



A.S.H. MANAGEMENT GROUP INC.
BROKERAGE

Availability Report November 2026

1549 St. Mary's Road Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2026 est.)
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Unit 1	899	\$20.00	\$16.58 ^{1,2}
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- Located on the southeast corner of the Meadowood Drive & St. Mary's Road intersection, directly across from the St. Vital Shopping Centre.
- Ample parking for employees and visitors.
- Reception area.
- Private offices.
- Kitchenette
- Private washroom
- ¹ Inclusive of hydro, gas and water utilities.
- ² Plus 5% management fee on gross rent.
- Available January 1, 2027.

871 Waverley Street Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2026 est.)
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Unit 6	1,153	\$21.00	\$20.18
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- Office/Retail/Personal Services
- Join Linden Woods Market, home to established national and local tenancies
- offering personal services, including professional, dental, aesthetics and food services.
- Common reader board availability.
- Facia signage.
- C2 Zoning.
- One (1) washroom.
- 5 ton rooftop unit.
- Plus hydro and gas utilities. Inclusive of water utility.
- Available immediately.

35 King Street Winnipeg



Address	Available Space (sf ±)	Gross Rental Rate (psf per annum)	Additional Rent
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Lower Level	4,481*	\$21.95	2026 Base Year
1st Floor	4,921*	\$21.95	2026 Base Year
2nd Floor	5,143	\$21.95	2026 Base Year
3rd Floor	5,138	\$21.95	2026 Base Year
Contiguous	19,683		

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.

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E&OE

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.



**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
Subdivided

4,908
2,257, 2,632

\$11.95
\$11.95

\$11.55¹
\$11.55¹

- 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.

**Virtual
Tour**

**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 ^{1,2}
<ul style="list-style-type: none"> • 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. • ¹ Plus hydro, gas and water utilities. • ² Plus 5% management fee on gross rent. • Available immediately. 			

**191 Lombard Avenue
Winnipeg**



Address	Available Space (sf ±)	Gross Rental Rate (psf per annum)	Additional Rent
Main Floor	3,187	\$32.00	2026 Base Year
3rd Floor	3,708	\$21.95	2026 Base Year
Unit 600	421	\$21.95	2026 Base Year
9th Floor	3,723	\$21.95	2026 Base Year
Unit 1103	1,567	\$21.95	2026 Base Year
<ul style="list-style-type: none"> • Developed retail and office space. • C Zoning. • Located in the historic Exchange District across from the underground Concourse, the Richardson Building, the Fairmont • Hotel and adjacent to the Millennium Centre. • Portage and Main views. • 3rd Floor available April 1, 2027. • Unit 600 available January 1, 2027. 			

**301 Nassau Street N.
Winnipeg**



Address	Available Space (sf ±)	Gross Rental Rate (per month)	Additional Rent
103 A	120	\$650.00	Included
<ul style="list-style-type: none"> • 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. 			