

Availability Report April 2024

1500 Regent Avenue West
Winnipeg

NEW	
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(psf per annum) (psf per annum 2024 est.)

Unit 6

Address

3,088

Available Space (sf ±)

\$15.95

Base Rental Rate

\$4.461

Additional Rent

- Situated on the south side of Regent Avenue West, offering excellent visibility and accessibility in a high-traffic area.
- Located just east of the popular Kildonan Place Shopping Centre, and across the street from well-known brands like Costco, Canadian Tire, The Brick, Tim Horton's, and Club Regent Casino.
- Modern Facade: The property boasts a modern and attractive facade completed in 2016, enhancing its curb appeal and making it a standout in the area.
- ¹ Plus 5% management fee on gross rent.
- · Exterior signage opportunity.
- C3 zoning.
- Available immediately.

1549 St. Mary's Road Winnipeg

Click Here

Click Here



Available Space (sf ±)

Base Rental Rate (psf per annum)

Additional Rent (psf per annum 2024 est.)

MEADOWOOD FAMILY CHIROPRACTIC

Unit 10 2,588 \$19.00 \$9.84^{1,2}

- Join Meadowood Professional Center, home to established tenancies offering personal services, including, orthodontics, aesthetics and financial services.
- Developed office/reatil space, currenlty operating as a chiropractic office.
- Located on a major transit route.
- · Exterior signage avaliable.

- Across from the shops and services of the St. Vital Shopping Centre.
- · Lower level storage available.
- ¹ Plus hydro and gas utilities, inclusive of water utility.
- ² Plus 5% management fee on gross rent.
 - Available May 1, 2024.

877 Waverley Street Winnipeg



- Unit 8 929

\$21.00

\$15.331

- Join Linden Woods Market, home to established national and local tenancies offering personal services, including medical, dental, aesthetics and food services.
- Northbound and southbound curb cuts on Waverley Street provide easy access.
- Ample parking.

- Fascia and pylon signage opportunities.
- Located across from the Ralph Cantafio Soccer Complex.
- Reception and three (3) private offices.
- C2 Zoning.
- ¹ Plus 5% management fee on gross rent.
- Available immediately.

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

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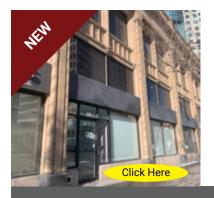
Tanya Spradbrow, Salesperson Real Estate Brokerage Coordinator Dir: 204-982-7979



Availability Report April 2024

225 Portage Avenue
Winnipeg

Address Available Space (sf ±) Base Rental Rate (psf per annum) (psf per annum 2024 est.)



225 Portage Avenue

3,177

\$19.95

\$9.681,2

Additional Rent

(psf per annum 2024 est.)

- Developed office space with southern and eastern glazing.
- Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown.
- Located on a major transit route.
- Across from the shops and services of the underground concourse system.
- · Lower level storage available.
- Includes proportionate share of hydro and gas utilities.
- ² Plus 5% management fee on gross rent.
- Available immediately.

Base Rental Rate

(psf per annum)

233 Portage Avenue Winnipeg

Virtual Tour	E Innunnulu
	Click Here

4,908 2,257, 2,632 2.296

Available Space (sf ±)

- \$11.95 \$11.96¹ \$11.95 \$11.96¹ \$11.95 \$11.96¹
- Professionally designed and functional
- developed office space.

Address

2nd Floor - Unit 200

Subdivided

2nd Floor - Unit 205

- Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown.
- · Located on a major transit route.
- Across from the shops and services of the underground concourse system.
- Lower level storage available.
- Spectacular views.
- ¹ Plus 5% management fee on gross rent.
- Available immediately.

245 Portage Avenue Winnipeg



Address Available Space (sf \pm) Base (psf

Base Rental Rate (psf per annum)

Additional Rent (psf per annum 2024 est.)

245 Portage Avenue

2,626

\$19.95

\$9.681,2

- Developed office/retail space.
- Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown.
- Located on a major transit route.
- Across from the shops and services of the underground concourse system.
- Lower level storage available.
- ¹ Includes proportionate share of hydro and gas utilities.
- ² Plus 5% management fee on gross rent.
- Available immediately.

