinary scene, and unique attractions, including

Red River Polytechnic College	Old Market Square
Manitoba Museum	Concert Hall
Royal Manitoba Theatre Centre	Stephen Juba Park
The Forks Market	Shaw Park
The Human Rights Museum	Canada Life Centre
The Children's Museum	True North Square
The Kings Head Pub	Deer + Almond
Nonsuch Brewing Co.	Clementine
Health Sciences Centre	Little Brown Jug
James Avenue Pump House	University of Winnipeg

Winnipeg's Downtown

Winnipeg's Downtown offers a wealth of opportunities, diverse offerings, including both new and established shops and restaurants, provide a thriving marketplace for entrepreneurs looking to establish a presence in the city. With several major attractions such as the Canada Life Centre, the Forks, the Exchange District, the Canadian Museum of Human Rights, and True North Square, there are ample opportunities to attract customers and generate revenue.

Winnipeg's downtown district presents a compelling opportunity for entrepreneurs looking to establish and grow their business. With a diverse customer base, numerous attractions, and various festivals and events, the area offers ample opportunities to attract customers and thrive in the heart of the city.

A.S.H. Management Group Inc., Brokerage
233 Portage Avenue, Suite 100
Winnipeg, MB R3B 2A7
Ph: 204-982-7973
ashmanagementgroup.com

Jack S. Hurtig, B.A.. B. Admin, Associate Broker
Vice-President, Real Estate Brokerage
Dir: 204-982-7978
jhurtig@ashmanagementgroup.com

Tanya Spradbrow, Salesperson
Real Estate Brokerage Coordinator
Dir: 204-982-7979
tspradbrow@ashmanagementgroup.com

E&OE