

### 871 Waverley Street Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2026 est.)
Unit 6	1,153	\$21.00	\$20.18
<ul style="list-style-type: none"> <li>Office/Retail/Personal Services</li> <li>Join Linden Woods Market, home to established national and local tenancies offering personal services, including professional, dental, aesthetics and food services.</li> <li>Common reader board availability.</li> <li>Facia signage.</li> <li>C2 Zoning.</li> <li>One (1) washroom.</li> <li>5 ton rooftop unit.</li> <li>Plus hydro and gas utilities. Inclusive of water utility.</li> <li>Available immediately.</li> </ul>			

### 1549 St. Mary's Road Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2026 est.)
Unit 6	3,805	\$18.95	\$11.81 <sup>1,2</sup>
<ul style="list-style-type: none"> <li>Located on the southeast corner of the Meadowood Drive &amp; St. Mary's Road intersection, directly across from the St. Vital Shopping Centre.</li> <li>Ample parking for employees and visitors.</li> <li>Reception area.</li> <li>Boardroom.</li> <li>Kitchenette.</li> <li>Private offices.</li> <li>Open work space.</li> <li><sup>1</sup> Plus hydro and gas utilities, inclusive of water utility</li> <li><sup>2</sup> Plus 5% management fee on gross rent.</li> <li>Availability TBD.</li> </ul>			

### 1500 Regent Avenue West Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2026 est.)
Unit 13	3,856	\$17.00	\$6.33 <sup>1,2</sup>
<ul style="list-style-type: none"> <li>Office/retail/showroom/warehouse.</li> <li>Situated on the south side of Regent Avenue West, offering excellent visibility and accessibility in a high-traffic area.</li> <li>Located just east of the popular Kildonan Place Shopping Centre, and across the street from Costco, Canadian Tire, The Brick, Tim Horton's, and Club Regent Casino.</li> <li>Grade level loading door.</li> <li>Ample parking available.</li> <li><sup>1</sup> Plus hydro, gas and water utilities.</li> <li><sup>2</sup> Plus 5% management fee on gross rent.</li> <li>Available immediately.</li> </ul>			

233 Portage Avenue  
Winnipeg

**The Curry Building**  
**Investment Opportunity For Sale**



**\$3,900,000**  
Purchase Price

**\$90 psf ±**

**43,062 sf±**  
Leasable Building  
Area

**2 storeys**  
& full basement

Blending historic charm with modern decor and convenience, this full city block landmark Property will provide a purchaser with the opportunity to carry-on a tradition of pride of ownership by continuing to support local and national office and retail tenancies. The Vendor, whom has held this asset since 1998 found success in tenant longevity by being flexible with tenant requirements as the demand and use of commercial space continuously evolves.

While this Property has always been tenanted with commercial uses, multi-entry points, large floor plates including a full basement, oversized foundation and glazing on four (4) sides, this Property may be well suited for a multi-family reposition as this strategic location is located just steps from the underground concourse system in the heart of Downtown, providing tenants with a profuse variety of retail and professional services with the luxury of a multitude of transit and parking options at its doorstep.

Offered well below replacement cost, this opportunity to stay the course with commercial use or reposition and introduce a multi-family mix will serve a purchaser for many more decades to come.



221 Portage Avenue  
Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2026 est.)
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221 Portage Avenue	1,427	\$17.50	\$6.00 <sup>2</sup>
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- 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.
- <sup>1</sup> Includes proportionate share of water utility. Gas and hydro utility additional.
- <sup>2</sup> Plus 5% management fee on gross rent.
- Available immediately.



A.S.H. MANAGEMENT GROUP INC.  
BROKERAGE

# Availability Report May 2026

## 233 Portage Avenue Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2026 est.)
2nd Floor - Unit 200	4,908	\$11.95	\$11.55 <sup>1</sup>
Subdivided	2,257, 2,632	\$11.95	\$11.55 <sup>1</sup>

- 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.
- <sup>1</sup> Plus 5% management fee on gross rent.
- Available immediately.