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Availability Report April 2024

212 Notre Dame Avenue Winnipeg

Base Rental Rate Additional Rent Address Available Space (sf ±) (psf per annum) (psf per annum 2024 est.)



212 Notre Dame Avenue

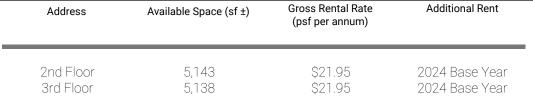
1,893

\$19.95

\$6.221,2

- Developed office/retail space.
- Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown.
- Located on a major transit route.
- Across from the shops and services of the underground concourse system.
- Lower level storage available.
- Large eastern glazing.
- Exterior signage opportunity.
- Interior secondary suite access.
- ¹Plus hydro, gas and water utilities.
- ² Plus 5% management fee on gross rent.
- Available immediately.

35 King Street Winnipea





35 King Street is a Five storey, 30,010 sf ± office building that is densely developed with private offices, classrooms, meeting rooms, laboratories, and lounge areas. 35 King Street's central urban location in Winnipeg's historic Exchange District is well situated in close proximity to Portage Avenue and Main Street, Red River College and Canada Life Centre. An on-site surface lot, together with street parking, adjacent parking structures and major transit stops provide easy access options for tenants and visitors. Available immediately.

191 Lombard Avenue Winnipeg



Address	Available Space (sf ±)	Gross Rental Rate (psf per annum)	Additional Rent
Main Floor	3,187	\$32.00	2024 Base Year
Unit 1103	1,567	\$21.95	2024 Base Year
9th Floor	3,723	\$21.95	2024 Base Year

- Developed retail and office space.
- C Zonina.

This central and historic landmark, 191 Lombard Avenue offers an incredible leasing opportunity, the prominent and highly visible main floor. Blending tradition with modern decor and convenience,

located in the historic Exchange District across from the underground Concourse, the Richardson Building, the Fairmont Hotel and adjacent to the Millennium Centre, just a few short blocks from Shaw Park and Waterfront Drive.

Portage and Main views.

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Availability Report April 2024

Redwood Plaza 1070-1086 Main Street Winnipeg



Address	Available Space (SI ±)	(psf per annum)	(psf per annum 2024 est)
1072 Main Street	1 974	\$14.95	\$6.43,1,2
10/2 Maii i Street	1,974	\$14.90	\$0.45
1080 Main Street	1,107	\$14.95	\$6.43 ^{,1,2}

- 1086 Main Street 582

 Located at the intersection of Main

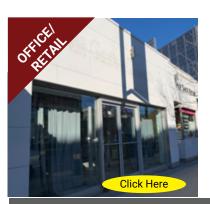
 Street and Aberdeen Avenue, just south of
- Redwood Avenue.Exterior signage opportunity.
- · Ample parking.
- 1072 Main Street is open concept.
- 1080 Mian Street is developed office.
- 1086 Main Street is open concept.
- ¹ Plus hydro and gas utilities and 5% management fee on gross rent.
- ² Inclusive of water utility.
- C2 zoning.

Race Pental Date

\$14.95

- 1072 Main Street available immediately.
- · 1080 Main Street available immediately.
- 1086 Main Street available immediately.

415 Graham Avenue Winnipeg



Address Available Space (sf ±)

Semi-Gross Rental Rate

Additional Rent

Additional Pent

\$6,43,1,2

415 Graham Avenue 2,

2,382

\$2,995.00/month

CAM, Property Tax Included.

- Join Thom Bargen Coffee & Tea, White Star Diner, Paris Nails and Hue Shoe Repair in this repositioned property located in the heart of Downtown in the Graham Avenue corridor.
- This unique, multi-level, leasing opportunity will appeal to a tenant looking for nontraditional space with storefront signage.
- ¹ Plus 5% management fee on gross rent
- Plus hydro, gas and water utilities.
- M Zoning.

32-48 Seal Road, 88 and 108 Severn Crescent Thompson, Manitoba



Mixed Use Investment Opportunity For Sale

- Located at the intersection of Seal Road and Severn Crescent, just off of Mystery Lake Road, Thompson, Manitoba.
- Two (2) buildings comprised of 25,844 sf ±
- 1.8 acres ±
- Constructed in 1971/1972 & 1976
- "IL" Industrial Light Zoning
- Projected 2022 NOI \$123,051
- List Price: \$1,260,000



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