Virtual Tour

## 225 Portage Avenue Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2026 est.)
225 Portage Avenue	<del>CONDITIONALLY LEASED</del>		<del>\$7.40<sup>2</sup></del>

- 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.
- <sup>1</sup> Includes proportionate share of gas utility. Hydro utility additional.
- <sup>2</sup> Plus 5% management fee on gross rent.
- Available immediately.

## 245 Portage Avenue Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2026 est.)
245 Portage Avenue	2,626	\$17.50	\$9.66 <sup>1,2</sup>

- 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.
- <sup>1</sup> Includes proportionate share of hydro and gas utilities.
- <sup>2</sup> Plus 5% management fee on gross rent.
- Available TBD.

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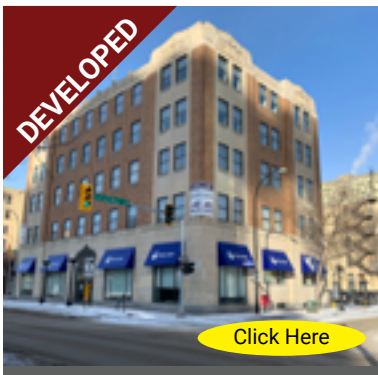
**212 Notre Dame Avenue  
Winnipeg**



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2026 est.)
212 Notre Dame Avenue	1,893	\$17.50	\$6.00 <sup>1,2</sup>

- 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.
- <sup>1</sup> Plus hydro, gas and water utilities.
- <sup>2</sup> Plus 5% management fee on gross rent.
- Available immediately.

**35 King Street  
Winnipeg**



Address	Available Space (sf ±)	Gross Rental Rate (psf per annum)	Additional Rent
Lower Level	4,481*	\$21.95	2025 Base Year
1st Floor	4,921*	\$21.95	2025 Base Year
2nd Floor	5,143	\$21.95	2025 Base Year
3rd Floor	<u>5,138</u>	\$21.95	2025 Base Year
<b>Contiguous</b>	<b>19,683</b>		

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. \* Availability TBD.

**191 Lombard Avenue  
Winnipeg**



Address	Available Space (sf ±)	Gross Rental Rate (psf per annum)	Additional Rent
Main Floor	3,187	\$32.00	2025 Base Year
<b>NEW</b> 3rd Floor	3,708	\$21.95	2025 Base Year
9th Floor	3,723	\$21.95	2025 Base Year

- Developed retail and office space.
- C Zoning.
- 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 Blue Cross Park and Waterfront Drive.
- Portage and Main views.

### 875 Corydon Avenue Winnipeg



[Click Here](#)

Address	Available Space (sf ±)	Gross Rental Rate (per month)	Additional Rent
Unit 3	1,474	\$3,685.00	2026 Base Year <sup>1</sup>

- Developed retail/office multi-level unit located in the heart of "Little Italy".
- <sup>1</sup> Gross Rent is inclusive of Common Area Maintenance, Property Taxes, hydro, gas and water utilities and Management Fees.
- Exterior signage opportunity.
- C2 Zoning.
- Available on short notice.

### 301 Nassau Street N. Winnipeg



[Click Here](#)

Address	Available Space (sf ±)	Gross Rental Rate (per month)	Additional Rent
103 A	120	\$650.00	Included

- One (1) private office.
- Multi-tenant office building located just off Pembina Highway, in the neighbourhood of Crescentwood.
- Located on a major transit route.
- C2 zoning.
- Available immediately.

### 513 Hamilton Avenue Winnipeg



[Click Here](#)

Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2026 est.)
513 Hamilton Avenue	833	\$10.95	\$10.41 <sup>1,2</sup>

- 513 Hamilton Avenue is located in the Crestview neighbourhood, near the intersection of Hamilton Avenue and Buchanan Blvd.
- Ample parking.
- Fascia and pylon signage opportunities.
- Two (2) ton split unit condenser.
- High efficiency, 70,000 BTU furnace.
- C2 Zoning.
- <sup>1</sup> Plus hydro, gas and water utilities.
- <sup>2</sup> Plus 5% management fee on gross rent.
- Available immediately.

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
- 2024 NOI \$114,310
- List Price: \$995,000

